

1. Introduction

This Design and Access Statement has been prepared in support of a planning application for the construction of a ground floor rear full-width extension to an existing residential property. The proposal seeks to improve internal living space and functionality while respecting the character of the host property and surrounding area.

2. Site and Surroundings

The application site comprises a residential dwelling located within the London Borough of Haringey. The surrounding area is predominantly residential in character, consisting of similar properties with a mix of original and extended dwellings. Rear extensions are a common feature within the locality, contributing to an established pattern of development.

3. Proposal

The proposed development consists of a single-storey rear extension extending across the full width of the property at ground floor level.

Key elements include:

- A modest rear projection consistent with neighbouring extensions
- Flat roof design incorporating rooflights within the main roof to provide natural daylight
- Large glazed doors to improve access and connection to the garden
- Matching or complementary external materials to the existing property

The extension is designed to create an enlarged open-plan kitchen/dining/living area suitable for modern family living.

4. Design Principles

Scale and Massing

The proposed extension is single-storey in height and subservient to the host building. Its scale is typical of rear extensions within the area and will not appear overly dominant or intrusive.

Layout

The extension allows for improved internal circulation and functionality by creating a larger, more usable living space at ground floor level. The layout maximises views and access to the rear garden.

Appearance

Materials will be chosen to match or complement the existing dwelling, ensuring visual cohesion. The use of glazing at the rear elevation enhances natural light and provides a contemporary yet sympathetic design approach. Rooflights set within the main roof plane further enhance daylight penetration while maintaining a clean and unobtrusive roof profile.

Impact on Neighbours

The proposal has been carefully designed to minimise impact on neighbouring properties:

- The height and depth are kept within typical limits
- No overlooking issues are introduced beyond existing conditions

In addition, the applicant has undertaken a consultation with both adjoining owners. The adjoining doctor's surgery at no 48 has reviewed the proposals and provided a letter of support confirming that they have no objection to the development. This correspondence is included within Appendix 1 of the application.

5. Access

Inclusive Access

Level access will be maintained from the existing dwelling into the extension and into the rear garden, ensuring ease of movement for all users.

Access to the Site

There are no changes to the existing access arrangements to the property. The proposal does not affect parking or highways.

6. Sustainability

The development incorporates sustainable principles where possible, including:

- Improved thermal performance through modern construction methods

- Increased natural lighting through glazing and rooflights, reducing reliance on artificial lighting
 - Potential for energy-efficient glazing and insulation
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7. Conclusion

The proposed ground floor rear extension is a well-considered and proportionate addition that enhances the functionality and quality of the existing dwelling. It respects the character of the surrounding area and complies with relevant planning policies of the London Borough of Haringey.

Approval is therefore respectfully requested.

Appendix 1



The Crouch Hall Road Surgery

Dr Johan Byran & Dr Sheena Verma

48 Crouch Hall Road,
London, N8 8HJ

23rd March 2026

Dear Sir or Madam,

Subject: Support for Planning Application at 46 Crouch Hall Road, London N8 8HJ

We write on behalf of The Crouch Hall Road Surgery located at 48, Crouch Hall Road, London, N8 8HJ, which adjoins the above application site.

As a long-established medical practice serving the local community, we have reviewed the submitted planning application and associated drawings. We would like to confirm that the practice supports the proposed development.

From our perspective as an adjoining occupier and healthcare provider, we do not consider that the proposal would give rise to any material harm to neighbouring amenity or the day-to-day operation of the surgery. In particular, we have no concerns regarding the impact of the development on patient access to the practice, servicing arrangements, parking, or the safe and effective operation of our facilities.

Having reviewed the scale, siting, and design of the proposal, we consider that the development appears proportionate and appropriately related to its surroundings. The scheme does not appear to result in unacceptable overlooking, noise, disturbance, or other impacts that could affect the amenity of the practice, our patients, or staff.

We recognise the importance of ensuring that development within the area is undertaken in a manner that respects neighbouring uses while contributing positively to the local environment. In our view, the proposed development represents a reasonable and well-considered use of the site and is compatible with the surrounding context.

Accordingly, The Crouch Hall Road Surgery has no objection to the proposal and supports the granting of planning permission.

We trust that this representation will be considered as part of the Council's assessment of the application.

Yours Faithfully,

Dr Johan Byran
Crouch Hall Road Surgery
Email: jbyran@nhs.net