



**PLANNING STATEMENT for
A HOUSEHOLDER APPLICATION at**

9 BELTON ROAD

TOTTENHAM

LONDON

N17 6YF

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1. Introduction

1.1 iPlans has been instructed by Diarmuid Casey to submit a householder application for a single storey wrap around extension.

1.2 This Planning Statement has been prepared to accompany and support this application.

2. Site Location & Description

2.1 The site at 9 Belton Road, Tottenham, London, N17 6YF accommodates a mid-terrace property.

2.2 Photographs below shows the front and rear elevations of the dwellinghouse.



2.3 The property façade is brick, and the fenestrations are uPVC.

3. The Proposal

3.1 This householder application is for a single storey wrap around extension.

3.2 The proposed extension will wrap around the outrigger. It will be of the same depth as the existing extension beyond the outrigger. It will have a hipped roof. There will be 3x roof window on the side plane and 2x roof window on the rear plane. There will be a bi-folding door to the rear elevation overlooking the garden.

3.3 During the construction process, materials will arrive by the builder's merchants delivery vehicles. Large vehicles and construction activity can be accommodated down Belton Road without significantly affecting the traffic flow.

3.4 Waste from the site will be removed by skips with the appropriate street licences.

3.5 Hours of operation will be in accordance with the good contractors scheme. Work will take place between 8am to 5pm Monday-Friday and from 8.30am to 1pm on Saturday.

4. Relevant Planning Policy

4.1 The Local Plan Strategic Policies, Saved Unitary Development Plan, Development Management Policies, Supplementary Planning Document and online planning advice for common projects have been consulted as part of this planning application.

4.2 SP11 of the Local Plan Strategic Policies states that all new development should enhance and enrich Haringey's built environment and create places and buildings of high quality. All development should respect its local context and character of area. To achieve this, all development should be of the highest standard of design that respects the local context and character of historic significance.

4.3 UD3 of the Saved Unitary Development Plan states that they require development not to have a significant adverse impact on residential amenity in terms of loss of daylight, sunlight, privacy, overlooking and aspect.

4.4 DM1 of the Development Management Policies states that all new development must achieve a high standard of design and contribute to distinctive character and amenity of local area. Proposal should relate positively to neighbouring structures to create a harmonious whole. They should make a positive contribution to a place, improving the character and quality of an area. Development should have regard to building heights, form, scale and massing. Development must ensure a high standard of privacy and amenity for uses and neighbours. Council will support proposal that provide appropriate sunlight, daylight and open aspects. They should provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy. They need to address issues of noise, light pollution that likely to arise from use of development.

4.5 DM12 of the Development Management Policies states that all new housing and residential extension must be of a high quality, taking account of privacy and amenity of neighbouring properties. Extensions should be of a high, site specific and sensitive design quality and respect and or complement the form, setting, detailing of original building.

4.6 In Supplementary Planning Document, it states that with regards to the broad design considerations, each planning application will be considered on its own individual merits.

4.7 The planning advice for common projections, states the following will be consider by the planning department with regards to rear extensions.

4.7.1 If the extension is subordinate (ie smaller in height, width and depth than the original building)

4.7.2 If it avoids blocking sunlight to neighbouring properties, and that windows of the extension, avoid looking into habitable rooms of neighbouring properties

4.7.3 If it avoids reducing gardens to an unreasonably small size

4.7.4 If it avoids impacting trees on the property or adjacent properties

If extension is not subordinate, overlooks neighbouring houses inappropriately, or generally is not in line with the above advice, permission might not be granted

5. Conclusion

5.1 This householder application is for a single storey wrap around extension.

5.2 The wrap around extension will infill the space to the side and rear of the outrigger. It will have a hipped roof which will not create an overbearing appearance so as not to have a significant impact on the amenity of the neighbouring property in terms of restricting sunlight and daylight to the neighbouring habitable window. The depth of the extension is the same depth as the existing rear building line.

5.3 There have been similar works at 3 Belton Road (HGY/2022/2011) and 6 Belton Road (HGY/2022/2148) thus work will fit in with the pattern of development of the area.

5.4 I therefore would hope you consider this application for approval.