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Planning Statement

To accompany a planning application

For the

**“Erection of a joint first-floor rear extension; and Type
3 roof extensions at No’s 43-45”**

at

**43-45 Rostrevor Avenue,
London N15 6LA**

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Table of Contents

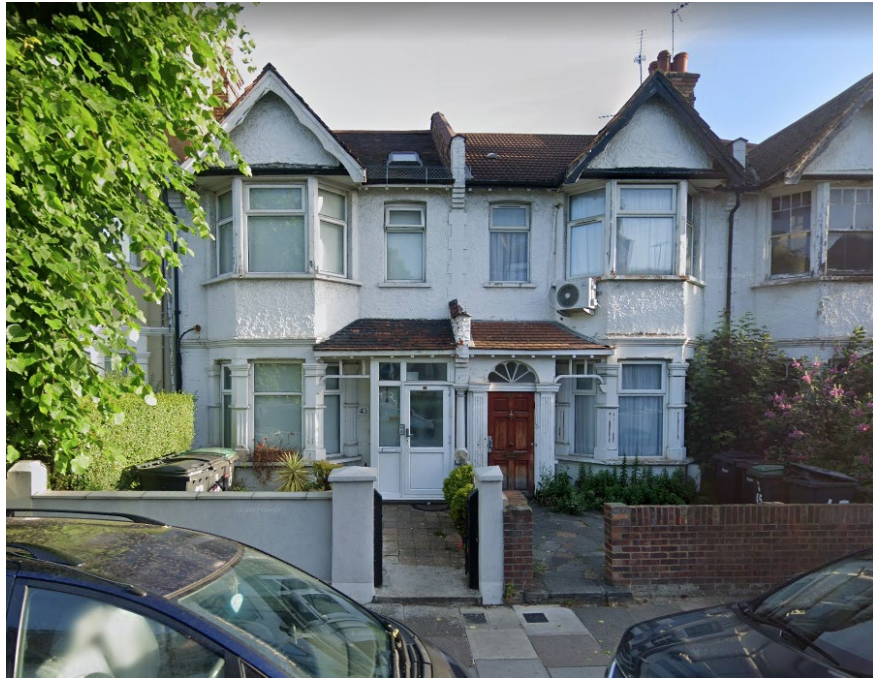
Contents	Page
Introduction	2
Site Description	2
Relevant Planning History	3
The Proposal	4
Proposal Description	4
Plans	4
Conclusion	4

Introduction:

1. This is an application for the Erection of a joint first-floor rear extension; and Type 3 roof extensions at No's 43-45 Rostrevor Avenue, London N15 6LA.
2. This types of extensions are well established in Haringey.

Site Description:

3. The site is at 43-45 Rostrevor Avenue, London N15 6LA.
4. The proposal site comprises two single family dwellinghouses.
5. No's 43 & 45 have as yet no first floor or roof extensions, however, No.45 has an internal roof conversion.
6. See existing front elevations in figure 1 below and rear elevations in figure 2 below.



Figures 1 and 2

Relevant Planning History

7. There is no relevant planning history for these properties.

The Proposal

8. The proposal is for the Erection of a joint first-floor rear extension; and Type 3 roof extensions at No's 43-45 Rostrevor Avenue, London N15 6LA.
9. The proposed first floor extension does not project more than 2.5m, nor does it encroach the 45 degree rule. It would, therefore, appear subordinate to the host properties and will not have any detrimental effect on the neighbouring properties. Nor will it cause any additional overlooking or other amenity issues.
10. The type 3 extensions are an established feature on the street and in the wider area. Indeed, indeed there are various houses on the terrace which already have type 3 roof extensions.
11. Given the array of extensions on the street, the roof extension will have no detrimental effect on the character of the area.

Proposal Description

12. The description given is the 'Erection of a joint first-floor rear extension; and Type 3 roof extensions at No's 43-45 Rostrevor Avenue, London N15 6LA.'

Plans

13. Existing and Proposed Plans are provided. The plans include Floor, Section, Roof and Elevation Plans.
14. The plans are numbered RV.43-45.EX.01-05- Existing plans and RV.43-45.PR.01-05 - Proposed Plans.
15. A location Plan and Planning Statement is also included in the application bundle together with the CIL additional information form.

Conclusion

16. The development provides for much needed additional living space for the existing dwellings, has policy support at National, London and Local level and therefore, the council are asked to grant permission on the presumption in favour of sustainable housing development.