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Planning Statement

To accompany an application for a

Proposed:

“Ground floor rear extension”.

At

50 Hillside Rd,
Haringey
London
N15 6NB

By

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July 2023

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Site Description:

1. The site is a terraced house sitting at the northern side of Hillside Road.
2. Hillside Road runs from Stamford Hill High Road through to Tottenham High Road which provides good transport connections and a vast variety of shopping opportunity, however, there is a road block in the middle, so to avoid traffic cutting through Hillside.
3. The surrounding area is primarily residential in character and buildings generally have similar scales and appearances. The site is not located within a conservation area, nor is the building either locally or statutorily listed.
4. The proposal site comprises a 2 storey house in lawful use as a single family dwellinghouse.

Relevant Planning History

5. Under planning Ref;HGY/2022/4538, prior approval was granted for a Larger home extension in the form of the Erection of single storey extension which extends beyond the rear wall of the original house by 5.2m, for which the maximum height would be 2.8m and for which the height of the eaves would be 2.8m. This extension has been implemented in full.
6. Under planning Ref:HGY/2020/2452, planning permission was granted for a Rear single storey ground floor extension in respect of No. 40, Hillside Road, London, N15 6NB. The officer wrote:

3.4 The proposed single storey side/rear infill extension would project 8.4m on the common boundary with No.42 Hillside Road. Given the limited eaves height of the proposed extension (2.4m) above the ground level of the adjoining neighbour at No.42, it will appear as a relatively low profile structure above the existing boundary fence. The extension will sit in the shadow of the current two-storey outrigger, and therefore

the rear window of the existing rear projection at No. 42 would not be significantly affected in terms of a loss of light or outlook as a result of this proposal. Given its relative low height the proposal would also not appear overbearing in relation to neighbouring properties. As such, it is considered that the development would not lead material harm to the amenities of the adjoining occupier at No.42 Hillside Road.

3.5 The proposed extension would project 3.0m beyond the rear wall of no.38 Hillside Road. This depth on this shared boundary is considered acceptable and would not have any materially significant impact on this adjoining occupier. The proposal is therefore acceptable in amenity terms

The Proposal Description

7. The proposal description is “Ground floor rear extension”.

The Proposal Description

8. The proposal is for a “Ground floor rear extension” identical as that approved at No.40. The officer’s comments above equally apply to the subject proposal.

Conclusion

9. The proposed works will not have any detrimental effect on the area, and will provide valuable additional living space for a large family. The LPA are therefore, respectfully asked to grant planning permission for the proposal.