



Prepared On behalf of
Mr. and Mrs. Papadopoulos

462 WEST GREEN
ROAD
LONDON N15 3PT

Design and Access Statement

Town and Country Planning Act 1990

462 West Green Road N15 3PT

Proposed rear first floor extension over existing ground floor flat.

1. We act for the applicant, Mr. and Mrs. Papadopoulos, in respect of this matter. We enclose with this application the following:
 - Location Plan
 - Site Plan
 - Existing and Proposed Plans
 - Existing and Proposed Elevations
 - Design and access statement

Site and Surroundings

2. The property comprises 1no of shop on the ground floor level, three flats over 3 floors.
3. This property is three storey mid-terrace property with a retail unit in the ground floor and a two storey residential unit above. This retail unit is one of many that form a parade along West Green Road, a designated Local Shopping Centre. There is a one bedroom flat to the rear of the site which could be accessed via a gated roadway. Behind of this terrace is the newer Marley Close, a small residential cul-de-sac. The site is not within a Conservation Area.
4. A roadway runs along the back of the shops/terrace and the unit has an access area located to the rear. Two residential flats are located above the shops accessed from front, next to the shop as well as the ground floor unit.



Fig 01: The rear view, 462 West Green Road N15 3PT

Background to this application

5. The relevant Planning history is following:

- **HGY/2012/0036**

Application Type: Full planning permission

Address: 462, West Green Road, London, N15 3PT, London

Proposal: Erection of rear ground floor extension replacing existing garage, and conversion of existing 2 bed flat to form 2 x one bed flats and 1 x studio flat

Decision Date: 30/3/2012

Decision: Approve with Conditions

- **HGY/2012/1307**

Application Type: Approval of details reserved by a condition.

Address: 462, West Green Road, Tottenham, London, N15 3PT

Proposal: Approval of Details pursuant to Condition 4 (refuse, waste storage and recycling) attached to planning reference HG/2012/0036

Decision Notice Sent Date: 30/6/2022.

Decision: Approve with Conditions

6. Approved single storey rear extension has completed in early 2014, Flat 1 has been occupied since as well as upper flats.



Fig 02: The rear view from roadway, existing single storey extension



Fig 03: The rear view from first floor window of Flat 2

Design Details of The Proposed Development

7. The applicant proposes to improve the current Flat 1 living quality.
8. New proposal seeks first floor extension to Flat 1 above existing single storey rear extension, without losing external amenity space.
9. The existing Flat 1 comprises one bedroom, Living/Dining, separate kitchen, and patio area.

