

66 TWYFORD AVENUE
London N2 9EL

SUPPORTING STATEMENT
PRIOR APPROVAL SUBMISSION

The Town and Country Planning (General Permitted Development) (England)
Order 2015 (as amended) - Schedule 2, Part 1, Class A
21ST May 2023

IQONICA

ARCHITECTURE & INTERIORS

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1. Planning Drawings.

This supporting statement is to be read in conjunction with the drawings, as listed below, and enclosed:

LARGER EXTENSION - LDC DOCUMENTS ISSUE

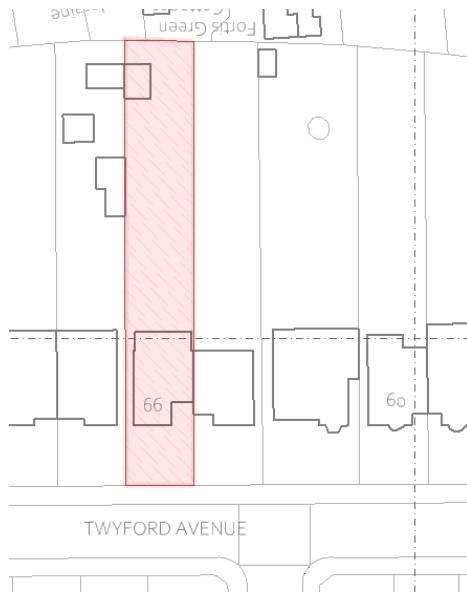
Description	Doc N.	Revision	Issue Date
Site Location and Ownership			
LOCATION PLAN PA	A-P-020	B	21/05/2022
EX-PR SITE PLAN PA	A-P-025	B	21/05/2022
Sections/ Elevations			
EX-PR GROUND FLOOR PA	A-P-100	B	21/05/2022
EX-PR FIRST FLOOR PA	A-P-101	B	21/05/2022
EX-PR SECOND FLOOR [LOFT] PA	A-P-102	B	21/05/2022
EX-PR ROOF PLAN PA	A-P-103	B	21/05/2022
EX-PR ELEVATION [STREET SIDE] PA	A-P-201	B	21/05/2022
EX-PR GARDEN AND SIDE ELEVATION PA	A-P-202	B	21/05/2022

2. Introduction.

2.1. Site address.

66 TWYFORD AVENUE N2 9EL

London Borough of Haringey.



2.2. Summary of Proposed Works. Prior Approval.

Replacement of Existing Rear Extension:

- 2.2.1. Class A: Erection of a one storey rear extension protruding 4.75 metres beyond the rear wall of the original house.
- 2.2.2. Ancillary improvements associated with the above.

2.3. The Property & Background applications.

- 2.3.1. The property is a semi-detached house, not Listed or in an Article 2(3) Area.
- 2.3.2. The property had been granted 2 Certificates of Lawfulness: [HGY/2001/1669] in 2001 (replacement of garage doors with crittal style windows) and [HGY/2011/2326] in 2011 for a loft conversion.
- 2.3.3. A Building Control Record [BN/0005/9202], indicates that the current rear extension was erected in 1998.

2.4. Prior Approval.

The proposed extension would project more than 3 metres (but no more than 6 metres) beyond the garden wall.

- 2.4.1. According to 2.4 above, we hereby notify the London Borough of Haringey Planning Authority to determine whether prior approval is required based on consultation with the neighbouring properties, Twyford Avenue 64 and 68.

2.5. Prior Approval Compliance.

The below sets out the proposal's compliance with the single storey rear/larger extension requirements set out by The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1 Class A:

