



Planning Statement

LA & AA

6 Barrenger Road, London, N10 1JA - **May 2023**

Contents

1 INTRODUCTION

2 SITE & SURROUNDINGS

3 PLANNING HISTORY

4 PROPOSED DEVELOPMENT

5 PLANNING POLICY



Above images: aerial view (Google).

1. Introduction

- 1.1 This Planning Statement has been prepared on behalf of our clients in support of a Lawful development: Proposed use application at the address - 6 Barrenger Road, London, N10 1JA.
- 1.2 The site is located in a residential area in the London Borough of Haringey.
- 1.3 The site is not in a conservation area and it is not listed. The property does not fall within the curtilage of a listed building.
- 1.4 The existing building is a mid-terrace property.
- 1.5 The neighbouring buildings are of equal massing. They have render finish. All terraces are set back from the road by a small front garden.
- 1.6 The property is a single occupancy house. The application does not seek to change this.
- 1.7 Neighbouring properties:
4 Barrenger Road, London, N10 1JA
8 Barrenger Road, London, N10 1JA

2. Site Analysis

- 2.1 View onto property and neighbouring properties.



Front of house



Rear of house



Rear of property showing neighbouring property number 8 extensions



View from living room towards garden

3. Planning History

- 3.1 There are records of planning applications relating to the immediate area in the Council's database.

Application number: HGY/2021/2299

Address: 22 Barrenger Road, London, N10 1JA

Application type: Prior notifications on extension

Description of works: Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 2.8m

Decision date: 20/09/2021

Application Decision: Prior approval not required

Comments: *Planning application HGY/2021/2299 was granted permission for a ground floor rear extension. This application should be considered acceptable.*

Application number: HGY/2021/2299

Address: 22 Barrenger Road, London, N10 1JA

Application type: Prior notifications on extension

Description of works: Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 2.8m

Decision date: 20/09/2021

Application Decision: Prior approval not required

Comments: *Planning application HGY/2021/2299 was granted permission for a ground floor rear extension under permitted development. This application is for a smaller rear extension within permitted development size allowances, and should therefore be considered acceptable.*

3. Planning History

3.2 In 2023 a Prior Approval application was submitted to the Council for erecting a 6 m deep and 3 m tall rear extension (ref. HGY/2022/4446). After no objections were received from the neighbours, the Council deemed that Prior Approval was not required. The determination letter is attached to this application.

Planning Service

Rob Krzyszowski
Assistant Director Planning, Building Standards & Sustainability



Mr Joe Scragg
60 Grays Inn Road
Chancery Lane
London
WC1X 8LU

27 January 2023

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
NOTICE OF PLANNING PERMISSION**

Case Reference	HGY/2022/4446
Location	6 Barrenger Road, Hornsey, London, N10 1JA
Proposal	Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.4m and for which the height of the eaves would be 3m
Received	16 December 2022

Haringey Council, as local planning authority, hereby confirm that prior approval is issued for the proposed development at the address shown above, as described by the description shown above, and in accordance with the information that the developer provided to the local planning authority. Prior approval is issued subject to the following conditions: - The extension is completed in accordance with the submitted plans unless otherwise agreed in writing by the local planning authority; - The extension is erected in accordance with the other requirements in Schedule 2, Part 1 (Class A) of the Town and Country Planning (General Permitted Development) Order 2015 and - The developer shall notify the local planning authority of the completion of the development as soon as reasonably practicable after completion, and that this notification shall be in writing and shall include (a) the name of the developer, (b) the address or location of the development, and (c) the date of completion.

Title	Description	Date
CW-0254-110_Rev 02	Proposed floor plans	16 December 2022
CW-0254-210_Rev 02	Proposed elevations and section	16 December 2022

Robbie McNaugher

Robbie McNaugher

4. Proposed Development

- 4.1 The proposal is for the construction of a ground floor rear extension.
- 4.2 The rear extension will be finished in render to match the host building and properties in the local area.
- 4.3 The following parameters have been achieved for the proposed works to comply with Class A Permitted Development rights:
- 4.4 The property is not located on designated land or a Site of Scientific Interest and is limited to 6 metres in length as a terraced house.
- 4.5 The extension does not cover equal to or above 50% of the land around the original house.
- 4.6 The extension is not located forward of the principal elevation or side elevation fronting a highway.
- 4.7 The materials used on the extension are similar in appearance to those used on the existing house.
- 4.8 As the extension is within 2 metres of the boundary the eave height is 3 metres.
- 4.9 The eaves and ridge of the extension are no higher than those of the existing house.

5. Planning Policy

- 5.1 Key considerations regarding Haringey's Local Plan Strategic Policies 2017, SP11 of Haringey Local Plan and the National Planning Policy Framework (2021).

The proposed works comply with the good practice principles (highlighted in magenta).

- 5.2 Policy DM1:

Delivering High Quality Design Haringey Development Charter
A All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria: a Relate positively to neighbouring structures, new or old, to create a harmonious whole.

The proposed development is designed to a high standard and finish and will vastly improve the existing property. The proposal responds to the character, massing and materiality of the surrounding area and the contemporary design of the ground floor extension compliments and considers the original building.

- 5.3 Policy DM12:

Housing Design and Quality

A. All new housing and residential extensions must be of a high quality, taking account of the privacy and amenity of neighbouring uses (see Policy DM1):

E. Extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period.

The volume and shape of the proposed rear extension responds to the scale and massing of the rear extensions of number 6 and 4 Barrenger Road (neighbouring properties). The proposed extension is split into two distinct volumes to create continuity with the rear roof-scape. Careful consideration has been given to the orientation and design of the extension to respond to the site conditions. Glazing has been limited to prevent overheating whilst allowing natural light and ventilation to fill the ground floor.

The raised ridge and rear dormer extension reflects the scale and massing of neighbouring properties and those in the immediate area. The design is site appropriate in scale, massing and materiality and reflects the local character. The rear dormer is set in from the party wall and ridge line and is therefore subordinate to the host building.

- 5.4 National Frameworks

5.7 Paragraph 126 of the NPPF (2021) sets out that good design is a key aspect of sustainable development. Careful consideration has been given to develop a design proposal that balances the needs of the client with a built form that complements the existing building and its wider context.

The proposal will create a home that better meets the need of the family and will provide additional living, home working and sleeping space. This will enable the family to continue living at this property in the long term. The proposal will see the existing fabric thermally upgraded to create a more energy efficient and sustainable home.

- 5.5 *Paragraph 130 of the NPPF (2021) states that the proposal is considered to improve the function of the property by consolidating the services of the building into the darker centre of the plan and combining the social spaces into one cohesive living space connected to the garden.*

The ground floor rear extension has been designed to frame the view of the rear garden and sit within designated planted areas. The proposed kitchen, dining and living area will enjoy direct access and views of the garden with utility areas moved to the darker core spaces. Overall, the proposal creates a cohesive social, living and working space that better utilises the internal layout.

- 5.6 Conclusions

Overall, the proposal meets the policies DM1 & DM12 of Haringey's Local Plan Strategic Policies 2017, SP11 of Haringey Local Plan and the NPPF for the following reasons:

The design of the rear ground floor extension responds directly to the immediate context and character, drawing in references to scale, massing and materiality. The extension makes better use of the existing underutilised spaces and create strong connections to the existing garden and surrounding views.

6. Access

- 6.1 No changes to access are proposed
- 6.2 Wheelchair and ambulance access to the property is unaffected by the proposals.



info@collectiveworks.net
www.collectiveworks.net