



B134576 - 24 Cascade Avenue Planning, Design and Access Statement

29th September 2023

Purpose of this statement

This Statement has been prepared by Resi Design LTD as part of a Householder planning submission to the Haringey Council. This statement is in support of the construction of a single storey rear extension.

Character of the Area

The property is located on the east side of Cascade Avenue in the Rookfield Conservation Area. Cascade Avenue is characterised by well sized semi detached and terraced dwellings with large and often planted front gardens. The frontage of most properties are formed of red brick and capped with plain tile pitched roofs. To the rear this changes to a London Stock yellow brick finish.

The Proposal

The proposal consists of a single storey rear extension constructed from matching London Stock brick. The extension projects a maximum 3m from the existing rear elevation with the allowance for a small patio steps leading down to the main garde space.

All new doors and windows shall match the existing house in colour and style.

The extension replaces an existing decking area of a similar height; there are existing boundary fences in place that ensure no overlooking can take place.

The extension depth has also been kept to a minimum to ensure it has no overbearing impact on the neighbouring properties.

Heritage Statement

Although the dwelling is situated within the Rookfield conservation area, views of the proposal to the rear will be limited to that of the rear extension. These views are from private residences only and are filtered by existing fenestration including garden fencing. The ground floor extension is subservient in scale to the existing house, and will utilise matching brickwork to unify the rear of the property. It is considered that the proposals will not alter the character of the existing property or harm its significance as a heritage asset, rather they will enhance its appearance and original use as a single family dwelling. For the above reasons the proposed extension works will not have an impact on the significance of the conservation area.

Conclusion

The extension has been designed with council guidance in mind, and does not cause harm to the neighbours or area. It is clear based on the proposed drawing package and the appraisal above that the application should be accepted. It complies with relevant policy and offers an improvement on the current dwelling.