



PLANNING STATEMENT

Site Address:

39 Fairview Road, London N15 6LH

Householder Planning Application

Proposal:

Erection of a full second-floor extension with loft accommodation at third-floor level within a pitched roof, including associated internal alterations and external works, to a single dwellinghouse (Use Class C3).

Planning Statement

39 Fairview Road, London N15 6LH

Householder Planning Application

1. Introduction

This Planning Statement has been prepared in support of a householder planning application for the property at 39 Fairview Road, London N15, within the London Borough of Haringey.

The application seeks planning permission for the construction of a full second-floor extension with additional loft accommodation at third-floor level within a pitched roof, together with associated internal reconfiguration.

The property currently operates as a single dwellinghouse (Use Class C3) and will remain in this use following completion of the proposed works.

2. Site and Surroundings

The application site comprises an end-of-terrace residential property situated on Fairview Road in a predominantly residential area of the London Borough of Haringey.

The surrounding streetscape is characterised by rows of terraced housing of similar scale and architectural character. Properties within the terrace generally display consistent

building lines, brick elevations and pitched roof forms, which together contribute to the cohesive character of the street.

As an end-of-terrace property, the dwelling occupies a slightly more open position within the terrace and features a visible side elevation. Nevertheless, the building remains visually integrated with the adjoining terrace and contributes positively to the established townscape.

3. Description of the Proposed Development

The proposal represents Type 3 development, which comprises the construction of a full second-floor extension with loft accommodation at third-floor level contained within a pitched roof form.

The proposed works include:

Construction of a new second floor extension above the existing building.

Formation of additional loft accommodation at third-floor level within a pitched roof structure.

Internal reconfiguration to improve the arrangement and functionality of the dwelling.

External materials and finishes designed to match the existing building.

The proposed development will provide improved and more efficient living accommodation while maintaining the use of the property as a single dwellinghouse (Use Class C3).

4. Design and Character

The proposed extension has been designed with careful regard to the architectural character of the host building and the surrounding terrace.

The pitched roof form reflects the established roofscape of neighbouring properties, ensuring that the development integrates appropriately within the existing streetscape. The additional storey represents a logical vertical continuation of the building while maintaining appropriate proportions relative to the existing structure.

The design approach ensures that:

The extension remains subordinate to the host property.

The scale and proportions remain consistent with the terrace.

The architectural rhythm and visual cohesion of the street are preserved.

Materials will match the existing brickwork, roof tiles and external finishes, ensuring that the extension appears as a natural continuation of the original building.

5. Impact on the Character of the Terrace

Terraced streets derive much of their character from the repetition of building forms, rooflines and architectural detailing.

The proposed development has been carefully designed to ensure that the extension respects the established rhythm and proportions of the terrace. The pitched roof form aligns with the prevailing roofscape, and the extension does not disrupt the established building line.

As the property is located at the end of the terrace, the proposal will not interrupt the continuous roof profile of the terrace and therefore will not harm the overall visual cohesion of the street.

The development is therefore considered to preserve the character and appearance of the surrounding area.

6. Impact on Residential Amenity

The proposal has been designed with regard to the relationship between the application property and neighbouring dwellings.

Due to the vertical nature of the extension and the existing terrace arrangement, the development will not significantly alter the established relationships between properties.

The proposal is not expected to give rise to unacceptable impacts in terms of:

Loss of daylight or sunlight

Loss of privacy or overlooking

Overbearing impact

The proposal therefore maintains an acceptable level of residential amenity for adjoining occupiers.

7. Planning Policy

The proposal has been assessed against relevant national, regional and local planning policy.

National Planning Policy Framework (NPPF)

The NPPF supports sustainable development and promotes high-quality design that responds positively to local character.

London Plan

The proposal aligns with London Plan Policy D4 (Delivering Good Design) which encourages development that responds positively to local context and contributes to the character of the surrounding area.

Haringey Development Management Policies

The proposal complies with relevant policies of the Haringey Local Plan, including:

Policy DM1 – Delivering High Quality Design

Policy DM12 – Dwelling Extensions

These policies support residential extensions where development:

Is sympathetic to the host building and surrounding area

Maintains the character of the streetscape

Protects neighbouring residential amenity

The proposed development satisfies these policy requirements.

8. Conclusion

The proposed development represents a well-considered and sensitively designed extension to an existing residential property.

The proposal:

Respects the architectural character of the terrace

Maintains the established roofscape and building proportions

Uses materials that match the existing building

Protects residential amenity

Retains the property as a single dwellinghouse (Use Class C3)

The development therefore complies with the National Planning Policy Framework, the London Plan and Haringey's Development Management policies, and planning permission is respectfully requested.