

33 Linzee Road, London N8 7RG

Planning Statement

Introduction

This statement has been prepared in support of the householder planning application made for the proposed development at 33 Linzee Road and should be read in conjunction with the submitted application drawings and supporting photographs.

Description of the Existing Building and its Setting

The application site is a mid-terrace two-storey Edwardian property located on the western side of Linzee Road. Linzee Road is lined on both sides by similar Edwardian terraced houses and mature trees. The property is not listed nor located within a conservation area.

The property has an existing two-storey outrigger to the rear, a rear mansard loft extension and a generous back garden. It is constructed in red brick with decorative white stucco detailing above the front windows, and simple red brick arches above the rear windows. The property has timber sliding sash windows and timber doors, and a traditional pitched roof form clad in grey slate tiles. The neighbouring properties are built in a similar style and materials and have been altered in varying degrees, many with rear extensions at ground floor and loft levels.

Pre-application Advice

Pre-application advice has been sought from London Borough of Haringey (ref: PRE/2022/0291). The proposals were considered acceptable in terms of design and layout.

Explanation of Design Proposals

The proposals comprise the construction of a single-storey side extension to the existing outrigger to provide an enlarged kitchen/ dining space at ground floor level., together with internal refurbishment work. The proposed design is an infill extension located between the application property and the boundary to no. 31. It has a single pitch glass roof that rises up from the shared boundary to minimise any potential impact on the neighbour's light and amenity. The proposed rear wall of the extension is set back from the existing rear wall of the house, minimising the impact to the rear garden and to make the extension subservient to the main dwelling. The proposed extension is to be constructed in red brick to match the existing, with a grey painted metal framed window fronting the rear garden. The roof of the extension is glazed and will have individual opening lights for ventilation.

Conclusion

The proposal would be a subservient addition with brickwork to match the existing dwelling and a simple design. The proposal would not be viewable from the street scene, other nearby properties in the same road have permission for side extensions to the outriggers and have implemented these permissions, therefore the proposal would not be out of character with development in the locality.