



DETAILED**PLANNING**

Architectural & Planning Consultants
Chartered Architectural Technologist Practice

1st Floor, 311 Chase Road
Southgate
London N14 6JS

info@etailed-planning.co.uk
www.detailed-planning.co.uk
020 8150 0494

April 2023

Haringey Planning Department

Dear Planning Department,

This application is on behalf of the applicant for a single storey side infill extension.

The documents included are:

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

SITE AND SURROUNDING DETAILS

The site is located on the south side of Asplins Road to the west of Northumberland Park Station. The property is a terraced property on a street which is predominantly terraced and semi detached residential properties.

The site is not located in any conservation areas or flood risk zones.

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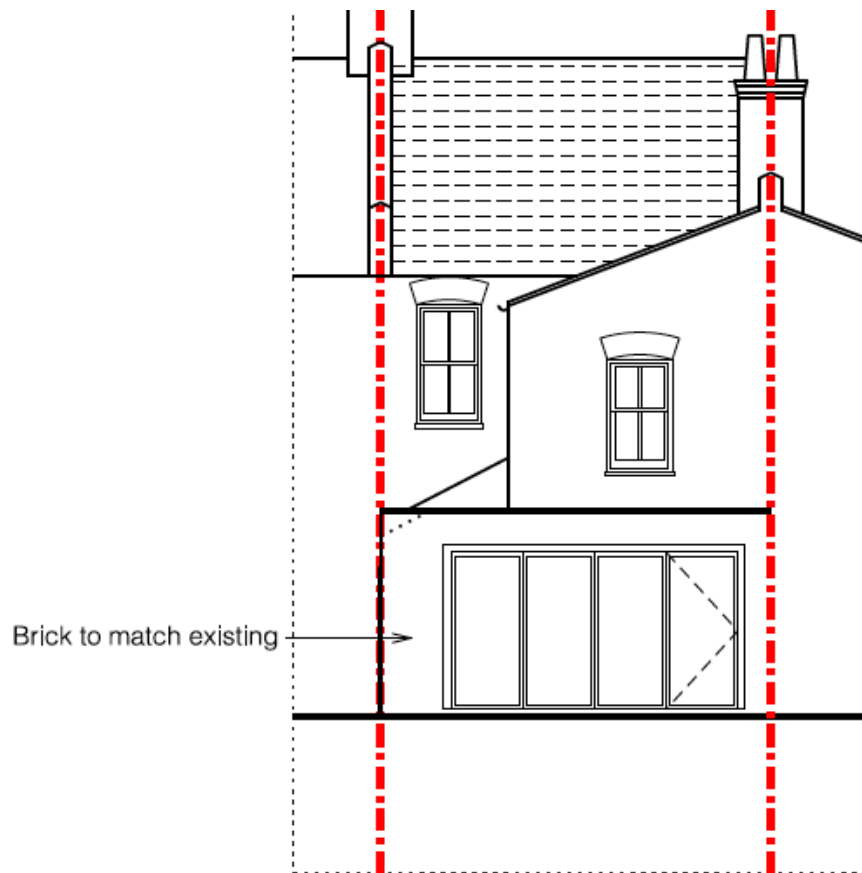
PROPOSAL

The proposal includes the removal of a current lean to, that exceeds the height of the new proposal and rear extensions due to their poor quality and awkward configuration. The replacement proposal is for the construction of a single storey side infill extension, the eaves height of which is proposed at 2.3m from the existing ground level to rescue the impact to the neighbour. The new layout will provide a more ergonomic use of the property while improving the appearance of the rear. The removal of the existing rear extension will also benefit the current occupants and any future occupants by increasing the size of the garden and allowing for better light into the dwelling through south facing doors.

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.

