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Design & Access Statement

Date: 02/2022

Site Address: 231 Hermitage Rd, Haringey, London N4 1NR

Planning application reference number: HGY/2023/0156

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Introduction:

The Design and Access Statement has been prepared in support of a planning application for ground floor single storey side and rear extension.

SAM Planning is the acting agent on behalf of the owner of the site.



N/A

Neighbouring property

HGY/2019/0129

Flat B, 236, Hermitage Road, London, N4 1NR

Erection of a single storey rear extension

Approve with Conditions

The Site and Its Surroundings:

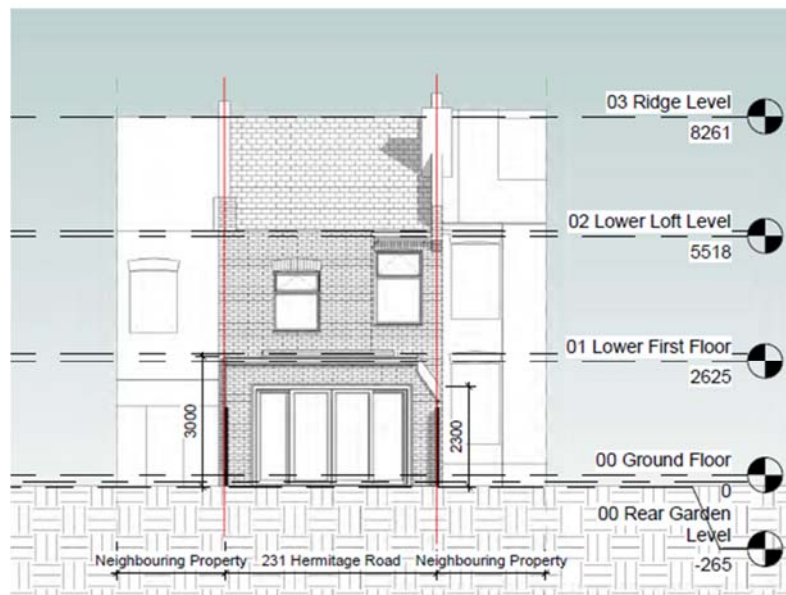
The application site consists of a two-storey, mid-terrace dwellinghouse. The dwellinghouse features a dual pitched roof and a two-storey, rear outrigger with a flat roof.

The surroundings are characterised by residential uses with the other dwellings in the terrace matching the typology of the existing dwellinghouse.

The site is located within a CPZ (Controlled Parking Zone.)

Principle of Development:

The proposal at ground floor level is to infill the side gap to the existing out rigger which is effectively dead space in the garden, this is combined with a rear extension. We have pitched the roof on the side extension where the eaves are at 2.3ms height to still allow light through to the neighbouring property and not cause any unacceptable loss of light. There are a number of similar existing extensions on the street although we were not able to locate planning references for them all.



2 Rear Elevation
1 : 100



Picture from google earth

Shows similar extensions at no.235,233,229 & 227 all of the neighbouring properties.

Impact on Amenity:

With regards to policy DM2 'Development and Amenity' it is seen that there will be minimal impacts on neighbouring residential amenity given the minor nature of the building works proposed.

Conclusion:

The proposal overall is considered to be acceptable and there would be no unacceptable impacts to adjacent properties or to the character of the area/appearance of the existing building. It is therefore our understanding that planning permission should be granted.