

PLANNING STATEMENT

Application Type: Full Planning Permission

Proposal: Proposed Side Extension to an Existing Single Family Dwelling

Address: 1 Hallam Road, London, N15 3RE

Local Planning Authority: London Borough of Haringey

Use Class: C3 – Single Family Dwelling (Owner Occupation)

Date: 01/02/2026

1. Introduction

This Planning Statement has been prepared in support of a Full Planning Permission application for a proposed side extension at 1 Hallam Road, London N15 3RE. The proposal relates to an existing residential property and seeks to improve the quality, functionality, and usability of the accommodation through a modest and well-considered extension and internal reorganisation. The dwelling is and will remain in use as a single family dwelling (Use Class C3) for owner occupation.

2. Site and Surroundings

The application site comprises an end-of-terrace residential property located on a prominent corner plot at the junction of Glenwood Road and Albany Close. The surrounding area is predominantly residential in character, consisting of properties of similar scale, height, and materials. Due to the corner plot nature of the site, the property has an atypical orientation in relation to neighbouring dwellings, with multiple elevations visible from the public realm. The full extent of the applicant's land ownership is accurately shown on the submitted Location Plan and Site Plan.

3. The Proposed Development

The proposal seeks permission for a side extension across multiple floor levels. The extension projects approximately 2.2 metres in depth, measures approximately 6.2 metres in width, and follows the established building line of the host property. The proposal is designed to improve internal circulation and functionality through the reorganisation of inefficient corridors and staircases, allowing the original building footprint to be used more effectively for living accommodation. No additional residential units are created and there is no change to the lawful residential use of the property. Although the site has an unusual orientation due to its corner plot location, the proposal is correctly described as a side extension, as it projects from the side elevation of the host building when assessed against its principal elevation.

4. Planning History

The site benefits from an established planning history, including the approval of a rear dormer extension under reference HGY/2013/1592, which forms part of the lawful existing development of the property.

5. Planning Policy Context

The proposed development has been assessed against the National Planning Policy Framework, the London Plan (2021), the Haringey Local Plan Strategic Policies (2017), and the Haringey Development Management DPD (2017). These policies support sustainable development and allow extensions to existing residential properties where they are of high design quality, respect local character, and protect neighbouring amenity.

6. Assessment of Key Planning Considerations

6.1 Principle of Development

The principle of extending an existing single family dwelling within an established residential area is acceptable in planning terms.

6.2 Design, Scale and Character

The proposed extension has been carefully designed to respect the scale, proportions, and character of the existing dwelling and surrounding area.

6.3 Residential Amenity

The proposal has been designed to safeguard the amenity of neighbouring properties. Although the extension adjoins the neighbouring building, the limited projection of 2.2 metres, the orientation of the site, the continuation of the existing neighbouring wall, and the separation distance to neighbouring amenity areas ensure that the development will not result in unacceptable impacts in terms of daylight, sunlight, privacy, or outlook.

6.4 Amenity Space

Amenity space has been assessed on the basis of a single family dwelling and is considered adequate in terms of size, quality, and usability.

6.5 Access and Highway Safety

The proposal does not alter existing access arrangements and will not adversely affect highway or pedestrian safety.

6.6 Fire Safety

Fire safety considerations have been addressed through a separate Fire Safety Statement submitted as part of the application.

7. Conclusion

The proposed side extension represents a modest and well-considered form of development that complies with national, regional, and local planning policies and maintains its lawful use as a single family dwelling (Use Class C3). The proposal should therefore be granted Full Planning Permission.