

PLANNING, DESIGN AND ACCESS STATEMENT

78 Alexandra Road, London, N8 0LJ
Proposed Single-Storey Rear Extension

February 2026

1. Introduction

This statement has been prepared in support of a full planning application for the erection of a single-storey rear extension at 78 Alexandra Road, London N8 0LJ.

The proposal has been developed following written pre-application advice from Haringey Council (Ref: PRE/2026/0007). The Council confirmed that there is no objection in principle to a single-storey rear extension of the scale shown, subject to appropriate consideration of height and neighbour amenity

2. Site and Surroundings

The site comprises a two-storey mid-terraced property located on the eastern side of Alexandra Road in Wood Green. The property benefits from an existing single-storey rear wraparound extension and a rear dormer extension.

The surrounding area is residential in character and contains a consistent pattern of terraced dwellings, many of which have been extended at ground floor level. The site is not located within a Conservation Area and is not a Listed Building. However, it lies within an Article 4 Direction area removing permitted development rights for changes of use between C3 and C4

3. Planning History and Existing Use

Planning permission HGY/2022/4165 granted change of use of the property from C3 to a small-scale House in Multiple Occupation (Use Class C4) for no more than six residents. Subsequent approval of details was granted under HGY/2023/0614

The property therefore benefits from a lawful C4 use. The current proposal relates solely to physical building works and does not seek to alter, intensify or change the existing use. Occupancy remains limited to six residents.

4. The Proposal

The application seeks planning permission for a single-storey rear extension projecting approximately 2 metres beyond the existing rear wraparound extension. The depth aligns with the rear extension at No. 80 Alexandra Road, reflecting the established pattern of development along the terrace, as noted in pre-application advice

The extension:

- Maintains a **single-storey scale**
- Has a **flat roof** consistent with the existing extension
- Incorporates a **flush rooflight** within the roof plane to improve natural daylight
- Does not alter the front elevation or upper floors
- Does not introduce additional bedrooms or increase occupancy

Internally, the extension enlarges the existing dining area, improving the quality and functionality of communal living space.

5. Design Principles

The design approach has been guided by the need to produce a modest, subordinate and contextually appropriate addition.

Scale and Form

The extension remains clearly subordinate to the host dwelling. Its projection mirrors that of the neighbouring property at No. 80, ensuring visual consistency along the rear building line. The flat roof form maintains a simple and discreet profile.

Appearance

External materials will match or complement the existing dwelling to ensure visual continuity. The extension is located to the rear and will not be visible from the public street.

Rooflight

A modest rooflight is proposed, set flush within the flat roof plane. This feature improves daylight penetration into the enlarged dining space without increasing the building height or causing overlooking.

6. Impact on Character

The proposal accords with the established pattern of rear extensions along Alexandra Road. As confirmed through pre-application advice, the extension is considered a subordinate addition in keeping with the host building and the character of the area

Due to its rear location, the development will not affect the street scene.

7. Residential Amenity

The proposal has been designed to safeguard neighbouring amenity in accordance with London Plan Policy D6 and Haringey's local policies.

- The extension matches the depth of No. 80 Alexandra Road
- It is set back approximately 1 metre from the boundary with No. 76, retaining the existing garden walkway
- It remains single storey with a flat roof

Pre-application advice confirms that, provided the height does not exceed the existing extension, the proposal would not adversely affect neighbouring residential amenity

The rooflight will not result in overlooking, loss of privacy or additional overshadowing.

8. Use Considerations

The site remains in lawful Use Class C4. Haringey's pre-application advice confirms that the property can continue to operate as a small-scale HMO for no more than six residents following the extension

9. Access

The proposal does not alter existing access arrangements. Access to the property remains via the established front entrance. Level access at ground floor level is maintained, and internal circulation is improved by the enlarged dining area.

10. Sustainability

The development provides an opportunity to enhance the thermal performance of the dwelling through upgraded insulation, improved airtightness and high-performance glazing. Increased natural daylight from the rooflight and rear glazing will reduce reliance on artificial lighting.

11. Planning Policy Context

The proposal aligns with:

- **National Planning Policy Framework (2024)** – promoting high quality design and sustainable development
- **London Plan Policy D6** – protection of residential amenity
- **Haringey Local Plan Policy SP11** – high quality housing design
- **Development Management DPD Policies DM1 and DM12** – design quality and residential extensions

The modest scale, subordinate form and limited amenity impacts ensure full compliance with the above policies.

12. Conclusion

The proposed single-storey rear extension is modest, well-designed and policy compliant. It respects the host dwelling, the character of the area and neighbouring residential amenity. The development accords with local and London-wide planning policy and reflects the positive direction provided at pre-application stage.

Planning permission should therefore be granted.