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Planning Statement

To accompany a planning application

For the

**“Erection of ground floor rear extensions at No’s 13 and 15
and a Joint first-floor rear extension at No’s 11, 13 and 15”**

at

**11-15 Riverside Road
London, N15 6DA**

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Introduction:

1. This is an application for the Erection of ground floor rear extensions at No's 13 and 15 and a Joint first-floor rear extension at No's 11, 13 and 15 Riverside Road, N15 6DA.
2. This application follows a prior approval HGY/2022/4269 in respect of No.13. The ground floor extension hereby proposed at No.13 is identical to that of the prior approval.
3. The ground floor extension proposed at No.15 falls within permitted development limits allowed by Class A of Part 1 of the GPDO.
4. Given that the ground floor extensions already enjoy planning permission by way of the GPDO, this statement needs not address their merits. The statement will focus on the proposed first floor extension.

Site Description:

5. The proposal site comprises three single family dwellinghouses.
6. See existing front elevations in figure 1 below and rear elevations in figure 2 below.
7. Similar Planning permission has been granted for Erection of a first floor rear extension to No. 22 to 26 Clifton gardens (HGY/2021/3043).
8. Additionally, planning permission was recently granted on appeal at 12-16 Clifton Gardens under reference; APP/Y5420/W/22/3306428.
9. This application has been inspired by the above planning permission and indeed, strictly follows the approved design principles.
10. The above planning permissions and the surrounding character of the area form material considerations in respect of this proposal.
11. In the officer's report to the above permission the officer states,

6.5 *The proposal also involves the erection of a partial first floor extension to both Nos. 22 and 26 and a full width first floor extension to No 24 over extended ground floor full width extensions at all 3 properties. The South Tottenham SPD states that in paragraph 3.47 that two-storey rear extensions are generally discouraged by the Council, particularly for preservation of daylight, sunlight and from overlooking to neighbours. The proposed extension was reduced from 3 metres to 2.5 metres depth on the first floor level. On the side of the houses adjoined to Nos. 22 and 26 Planning Officer Delegated Report the first floor extensions are setback by approximately 2.7 metres from the neighbouring boundaries either side. Although permission was previously approved for deeper and wider first floor extensions for Nos. 24-26 (HGY/2021/0625), it has to be considered that this application involves 3 extensions including a full width at No. 24. In order for this to be deemed acceptable and for the extensions to be subordinate to the host properties No. 22 and 26 were reduced in width. Following submission of the application the depth of all 3 was reduced as well. Given the reduction in the dimensions of the first floor extensions they would appear sufficiently subordinate in scale.*

6.8 *Given the significant distance between the host property and the properties to the north along the opposite side of Wellington Avenue, it is not considered that the proposed development would result in a harmful impact in terms of daylight and sunlight or sense of enclosure. In addition, given the distance between the host property and the gardens to the south of the site on Clifton Gardens, it is also not considered to impact harmfully on the amenity of any of these neighbouring occupiers. It is noted that the building would be increasing in height and would include windows at a higher level. However, it is not considered that the proposal would significantly increase the level of overlooking from the additional floor as it would not encroach any closer to any of the neighbouring properties than the existing building.*

6.9 *The proposed first floor rear extension would not be in breach of a 45-degree angle of view when measured from the closest first floor windows of the adjoining properties either side of the site. Given the presence of ground floor rear extensions to both Nos. 20 & 28 at similar depths to that of the proposed first floor elements would not appear unacceptably overbearing when viewed from the rear garden areas of those properties.*

6.10 *Overall, given the existing extensions that have taken place at the site and that both properties adjoining the application site have been extended at ground floor level, the proposed development would have an acceptable impact upon the residential amenity of neighbouring occupiers in terms of outlook, daylight and overlooking.*

The Proposal

12.As with the above application, the proposed first floor extension does not project more than 2.5m, nor does it encroach the 45 degree rule. It would, therefore, appear subordinate to the host properties and will not have any detrimental effect on the neighbouring properties. Nor will it cause any additional overlooking or other amenity issues.

13.The ground floor extensions in any event enjoy prior approval and therefore, need not be addressed, however, for completeness, it should be noted that there are existing larger ground floor rear extensions which form part of the character of the area. The proposed ground floor extensions will sit between these and will therefore, have no detrimental effect on the host and neighbouring properties.

Plans

14.Existing and Proposed Plans are provided. The plans include Floor, Section, Roof and Elevation Plans.

15.A location Plan and Planning Statement is also included in the application bundle together with the CIL additional information form.

Conclusion

16.The development provides for much needed additional living space for the existing dwellings, has policy support at National, London and Local level and therefore, the council are asked to grant permission on the presumption in favour of sustainable housing development.