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To: London Borough of Haringey Planning Department

Site: 30 Fairview Road, London, N15 6LL

Proposal: Proposed 2-metre extension to an existing 4-metre rear extension to create a total rear projection of 6 metres.

Subject: Planning Application Cover Letter

Date: 19th March 2026

1.0 INTRODUCTION

1.1 This letter is submitted in formal support of a householder planning application at 30 Fairview Road.

1.2 The application seeks authorisation for the further enlargement of the existing rear residential footprint to align the property with established development patterns within the immediate terrace.

2.0 SITE CONTEXT AND PROPOSAL

2.1 The subject property currently features a 4-metre deep rear extension, which was constructed approximately 17 years ago.

2.2 This application proposes an additional 2-metre extension to the existing structure, resulting in a cumulative rear projection of 6 metres from the original rear elevation.

2.3 The proposed depth is consistent with the prevailing character of the street scene; notably, the adjacent property at No. 28 already maintains a 6-metre rear extension.

3.0 TECHNICAL JUSTIFICATION AND DESIGN SOLUTION

3.1 Regulatory Constraint: Under the provisions of the General Permitted Development Order (GPDO), standard rear extensions are generally restricted to a maximum height of 3 metres.

3.2 The pre-existing extension at the subject site measures approximately 3.10 metres in height. Consequently, further development cannot be categorised under standard GPDO allowances as the resultant structure would exceed the prescribed 3-metre height limit for flat-roofed extensions.

3.3 Adopted Design Solution:

To ensure technical compliance and mitigate impact on neighbouring amenity, the proposal utilises the height allowances afforded to slanting roof structures.

3.4 The GPDO permits a maximum height of 4 metres for slanting roofs, provided the eaves height does not exceed 3 metres.

3.5 Accordingly, the final 2-metre section of the extension has been designed with a slanting roof profile. This ensures that the eaves height at the rear boundary remains at or below 3 metres, thereby satisfying statutory height requirements while providing a cohesive architectural finish.

4.0 CONCLUSION

4.1 The following documentation is submitted for your consideration:

- Existing and Proposed Floor Plans (Drawing Nos. EX01, PR01)
- Existing and Proposed Elevations (Drawing Nos. EX05, PR05)
- Site Location and Block Plans
- Planning Statement
- Design and Access Statement
- Flood Risk Assessment

4.2 We believe the proposed design offers a balanced solution that respects the residential amenity of No. 32 while achieving parity with the established building line of No. 28.

4.3 Should the Department require any further technical clarification, please contact Prestige Planning at your earliest convenience.