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Planning, Design & Access Statement

For the proposed

**“Additional depth to the existing ground floor infill extension with
sukkah roof and erection of a Type 3 roof extension”**

at

**45 Crowland Road
London N15 6UL**

By

Eade Planning Ltd

March 2026

Introduction

1. The application site comprises of a single family dwellinghouse; a two-storey building from street level with an outrigger. The property is in C3 use.
2. The application seeks planning permission for the expansion of the property at ground and roof level.
3. The development consists of a modestly sized ground-floor rear infill extension adding on to the existing infill structure. It is noted this could also be achieved by a prior approval scheme. An additional floor will be erected to introduce a second floor and insertion of rooflights to the newly formed roof.

The Site

4. The land is at 45 Crowland Road, London N15 6UL
5. The property is mid-terraced.
6. A number of properties along this terrace have been extended similarly. Many enjoy well integrated additional floors and ground floor rear extensions.
7. The site is pictured below.



Proposal Description

8. The description given is the 'Additional depth to the existing ground floor infill extension with sukkah roof and erection of a Type 3 roof extension'.

The Proposal

Infill Extension

The additional depth to the ground floor infill extension provides additional habitable space to the existing kitchen layout. There are no impacts of loss of daylight, privacy or overlooking caused by this minor additional projection.

Type 3

The proposed Type 3 extension would not appear incongruous or bulky to neighbours given several in the area have been approved and constructed.

The additional second floor level is designed in accordance with the Stamford Hill Design Guide and is therefore acceptable in design terms.

Plans

9. 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

10. The development improves a single family dwellinghouse 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.