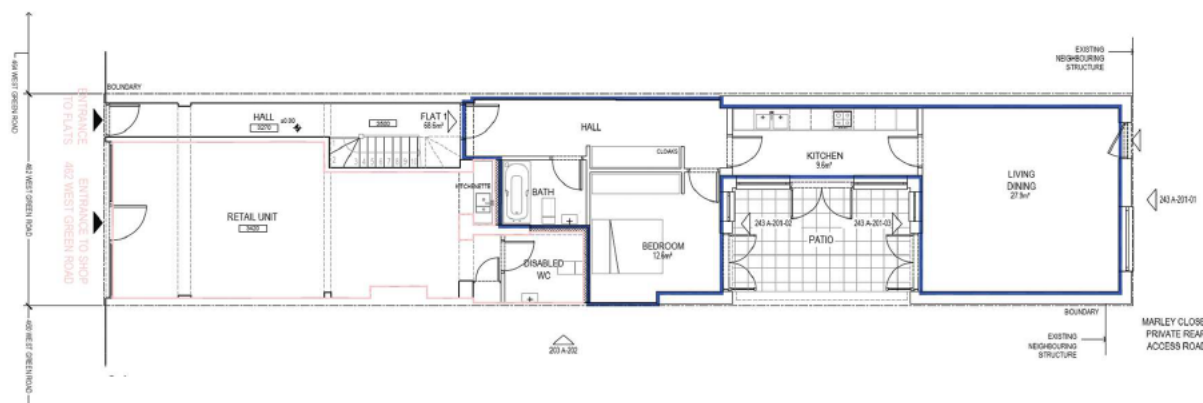
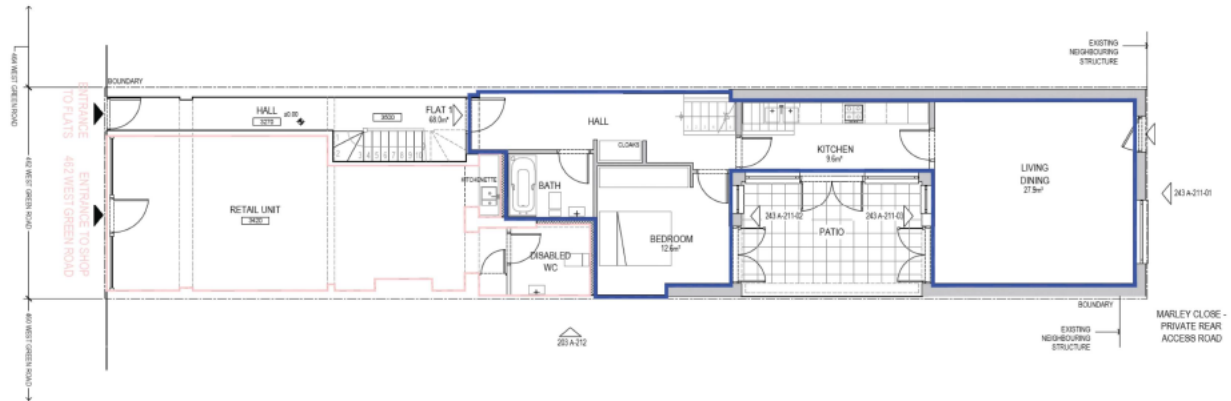
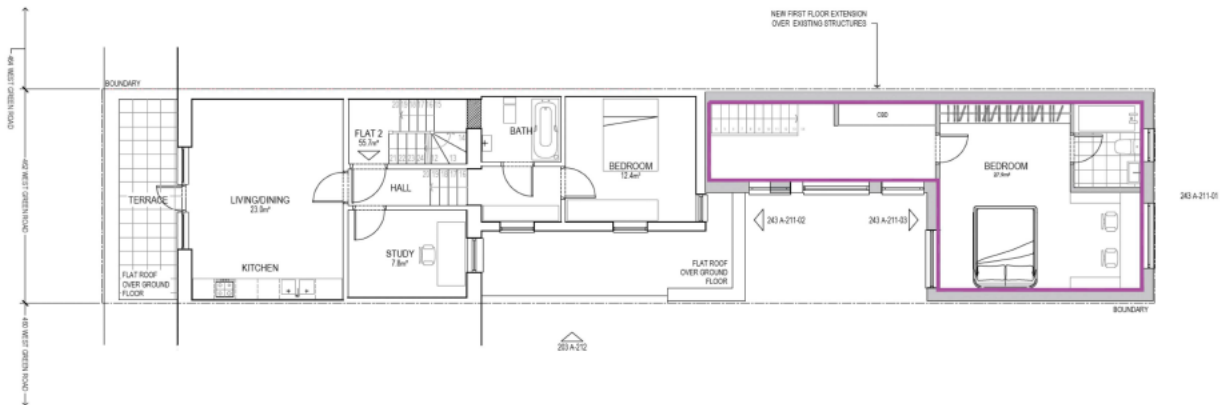


