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Planning, Design and Access Statement

Ground Floor Flat A, 31 Meads Road, London N22 6RN

Client Ref: 2644MS
Agent: **Detailed Planning Ltd**
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Introduction

This Planning Statement and Design and Access Statement has been prepared in support of a householder planning application for the construction of a single storey rear extension at Ground Floor Flat A, 31 Meads Road, Wood Green, London, N22 6RN. The proposal seeks to extend the existing ground floor residential accommodation to the rear of the property in order to provide an improved and more functional internal living arrangement suited to modern family life and to include side fenestration alterations to improve light levels within the property.

The proposed development comprises a modest single storey rear extension measuring 3 metres in depth and approximately 4.5 metres in width. The extension will provide a contemporary open plan family living space positioned at the rear of the property with direct access to the private garden through large sliding glazed doors. The design responds positively to the existing building, neighbouring properties, and the established character of the surrounding residential area.

The proposal has been carefully designed to ensure that it integrates with the existing dwelling and surrounding development while protecting the amenity of neighbouring properties. The development will significantly enhance the usability of the dwelling by creating a larger and more adaptable living environment, improving the relationship between internal and external spaces, and providing a modern family area with direct access to the rear garden. The proposal therefore represents a positive and sustainable improvement to the residential accommodation.

Planning Statement

The application site is located within the administrative area of the London Borough of Haringey and is situated within a well established residential street characterised predominantly by traditional terraced and semi detached residential properties. The surrounding area includes numerous examples of domestic extensions and alterations that have evolved over time in response to modern living requirements.

The proposed development has been designed in accordance with the relevant planning policies contained within the London Borough of Haringey Local Plan and Development Management Policies. In particular, the proposal has regard to Strategic Policy SP11 (Design), Policy DM1 (Delivering High Quality Design), and Policy DM12 (Environmental Protection and Management of Amenity).

Strategic Policy SP11 promotes high quality design that responds positively to local context and reinforces the character of existing neighbourhoods. The proposed extension follows this principle by adopting a scale and form that reflects the existing built pattern of rear extensions present along Meads Road. The modest depth and single storey scale ensure the development remains subordinate to the host property while providing a practical improvement to the dwelling.

Policy DM1 requires new development to demonstrate a high standard of design which respects the scale, form, and character of the surrounding area. The proposed extension has been designed with a simple contemporary form including a flat roof with parapet walls and a roof light. The restrained architectural approach ensures that the addition remains visually compatible with the existing building while introducing modern elements that improve internal daylight and spatial quality.

The proposal will be finished in render to complement the existing property and surrounding built context. The use of large sliding doors to the rear elevation will enhance the connection between the internal family space and the rear garden while maintaining a clean and contemporary appearance.

Policy DM12 seeks to ensure that development does not result in unacceptable harm to neighbouring residential amenity in terms of daylight, sunlight, outlook, privacy, or noise. The proposed extension has been carefully designed to ensure that it does not give rise to adverse amenity impacts.

The extension is comparable in height to the adjoining neighbour's rear extension and therefore follows an established built pattern along the rear of the terrace. Matching the

general height and alignment helps ensure that the proposal integrates comfortably with neighbouring structures and avoids visual incongruity.

The extension has also been set in from the boundary shared with No.33 Meads Road. This design decision reduces the perception of enclosure and ensures that the proposal maintains a respectful relationship with the adjoining property. The reduced width and separation help protect neighbouring outlook and daylight levels.

Across the London Borough of Haringey there are numerous examples of approved single storey rear extensions of similar scale to the proposal. Such developments are widely accepted as a normal and appropriate form of residential improvement where they are modest in scale and sensitively designed. The proposal is therefore consistent with established planning precedents across the borough.

The proposed extension will not introduce additional overlooking as the primary glazed openings are directed toward the applicant's private rear garden. The design therefore preserves the privacy of neighbouring occupiers while improving the internal living conditions of the host dwelling.

Overall the proposal accords with the objectives of the local planning framework by delivering a high quality, modestly scaled residential extension that improves the living environment while protecting the character of the area and neighbouring amenity.

Layout

The proposed layout extends the existing ground floor accommodation directly to the rear, creating a natural continuation of the internal floor plan. The new family area will open directly onto the rear garden through wide sliding doors, strengthening the relationship between indoor and outdoor spaces.

The layout ensures that circulation within the dwelling remains simple and efficient while providing a generous family oriented space at the rear of the property. The placement of the extension also ensures that the main areas of activity face the private garden rather than neighbouring properties.

The extension has been intentionally set away from the boundary shared with No.33 Meads Road. This layout decision protects neighbouring amenity by reducing the perception of massing near the boundary and maintaining a respectful spatial relationship between the properties.

Scale

The extension will be single storey in scale with a flat roof form and parapet walls. The overall height aligns broadly with the adjoining neighbour's existing rear extension, ensuring that the development follows the established scale of built form along the rear of the terrace.

The modest depth of 3 metres ensures that the extension does not project excessively into the garden area and avoids any sense of overdevelopment. The restrained scale also helps preserve daylight penetration to neighbouring properties and adjacent garden areas.

Landscaping

The proposal retains the majority of the existing rear garden area and therefore maintains valuable private outdoor amenity space for the occupants of the dwelling. The extension will enhance the usability of the garden by providing direct and convenient access from the new family room.

The sliding doors will allow clear visual and physical connectivity between the internal living area and the outdoor space, encouraging greater use of the garden while maintaining the established landscape character of the site.

Appearance

The architectural appearance of the extension has been designed to be sleek, modern, and visually compatible with the host building. The external walls will be finished in render to provide a clean and consistent façade that complements the existing property.

The flat roof design incorporates a roof light which will introduce additional natural daylight into the new family space. This feature improves the internal quality of the accommodation while maintaining a discreet external profile when viewed from neighbouring properties.

The rear elevation will include large sliding glazed doors that provide expansive views of the garden and strengthen the visual relationship between internal and external spaces. The contemporary glazing contributes to a high quality appearance while remaining appropriate for a rear extension.

Access

The proposal will not alter the existing access arrangements to the property from Meads Road. Pedestrian access will continue to be taken through the established entrance to the ground floor flat.

Conclusion

The proposed single storey rear extension at Ground Floor Flat A, 31 Meads Road represents a modest and well considered form of residential development that will significantly enhance the functionality and quality of the existing dwelling.

The design has been carefully developed to respect the character of the surrounding area, align with the scale of neighbouring rear extensions, and protect the amenity of adjoining occupiers. The extension has been set in from the shared boundary with No.33 in order to maintain appropriate separation and minimise potential impacts.

The proposal accords with the relevant policies of the London Borough of Haringey Local Plan including Strategic Policy SP11, Policy DM1, and Policy DM12, which collectively promote high quality design and the protection of residential amenity.

The development therefore represents a policy compliant and appropriate improvement to the existing residential property. In light of the modest scale, careful design, and limited impact on neighbouring properties, the proposal is considered to be fully acceptable in planning terms.

The applicant respectfully requests that the Local Planning Authority grant planning permission for the proposed development. Should the planning officer require any further information or clarification, the applicant's agent would be pleased to assist in order to facilitate a positive determination of the application.