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PLANNING STATEMENT

Proposal **Erection of a single storey side and rear extension together with partial replacement of side boundary fence**

Site Address **36 Kirkstall Avenue N17 6PH**

1.0 Site Description

- 1.1 The property the subject of this application comprises a corner end of terrace two storey dwelling house located on the south west side of Kirkstall Avenue with a return frontage on Keston Road.

Photo showing rear and return frontage of application site



- 1.2 The dwellinghouse, in line with the remaining dwellinghouses in the terrace along Kirkstall Road, has a two storey outrigger extension which forms one half of a pair with the adjoining property, in this instance No.34 Kirkstall Road. The pattern of the paired outriggers is repeated along the rear of Kirkstall Road with each pair set in from the boundaries so as to form a shared lightwell area

- 1.3 Being at the end of the terrace and on the corner of the street, the side elevation of outrigger of the dwellinghouse faces the open area of the street (Kelston Road) rather than a partially enclosed lightwell area.
- 1.4 The application site is not located within any conservation area and is neither locally listed nor statutory listed. Furthermore the site does not fall within the curtilage of a listed building.
- 1.5 The dwellinghouse in its current form has not been extended and therefore reflects its original form. It is to be noted though that a Certificate of Lawfulness has recently been granted for a dormer/roof extension (Council ref: HGY/2022/4253).

2.0 Proposal

- 2.1 The proposal is to extend the dwellinghouse with an infill side extension thereby infilling the gap between the south west facing wall of the outrigger and the return frontage boundary along Kelston Road. The depth of the infill is extended beyond the rear wall of the outrigger by 0.62 m so as to wrap around across the full width of the rear of the outrigger thereby replacing the ground floor part of the existing two story bay projection. From the side the total length of side extension would be 7.15 m.
 - 2.1.1 As a structure the side/rear extension will reflect a subservient structure in keeping with the general design of the host building and the terrace as a whole. To this it is noted that the principle of side/rear extension has been supported by the Council as being in line with current adopted local plan policies with the grant of planning permission for similar proposals at No.20 Kirkstall Avenue (Council ref: HGY/2022/1483) and No.30 Kirkstall Avenue (Council ref: HGY/2022/1069).
- 2.2 The materials to be used for the extension structure will be based on matching in appearance close to the existing materials of the host building. To this extent it is proposed to use brick with a weathered London Stock finish. This will be complemented by the inclusion of a black powder coated aluminium frame set of double doors and triple glazed flat skylights set in built in upstands forming and integral part of the new GRP (fibreglass) covered roof.
- 2.3 The extension will be partially visible from the street and with the use of matching brickwork its presence will not detract from the general streetscape.
- 2.4 With the infill work being on the south west side of the host dwellinghouse combined with the limited rear projection replacing the existing ground floor part of the bay window projection, the new extension will have no detrimental effect at all on the living conditions of the adjoining paired property, No. 34 Kirkstall Avenue.

- 2.5 A partial fence and gate replacement is also proposed to replace the run of the existing fence alongside the back edge of the pavement on Kelston Road and parallel to the outrigger. The existing fence will need to be taken down so as to enable construction work to be carried out and then will be replaced by wooden panel fencing to match the existing panel fence that borders the rear garden section of the property.
- 2.6 For all the reasons set out above it is considered therefore that the proposed extension reflects an acceptable form of development in line with the general policy objectives of Policies DM1 (Delivering High Quality Design) and DM12 (Housing Design & Quality) of the Development Management, Development Plan Document 2017, and Policy SP11 (Design) of the Haringey's Local Plan Strategic Policies 2017 Document.

3.0 Drawings Submitted With This Application

Location Plans

1:1250 Location Plan;
1:200 Site Plan

Existing Plans

A100 Existing Side Elevation
A101 Existing Back Elevation
A102 Existing Front Elevation;
A104 Existing Section 01;
A105 Existing Floorplans;
A107 Existing Roof Plan;
A108 Existing Ridge And Eaves Levels
A109 Existing Section 02;
A111 Existing 3D

Proposed Plans

B200 Proposed Side Elevation
B201 Proposed Back Elevation
B202 Proposed Front Elevation;
B204 Proposed Section 01;
B205 Proposed Floorplans;
B207 Proposed Roof Plan;
B208 Proposed Ridge And Eaves Levels
B209 Proposed Section 02;
B210 Proposed 3D