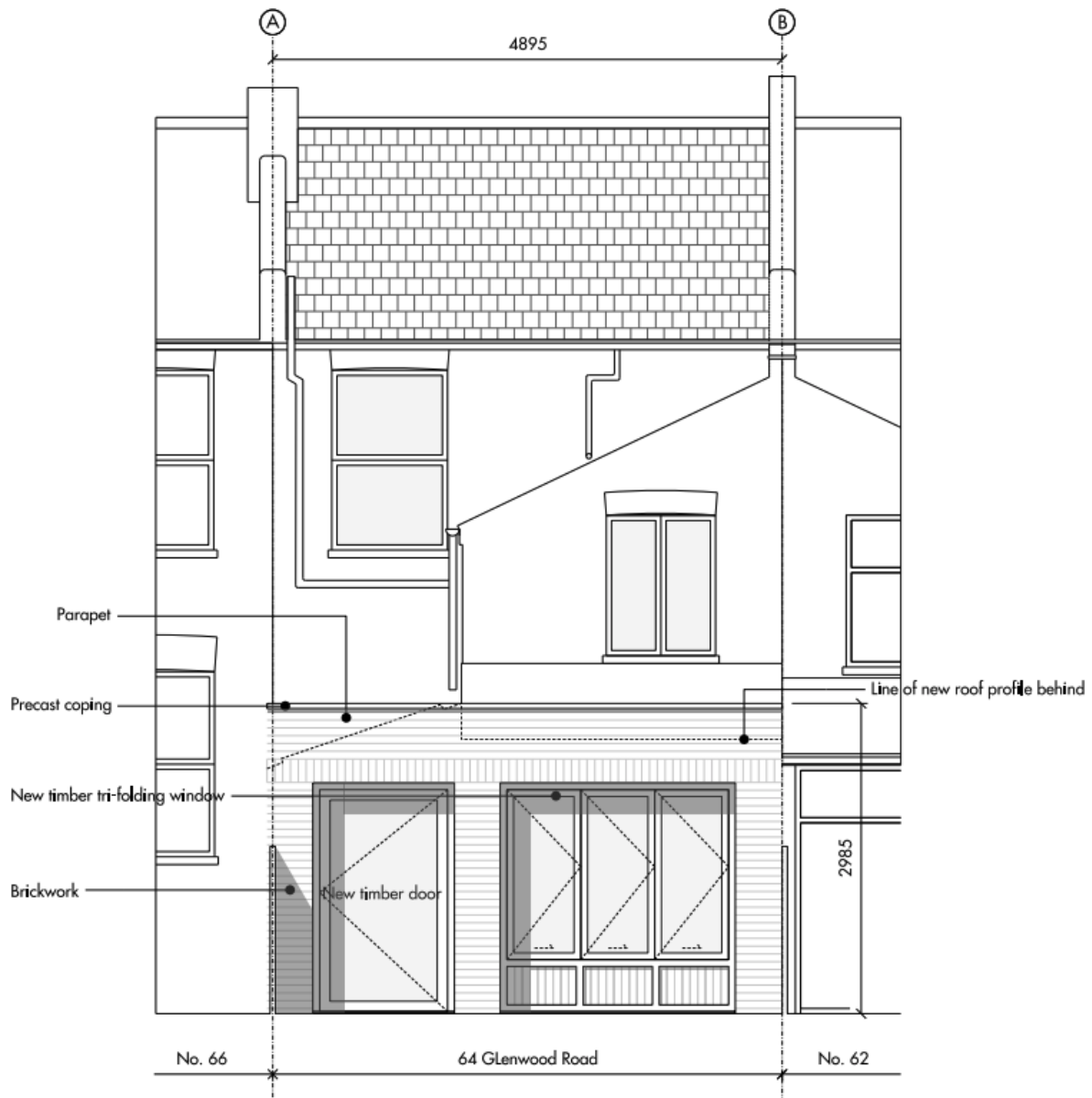
As mentioned above the eaves height is proposed at 2.3m with the maximum height of the proposal at just 3m. The sloping roof design ensures that there will be minimal loss of sunlight to the neighbour.

There have been very similar applications approved in the area when looking at the rear elevation. HGY/2017/1015 at 15, Lordsmead Road, London, N17 6EX, London and HGY/2020/3111 at 64, Glenwood Road, London, N15 3JR. Both properties also benefit from a rear parapet wall for which our proposal would have less impact to the neighbours:



Elevation East

Rear elevation of approved application number HGY/2017/1015



02 Proposed Rear Elevation
1:50 @ A3

Rear elevation of approved application number HGY/2020/3111

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The materiality of the proposal looks to utilise the existing material palette of the surrounding properties on the street, majority of which are constructed of brick. Glazed doors to the rear and roof lights above will improve the amount of light into the property which will benefit the existing and any future occupants.

It is understood that the proposal is not considered to raise any amenity concerns. As mentioned above, the works will be reducing the overall depth of the property and the proposed addition will be noticeably lower in height than the current lean to in the infill area and the eaves height is proposed at 2.3m.

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
April 2023

SITE PHOTOS



Rear view of property

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Front view of property

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