



BRYAN CONNOR ASSOCIATES LIMITED

DESIGN AND PLANNING STATEMENT

2 TREGARON AVENUE

LONDON

N8 9EY

16 MARCH 2026

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DESIGN & PLANNING STATEMENT

Project: **2 TREGARON AVENUE LONDON N8 9EY**

Project Number: **13-03**

Date: **16 MARCH 2026**

DESIGN STATEMENT

THE PLANNING SITE AND BUILDINGS

The existing building is an arts and crafts style detached house with a traditional rendered fenestration and pitched tiled roof.

The application site (Circa 190) relates to a part two, part three storey detached house located on the northern side of Tregaron Avenue. The host property is not listed and is not located within a conservation area, although it is located along the boundary of the Crouch End Conservation Area.

Relevant Planning History:

HGY/2015/1302 - Removal of existing garage and provision of a two storey side extension with matching pitched roof including extension of existing loft with rooflights.

Approved 11 August 2015

HGY/2017/0677 - Retention of rear roof terrace with associated soft landscaping and privacy screening.

Approved 4 September 2017

HGY/2021/2043 - Certificate of lawfulness for a proposed rear garden outbuilding

Decision Date: 15 July 2021

Decision: Permitted Development

HGY/2022/0992 - Provision of a front light well and steel railings and stairs to the existing lower ground floor.

Approved 11 May 2022

PROPOSED DEVELOPMENT

THE PROPOSAL

The proposal is for the provision of a first floor side infill glass conservatory style extension.

This new proposal seeks to address the issue raised by the previous application refused on the grounds of two main planning considerations.

- Design & appearance
- Neighbour amenity.

Policy

Local Plan Policy SP11 (2017) and Development Management Development Plan Document (DPD) Policy DM1 seek to secure the highest standard of design which respects local context and character to contribute to the creation and enhancement of Haringey's sense of place and identity.

DPD Policy DM1 'Delivering High Quality Design' requires development proposals to meet a range of criteria having regard to the following: building heights; form, scale and massing prevailing around the site; urban grain; sense of enclosure and where appropriate following existing building lines; rhythm of neighbouring or local regular plot and building widths; active, lively frontages to public realm; and distinctive local architectural styles, detailing and materials. This policy also states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring residents.

Policy DM12 of the Haringey's Development Management DPD specifies that extensions to residential buildings should be subordinate in scale to the original building, as well as respect the architectural unity of a block or terrace of houses and the urban grain and character of the surrounding area.

New development should not undermine existing uniformity of the building or terrace, and should not over balance or dominate existing features important to the building. The policy further elaborates that the depth of rear extension should be such that the resulting footprint is subordinate to the main house and does not have a negative impact on the amenity of neighbouring properties, ensuring no overlooking or inappropriate loss of daylight and sunlight.

Design and appearance

The proposal is for a contemporary glass infill conservatory style extension at first floor to the rear of the existing building. The construction of the proposal would be of solar controlled low maintenance coating structural glass with glass beams internally set under the existing eaves of the host roof.

The proposed glass conservatory extension would be constructed set away from the rear and side existing parapets which will remain over the existing rear extension.

The proposal would be a frameless glass structure infilling the roof area to the side of the existing outrigger. It would have an external depth of 3.52m, to be set in 0.60m from the rear façade of the existing extension and outrigger.

Its external width would be 4.295m. It would have a flat glass frameless roof and would be set down from the existing host roof eaves by 0.30m. The proposed eaves height would be 1.65m above the existing parapet and significantly lower being also set back from the rear elevation.

The proposal would be finished in glass and would therefore not detract from the host building for the following reasons:

Height – The proposal would not present a solid structure in materials to match the fascade and would be minimus in height relative to the existing eaves of the host roof.

Bulk – The proposal would not present additional bulk to the building or detract from the distinction of the rear elevation juxtaposed with the existing outrigger.

Amenity – The proposal would not present an amenity issue to the north as neighbouring property in this location exceed 36.0m to the rear of the property.

The proposal would not present an amenity issue to the east as there is no overshadowing or loss of daylighting in this location. The windows are facing to the north. The two nearest windows on the first floor serve one bedroom and neither window would be restricted of light or daylighting from this proposal. There would be no sunlight issues as this elevation faces to the north. (refer to appendix A, B & C)

Overlooking – The proposal would not present any additional overlooking to the north and the proposal would ask for obscure glazing to 1700 FFL on the east side glazing so as not to present any overlooking from this elevation.