- 2.5.1. The use the dwellinghouse as a dwellinghouse has not been granted by virtue of Class M, N, P or Q of Part 3 of the aforementioned schedule (no previous changes of use);
- 2.5.2. As a result of the proposed works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse):
- Total land areas excluding dwellinghouse: 615 Sqm, less ground covered by buildings other than the original dwelling = 557 Sqm, which is significantly above the 50% threshold; in other words the combination of the proposed extension together with any other existing outbuildings would be significantly less than 50% of the area of the curtilage.
- 2.5.3. The height of the part of the dwellinghouse enlarged, improved or altered would not exceed the height of the highest part of the roof of the existing dwellinghouse;
- 2.5.4. The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would not exceed the height of the eaves of the existing dwellinghouse;
- 2.5.5. The enlarged part of the dwellinghouse would not extend beyond a wall which
- 2.5.6. forms the principal elevation of the original dwellinghouse; nor fronts a highway and does not form a side elevation of the original dwellinghouse;
- 2.5.7. The proposed enlargement would be single storey and would not exceed 4 metres in height, at its highest point.
- 2.5.8. The distance between the proposed enlargement and any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse would be more than 7 metres (: it's circa **45** metres);
- 2.5.9. The height of the eaves of the extension would not exceed 3 metres, as the proposed development would be within 2 metres of the boundary of the

curtilage of the dwellinghouse;

- 2.5.10. The enlarged part of the dwellinghouse would not extend beyond a wall forming a side elevation.
- 2.5.11. The proposal would not include: the construction of verandahs/ balconies or raised platforms; the installation, alteration or replacement of a microwave antenna;
- 2.5.12. The materials used in any exterior work would be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
-

3.1. Photographs of the existing and image of the proposal.



Top Left: Garden Elevation ; **Below:** preliminary artistic Impression of the proposal seen from the rear garden .



4. Description of the Proposed Development.

The improvements aim at improving the thermal performance of the property by replacing the poorly performing existing extension, roof, doors and rooflights with a modernised thermal envelope brought up to current Approved Documents standards (specifically Part L) as well as this family desired use of their house. The space quality aspirations are high.

4.1. Character.

The proposed works would not alter the overall character of the dwelling which will remain **one family home**.

4.2. Site Access..

The building is a private dwelling. The existing basis of accessibility will not change as a result of the proposed works: the access will remain directly off Twyford Avenue.

4.2.1. The proposal would have no permanent implications to public car parkings (these are already restricted along Twyford Avenue; several residents benefit of private driveways).

4.2.2. The site workers' access to the building will all occur through the existing side alleyway.

4.2.3. The proposal will only have an incidental impact on neighbouring properties, for the duration of the works. Party Wall matters will be dealt with as required.

4.2.4. The height of the extension at its highest point, would measure less than 4 metres.

4.2.5. The height measured at the extension's eaves, within 2 metres of the boundaries with the adjacent properties, would not be higher than 3 metres.

4.2.6. The extension finishes would tie-in with materials similar in appearance to those of the original dwelling.

4.3. Garden & Planning Areas.

The **proposed works** [extension circa 36 sqm + existing outbuilding circa 21 sqm, totalling circa **58** square metres, **would be substantially below the 50% threshold of the overall curtilage area** (in fact: ½ of 615.50 square metres = 307,75 sqm).

4.4. Trees:

No established trees would be affected by the proposed development.

4.5. Drainage.

It is assumed that each property owns their own drains and manholes are located to the side alleys. Further investigations would be undertaken to ascertain the ownership of the drains. Statutory authorisations would be sought in the event that the proposed extension works require it (non-private manholes would be relocated to be maintained outside the private walls and facilitate access and maintenance by the suppliers.

4.6. Neighbouring Properties

4.6.1. The proposed extension geometry has been sized to meet allowances for larger extensions but also take into account the neighbours so as to not adversely impact the adjoining properties.

4.6.2. The proposal would pass the BRE 45 degree test in relation to the adjacent rear window in no.64 (this was surveyed on 18th may 2023). It is therefore submitted that there is unlikely to be any materially harmful loss of daylight. The proposed extension is also not considered to result in any materially harmful loss of outlook or increased sense of enclosure to this property.



3. PLANNING
AREAS

4.7. Summary

- ✓ The property is not listed and not in any designated area.
- ✓ We submit that the proposed works have been designed taking into careful consideration the neighbouring properties to safeguard the enjoyment of their amenities.
- ✓ We submit that the proposed works have been designed within and comply with all the permitted development allowances and limitations.

IQONICA
London 22th May 2023