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Planning, Design & Access Statement

For the proposed

**“Erection of a joint ground floor
and part first floor rear extension”**

at

**83-85 Oakdale Road
London N4 1NU**

By

Eade Planning Ltd

February 2025

Introduction

1. The land is at 83-85 Oakdale Road, London N4 1NU.
2. The application site is situated at the end of a terrace with one building being a mid-terrace.
3. The application site comprises of x2 two storey house in C3 use each comprising of single family dwellinghouse.
4. The application includes two elements. A joint ground floor extension and a first floor extension.
5. Given the position of the property at the end of the terrace and the existing ground floor structures between the properties the ground and first floor extension will not have a negative impact on any of the neighbouring properties.
6. The site is pictured below.



The Proposal

Joint erection of ground floor rear extension

The proposed ground floor extension will not have a negative impact on any of the neighbouring properties or on the character of the surrounding area. Especially considering this part of the development can anyway be erected as it falls within the limitations of the GPDO.

Joint first floor rear extension

Equally, given the position of the property at the end of the terrace, the first-floor extension will not have a negative impact on any of the neighbouring properties or on the character of the surrounding area. There is no doubt No.87 will not experience any sense of enclosure especially considering a scheme has already once been approved along the terrace – see approved REF: HGY/2021/0168.

Proposal Description

7. The description given is the “Erection of a joint ground floor and part first floor rear extension”

Plans

8. Existing and Proposed Plans are provided. The plans include, Site, Floor, Section, Roof and Elevation Plans. A location Plan and Planning Statement is also included in the application bundle together with the CIL additional information form.

Conclusion

9. The development improves two single family dwellinghouses within the local area, has policy support at National, London and Local level and therefore, the council are asked to grant permission on the presumption in favour of the development.