The proposed development would be a minor and appropriate addition to provide a reading room at this location at the rear elevation. The proposal would be a lightweight and non-intrusive and in design a meritorious addition, minor in nature and would be subordinate in scale particularly as the materials used, being glass, will not affect the architectural aspect in fact contrary to this it would no less enhance the rear elevation resulting in an improvement to the rear elevation without detracting from the architectural merit of the building.

The proposed extension would maintain the existing façade alignments of the lower levels. and not detract from the legibility of the existing outrigger resulting in the visible and existing delineations being maintained and is considered not to harm the character of the existing building or its surroundings

The proposal is considered to be minimus, lightweight in construction and non- intrusive.

The proposal is considered to be sensitively designed addition in relation to the host building, and is considered to be an acceptable

Neighbouring amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing.

London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

The rear elevation faces north. There is sufficient daylight to this aspect of the adjoining property and the condition will not be reduced in quality as a result of this proposal.

The model annex, (appendix A, B & C) to this statement shows the shadow conditions both existing and proposed to confirm that there will be no reduction in daylighting or overshadowing.

The proposed development would therefore have no adverse overbearing impact on neighbouring properties and specifically the adjoining property at No. 4 Tregaron Avenue.

The rear windows of No. 4 are orientated north, which constrains the existing access to direct sunlight into rear windows as does the existing condition in respect to the ground floor windows which also face north.

The proposal would not contribute to any additional loss of daylighting or overshadowing of the rear gardens or ground floor windows.

The impact on daylight access to the upper level windows would be deemed acceptable. (refer to the previous application HGY/2025/1393 Officers Report)

Thus, the proposed development would have no adverse impact on neighbouring properties in respect to overbearing impact, daylight and or sunlight access.

CONCLUSION

The proposed glass extension would have a lightweight appearance and is considered to be suitable and non-intrusive.

The proposal is considered to not result in harm to the character of the existing or neighbouring buildings.

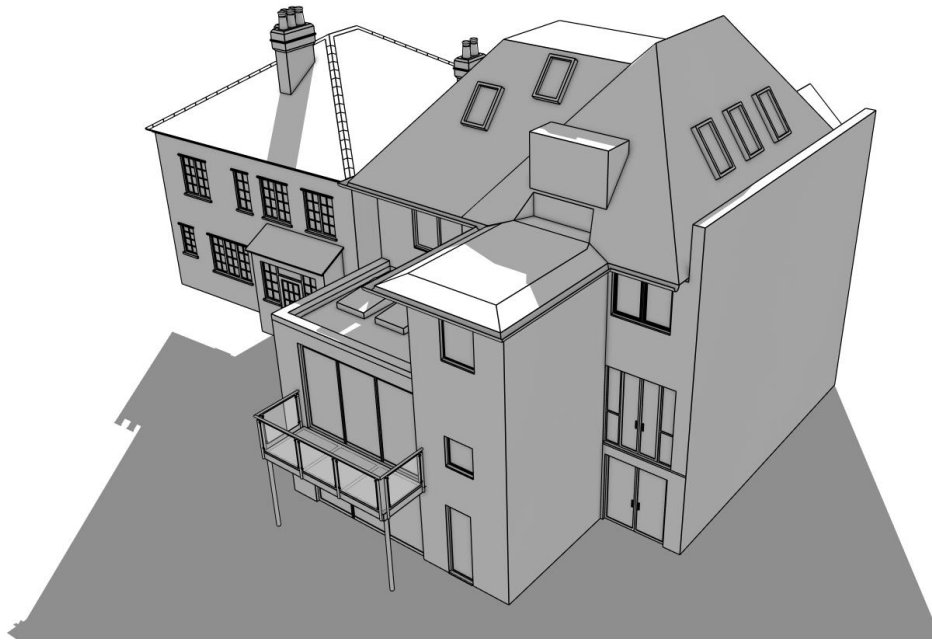
The proposed glass extension would not result in additional overlooking and as such would not result in material harm to neighbouring amenity.

The proposal is considered to comply with Haringey Policy and the London Plan in terms of residential amenity.

It is therefore considered that permission should be granted.

