



DETAILED **PLANNING**

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020 8150 0494

January 2023

Haringey Planning Department

Dear Planning Department,

This application is on behalf of the applicant for a single storey rear extension to a ground floor flat.

The documents included are:

- Planning Form
- Planning Statement (this document)
- CIL Form
- Drawings

SITE AND SURROUNDING DETAILS

The site is located on the west side of Whittington Street and backs onto the Great Northern Rail Station of Bowes Park. The property is a terraced property which has previously been converted into two flats with access to the side through to the rear garden allowing a layer of separation to the ground floor to the neighbour at number 81, on a street which is predominantly terraced residential properties; many of which have also previously been converted into flats.

The site is not located in any conservation areas; being situated a few hundred metres north of the Bowes Park Conservation Area. The site is not situated in any flood risk zones.

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PROPOSAL

The proposal includes the removal of a current boiler room and the construction of a single storey rear extension, the rear wall of which is proposed at 4.38m from the existing property to match the depth on the non-adjoining neighbour at number 81 (approved application HGY/2019/3231).

Careful design measures have been taken to ensure the proposal reflects the scale of the existing property while maintaining the amenity of the surrounding properties.

The eaves height is proposed at 3m with the maximum height of the proposal at 3.2m measured from the lower ground level, the topography of the garden steps up reducing the apparent height when viewed from the rear. The flat roof design with a surrounding parapet will provide a clean look to the extension. Both neighbours already benefit from a single storey rear extension.

The materiality of the proposal looks to utilise the existing material palette of the surrounding properties on the street, majority of which are constructed with brick. A glazed door and window unit to the rear and a roof light above will improve the amount of light into the property which will benefit the existing and any future occupants while providing impressive views of the long garden.

It is understood that the proposal is not considered to raise any amenity concerns. As mentioned above, the adjoining neighbours already both benefit from rear extensions.

I look forward to any discussions with the planning department throughout this application. I trust that the enclosed information is sufficient to approve the application, however, should you require any further information, please do not hesitate to contact our office.

Regards,
Chris Watkins BSc(Hons) ACIAT
Architectural Technologist
January 2023

SITE PHOTOS



Rear view of property

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Front view of property

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