

PROPOSED SINGLE-STOREY REAR EXTENSION AND ALTERATIONS TO FRONT ELEVATION AT 21 PARK ROAD, LONDON N11 2QE

DESIGN & ACCESS STATEMENT

13/02/2026

Site and Surroundings

21 Park Road, London N11 2QE comprises a semi-detached two-storey dwelling situated within an established residential street characterised by similar properties of consistent scale and appearance. The area displays a varied but cohesive pattern of domestic rear extensions typical of suburban growth over time. The site is not located within a Conservation Area and is not subject to any heritage designation.

Proposed Development

The proposal seeks planning permission for the erection of a 4 meter single-storey rear extension following demolition of the existing rear store and exit vestibule, together with alterations to the principal elevation.

The rear extension extends the ground floor accommodation in a logical and proportionate manner. It has been designed to remain subordinate to the original dwelling and reflects the established pattern of rear additions within the immediate context, including the adjoining semi-detached property at No. 19 which already benefits from a ground floor rear extension. Materials will match the existing dwelling to ensure continuity and integration with the host building.

At the front, the removal of the later porch enclosure allows the reinstatement of the original bay window form and simplifies the entrance arrangement. This results in a more coherent frontage and reinstates the architectural rhythm of the semi-detached pair without altering the overall scale or massing of the building.

Residential Amenity

The rear extension is limited to single-storey form and does not introduce additional height or upper floor accommodation. Its depth and roof height have been carefully considered in relation to the adjoining semi-detached property to ensure that the proposal does not create an undue sense of enclosure or overbearing impact.

Given the existing rear extension at No. 19, the proposed built form does not materially alter the established relationship along the shared boundary. The development does not introduce new overlooking opportunities and therefore maintains neighbouring privacy. The scale and siting of the extension ensure that any impact on daylight and sunlight to adjoining properties remains within acceptable domestic parameters.

Planning Policy Context

The proposal has been prepared with regard to the relevant policies of the Barnet Local Plan and the National Planning Policy Framework. The design responds positively to its context, remains subordinate to the host dwelling, and maintains the character of the area while safeguarding neighbouring residential amenities.