

## DESIGN AND ACCESS STATEMENT

### Introduction:

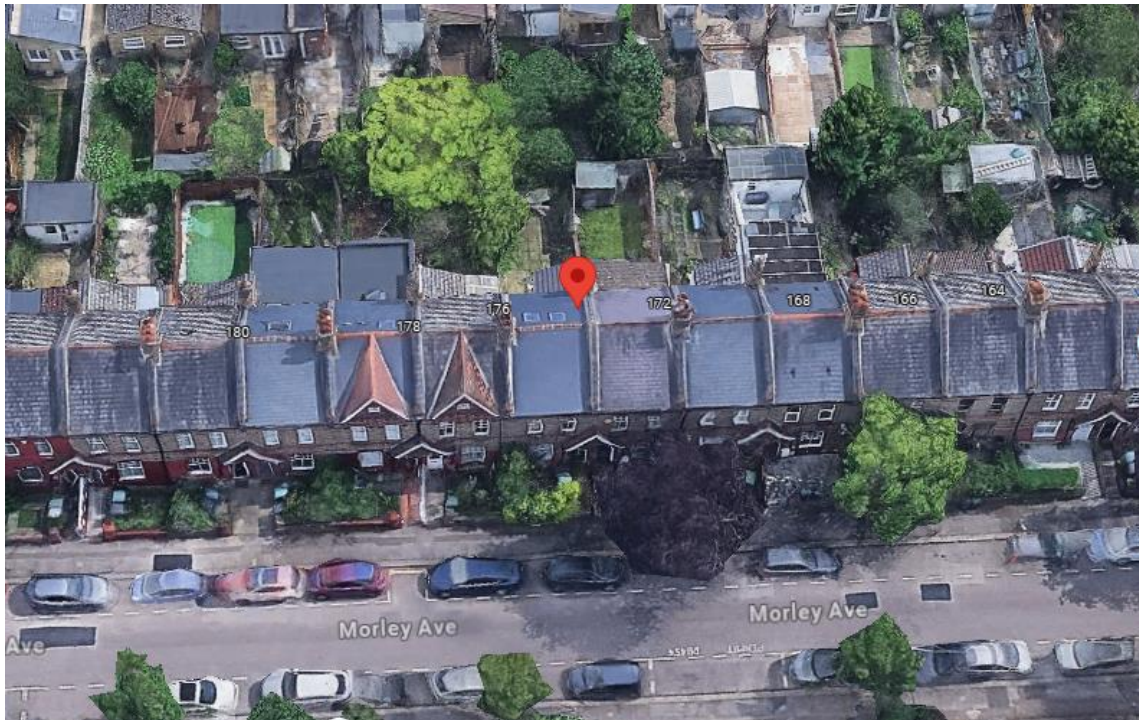
This Design and Access Statement accompanies a householder planning application for the erection of a single storey ground floor wraparound rear infill extension at 174 Morley Avenue, N22 6NT.

The application relates to an existing residential dwellinghouse (Use Class C3). The proposal seeks to enlarge the existing mini kitchen and improve the functionality and internal layout of the property through a modest rear and side return extension at ground floor level.

### Site and Surroundings:



174 Morley Avenue forms part of a residential terrace characterised by two-storey dwellings with traditional rear outriggers and modest rear gardens. The immediate area is residential in character, with similar examples of single storey rear and infill extensions visible along the terrace.



The proposal relates solely to the ground floor and does not alter the principal street-facing elevation.

### Planning History:

**HGY/2016/3543:** Loft conversion with rear dormer with two roof lights at the front elevation refused on 12/12/2016.

**HGY/2016/3560:** Erection of a single storey rear extension granted on 20/12/2016 (not implemented).

## Policy Context:

The proposal has been designed in accordance with:

- **London Plan (2021)** – Policies D3 (Optimising Site Capacity) and D4 (Delivering Good Design).
- **Haringey Local Plan (2017)** – Policy SP11 (Design Principles).
- **Haringey Development Management DPD (2017)** – Policy DM1 (Delivering High Quality Design).

The development is modest in scale, subordinate to the host dwelling, and preserves the character of the area while safeguarding neighbouring amenity.

## The Proposal:

The proposed development comprises:

- A single storey wraparound rear infill extension.
- The extension projects 3.5 metres beyond the rear building line of the existing outrigger.
- **The eaves height at the boundary with No. 176 Morley Avenue is 2.5 metres.**
- The roof form is pitched from the boundary with No. 176, reducing visual bulk and sense of enclosure.
- Approximately one quarter from the boundary with number 176 Morley Avenue, the roof transitions to a flat roof form, maintaining a maximum height of 3.0 metres.

The stepped and partially pitched roof design has been carefully considered to minimise impacts on neighbouring amenity while maintaining appropriate internal ceiling heights.

## Scale and Massing:

The extension is single storey in scale and subordinate to the host dwelling. A 3.5 metre projection from the rear outrigger is typical of rear extensions within the borough and remains proportionate to the depth of the plot.

The eaves height of 2.5 metres at the shared boundary accords with common design practice to mitigate impact on neighbouring properties. The pitched roof adjacent to No. 176 further reduces perceived bulk and potential overshadowing.

The transition to a 3.0 metre flat roof form occurs away from the boundary, ensuring the higher section does not dominate or create an overbearing relationship.

Overall, the scale and massing are modest and domestic in character.

### **Appearance:**

The extension will be constructed in materials to match or complement the existing dwelling, ensuring visual continuity with the host building.

As the development is located to the rear and not visible from the public highway, there will be no impact on the character or appearance of the wider streetscene.

The design approach is consistent with the prevailing pattern of development in the terrace.

### **Impact on Residential Amenity:**

The proposal has been designed to ensure no unacceptable impact on neighbouring occupiers, particularly No. 176 Morley Avenue.

- The **2.5 metre eaves height at the boundary** limits any sense of enclosure.
- The pitched roof form at the boundary reduces bulk and does not interfere with daylight/sunlight distribution.
- The higher flat roof section (3m high) is set away from the boundary, further mitigating impact.

Given the modest depth, single-storey scale, and considered roof design, the proposal would not result in unacceptable loss of light, outlook, or privacy.

### **Access:**

There are no changes to the existing access arrangements. The proposal does not affect pedestrian or vehicular access to the property.

The extension improves internal circulation and functionality at ground floor level, enhancing usability for occupants.

## 8. Conclusion

The proposed single storey ground floor wraparound rear infill extension represents a well-considered, proportionate and policy-compliant form of householder development.

The scale, height and roof design have been carefully arranged to minimise impacts on neighbouring amenity, particularly at the shared boundary with No. 176 Morley Avenue. The development would preserve the character and appearance of the host property and surrounding residential area.

Accordingly, the proposal is considered to comply with the London Plan and Haringey Local Plan policies and we respectfully expect planning permission to be granted.