Fig 04: Existing Ground Floor Plan

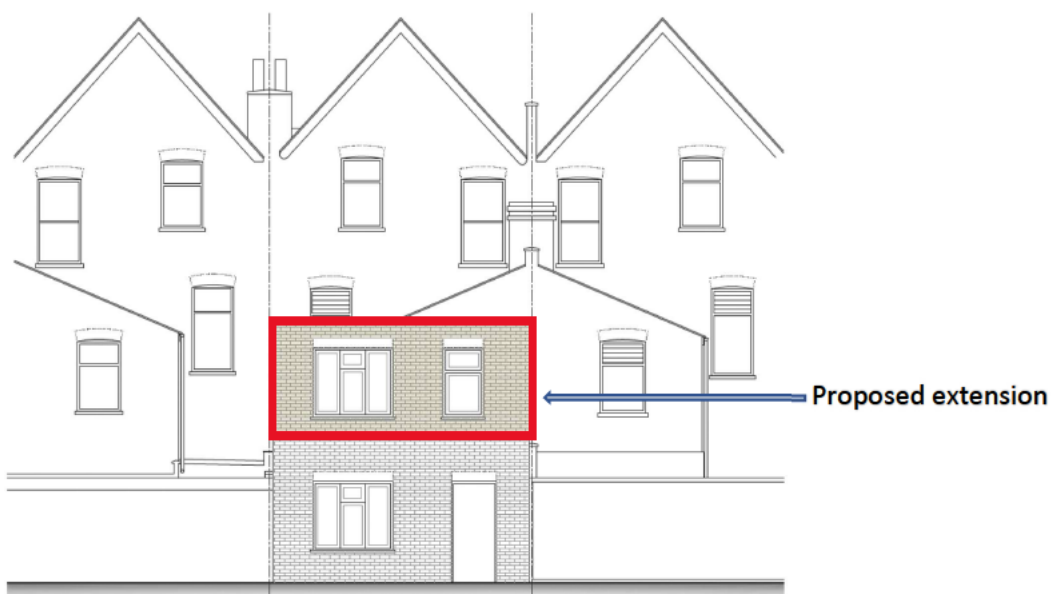
10. The proposed ground floor plan remains with additional staircase from the hallway to upper floor.



11. Proposed first floor gains one bedroom with en-suite bathroom. The flat would allow to serve for a family accommodation with additional person.



12. The proposed extension height has been considerably lowered to reduce impact to the surroundings and subordinating to the original rear element.



13. The vehicle parking space would not be served.

14. New extension will be built with quality materials as stated.

Access to the property

15. There is no change to the existing access to the property.

The Waste Collection

16. HGY/2012/0036 has approved with condition, HGY/2012/1307 has been granted for refuse, waste storage and recycling. However, the council's waste collection team advised the way of collection on main street with provided personal box and it offers daily collection.

Impact on The Character of The Area

17. There is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking, aspect and the avoidance of air, water, light and noise, pollution and the fume and smell nuisance.

Impact on Neighbouring Amenity

18. There would be no other changes such as to highways conditions, parking, living conditions, refuse or recycling provision, as a result of this proposal.

Precedent of the development

19. Following photograph demonstrates the rear roadway, view of neighbouring double storey extensions. The double storey extensions built up to the boundary line, similar to the proposal.



Fig 08: The rear view, neighboring double storey extensions. No. 468 & No.470 West Green Rd

20. Following bird view photo shows the existing and past precedents of two storey extensions and development within same side of West Green Road close to the application site.



Fig 09: The rear view, Double storey extensions. No. 436, 468 & No.470 West Green Rd

Conclusion

21. With regard to local context and the extensions to other neighbouring promises in the same road, the proposal would not be harmful to local character or to neighbouring amenity and would help to improve the standard of residential building and living condition.
22. This application would enable the provision of a small family-sized dwelling with its own patio garden in a way that would be a good example within mixed use buildings.
23. The proposed extension would be of a scale, height, form, design, and materials that would be in keeping with the neighbouring properties.
24. Overall, we consider that the proposed rear extension would comply with the Council's Local Plan Policies and the London Plan. Please contact us if there is any question.

Yours Faithfully,

Rie Nijo
Director
RIE NIJO ARCHITECTURE LTD