References: Saved UDP policy, London Plan policy 7.6
BCA Plan 1303/09

APPENDIX A

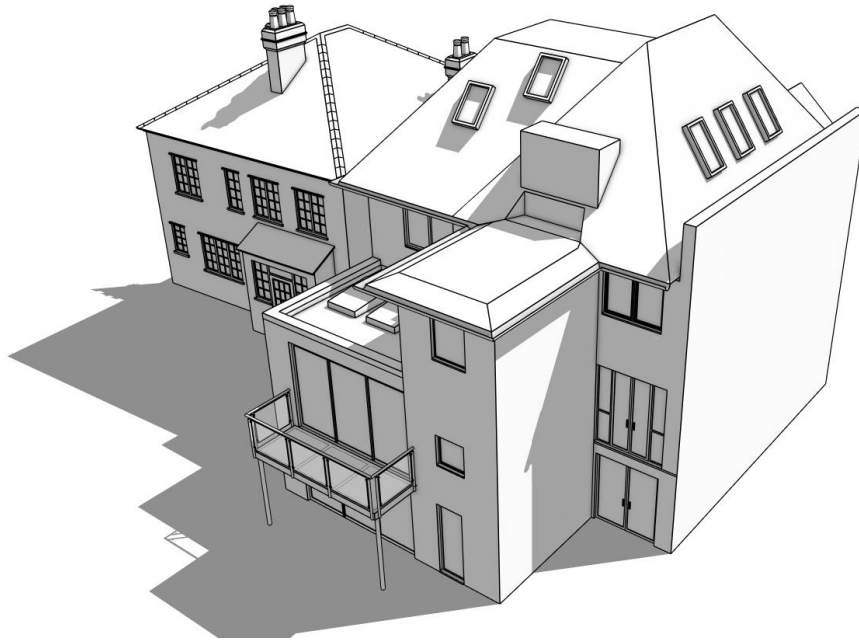


EXISTING VIEW (April 9.0 am) Daylight/Sunlight from the East.



PROPOSED VIEW (April 9.0 am) Daylight/Sunlight from the East

APPENDIX B

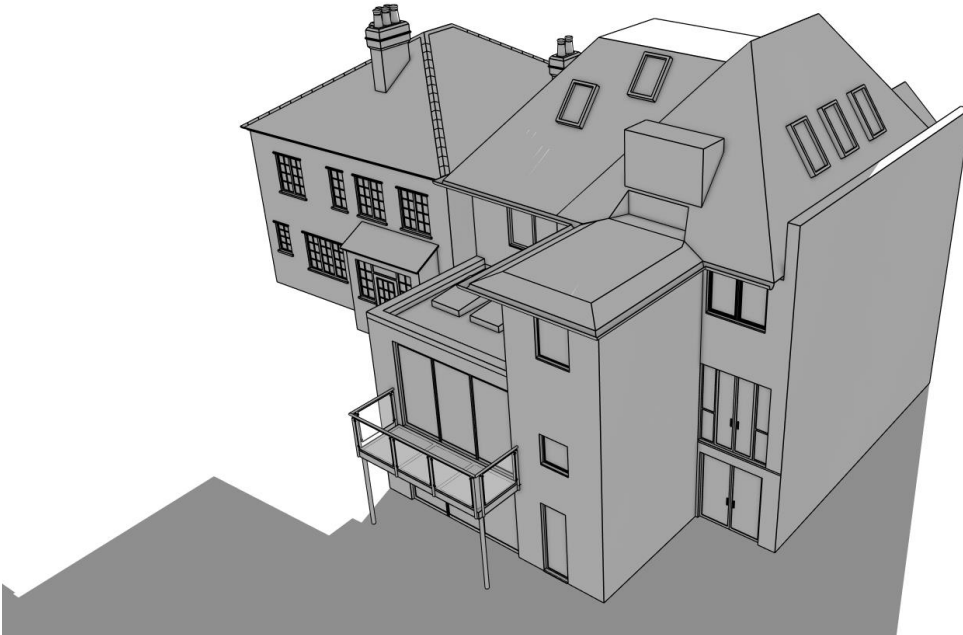


EXISTING VIEW (April 1.0 pm) Daylight/Sunlight from the South



PROPOSED VIEW (April 1.0 pm) Daylight/Sunlight from the South

APPENDIX C



EXISTING VIEW (December 9.0 am) Daylight/Sunlight from the South



PROPOSED VIEW (December 9.0 am) Daylight/Sunlight from the South

COMPLETED GLASS EXTENSION PROJECT - LONDON



COMPLETED GLASS EXTENSION PROJECT - LONDON

