



**Planning Statement to support a planning application for a joint two-storey rear extension at 168 and 170 Gladesmore Road, London N15 6TH**

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## 1. Introduction

This planning statement has been prepared by Star Plans Ltd. It accompanies a joint application development at Nos. 168 and 170 Gladesmore Road, London N15 6 TH. Development at both Nos.168 and 170 would comprise a two-storey rear extension, together with the demolition of the double garage unit to the rear of No.170.

## 2. Relevant Planning History

170 Gladesmore Road:

HGY/2025/3522 - Erection of single storey extension which extends beyond the rear wall of the original house by 4.50m, for which the maximum height would be 3m and for which the height of the eaves would be 3m – Prior Approval granted, 28 January 2026.

HGY/2025/3515 - Erection of 2nd floor extension with loft accommodation at 3rd level within a pitched roof (Type 3 extension) - Under consideration

168 Gladesmore Road:

HGY/2016/2316 - Erection of 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 3m – Refuse, 26 August 2016. Appeal dismissed, 2 October 2016

HGY/2016/0398 - Erection of single storey extension which extends beyond the rear wall of the original house by 5.6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m – Refuse, 22 March 2016

HGY/2015/3563 - Erection of type 3 roof extension – Approve, 25 January 2016

HGY/2015/3533 - Erection of 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 3m – Refuse, 11 January 2016

## 3. Supporting Documents

This application is also supported by the following documents.

- Application Drawings - Star Plans

## 4. Site and Surroundings

The application site comprises 2 x two-storey terraced houses at the eastern end of Gladesmore Road, one of the houses (No.170) occupying a corner plot on the corner with Grovelands Road. The two properties are located in a residential area, facing Gladesmore Community School and Markfield Park. A more recently developed three-storey apartment block on the corner of Gladesmore Road and Lemsford Close faces the side elevation of the site. There are no heritage designations affecting the site; the other end of Gladesmore Road, some 150m to the west, is located within the South Tottenham Conservation Area.

The surrounding streets largely comprise two storey terraced housing, some of which have been extended by 6 metres at ground floor under the prior approval process and/or through the addition a third floor, typically through the construction of Type 2 and Type 3 loft roof extensions. A number of properties nearby have also been extended at first floor to varying depths either across part of the width of the house or the full width (e.g. 125, 127 and 132 Gladesmore Avenue, 72 Elm Park Avenue, 24 Rostrevor Avenue). Many of the properties in the area, including further along Gladesmore to the east of its junction with Elm Park Road, incorporate original deep, two storey outriggers across part of the width of each dwelling. On roads such as Ferndale Road, the two storey outrigger elements adjoin properties without them (e.g. 53 and 55, 77 and 79 Ferndale Road).

## 5. Proposal

The Application seeks to develop two-storey rear extensions to the rear of both 168 and 170 Gladesmore Road. The single storey components would have a depth of 4.5m (for which prior approval has previously been granted) and 3m at Nos.170 and 168 respectively, across the full width of each property. At first floor, the extensions would be staggered within each property, extending 3m closer to the shared boundary of the two houses and reducing to 1.76m towards their outer boundary. The existing garage building to the rear of No.170 is not used for car parking and would be demolished.

The proposals would be built out jointly and have been designed to ensure that daylight/sunlight for the adjacent property at No.166 Gladesmore Road, which already has an extension adjacent to the boundary with No.168, would not be adversely affected. There would be no breach of a 45-degree line at either ground or first floor when drawn from the centre of the windows in the adjacent property at No.166.

## 6. Summary

The development would provide much needed additional floorspace for two existing properties in the South Tottenham area. The scheme has been sympathetically designed to respect the surrounding pattern of development and the amenities of nearby properties. The Council is respectfully requested to approve the application.