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Planning, Design & Access Statement

For the proposed

**“Amalgamation of the two flats in association with the demolition
of the single storey side extension and the erection of a double
storey side extension with a Type 3 roof extension”**

at

17 Grovelands Road

London N15 6BT

By

Eade Planning Ltd

March 2026

Introduction

1. The land is at 17 Grovelands Road, London N15 6BT.
2. The property is an end-of-terraced house.
3. The application site comprises of what appears to be a two-storey building from street level but encompasses three floors including the converted loft space. The property is in C3 use comprising of x2 flats.
4. The operation of the building as two flats is unclear and it's recorded as a historic use. This is no longer the case as the property has been occupied by a single family for many years.
5. For the avoidance of doubt the submission includes the amalgamation to formalise the unit.
6. The application seeks planning permission for the expansion of the property at ground, first, second and loft levels.
7. The development consists of a Type 3 roof extension enjoyed by many neighbours in the area along with a side extension to abut the boundary.
8. Several properties within the local vicinity have been extended in this manner. The enlarged properties now form as part of the character of the street and indeed the area.
9. The site is pictured below.



Proposal Description

10. The description given is the 'Amalgamation of the two flats in association with the demolition of the single storey side extension and the erection of a double storey side extension with a Type 3 roof extension'.

The Proposal

Amalgamation

As mentioned above the amalgamation would not make a material difference on site given a single family has occupied both flats which anyway are not self-contained given the door providing access to each other.

Type 3/Side extension

The type 3 roof 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. Not all properties are able to benefit from a type 3 extension with a side extension however all that have been able to have implemented such as No.1, 19, and 23. Several more in the area have type 3 extension abutting the boundary with large flank walls. This application is no different and strives to achieve similarly as 91 Leadale Road, 123 Castlewood Road and many others in the area.

Given the application mainly involves upward extensions there are no impacts of loss of daylight, privacy or overlooking caused by the development.

The proposed development in its totality would maximise the potential of the property increasing the floorspace and allowing the occupants to enjoy increased living space and private undisturbed access. There will be no new material harm on the neighbours in terms of privacy or noise given the scale of the development.

Plans

11. 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

12. The development provides a spacious 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.