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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Planning Statement

To accompany a planning application

For the

“Erection of a Type 3 roof extension”

LAND AT

13, Riverside Road,

London, N15 6DA

BY

SHULEM POSEN

January 2023

Table of Contents

Introduction	2
The Site	2
Relevant Planning History	2
Proposal Merits	2
Conclusion	2

Introduction

The Site

1. The Property is located at 13, Riverside Road, Tottenham, London, N15 6DA.
2. Riverside Road is a regular Haringey residential street with many extensions at ground, first, and roof levels.
3. The property is a three-bedroom two storey end terraced house.
4. The property is not a listed building nor is it within a conservation area.

Proposal Merits

5. This area of Haringey (South Tottenham) is unique in that the House Extensions in South Tottenham Supplementary Planning Document (First Revision) adopted October 2013 allows for various roof extensions. Of relevance is the Type 3 roof extension which in essence allows for the addition of a complete third floor on top of the house and the reinstatement of the roof above the new floor. It further allows the use of the roof space as habitable area.
6. These Type 3 roof extensions are very common in this area. There are many other Type 3 extensions on that street.

Conclusion

7. In conclusion, in addition to the important additional living space that will be provided through the proposal, it is considered that that the proposal will not have any detrimental effect on the street scene.