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PLANNING STATEMENT

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.

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1. INTRODUCTION

1.1 Introduction

Prestige Planning Ltd has prepared this Planning Statement in support of a householder planning application for a residential extension at 30 Fairview Road, London. This statement demonstrates that the proposal complies with relevant national and local planning policies, ensuring a high-quality design that respects the area's character and the amenity of neighbouring residents.

1.2 Proposed Development

The application seeks permission for a 2-metre extension to an existing 4-metre rear extension, resulting in a cumulative rear projection of 6 metres. The design incorporates a slanting roof profile to address specific height constraints while maintaining architectural harmony with the existing dwelling.

2. SITE CONTEXT

2.1 Site & Surrounding Area

The application site comprises a mid-terrace residential dwelling located on the northern side of Fairview Road. The surrounding area is predominantly residential, characterised by similar terraced properties, many of which have undergone various forms of rear extensions.

2.2 Existing Land Uses & Planning History

The current use of the site is a single-family C3 dwelling. The existing 4-metre rear extension was constructed approximately 17 years ago. To the immediate west, No. 28 Fairview Road features a 6-metre rear extension, establishing a clear local precedent for the depth proposed in this application. To the east, No. 32 features a smaller extension of approximately 3 metres.

2.3 Transport & Accessibility

The site is located within a sustainable urban location with good access to local public transport links and amenities. The proposal does not alter the existing parking arrangements or access to the property.

2.4 Heritage & Conservation

The property is not a statutorily listed building and is not located within a designated Conservation Area. The proposal is therefore assessed against general design and amenity policies.

2.5 Ecological Designations

There are no known ecological designations affecting the site. The development is confined to an existing area of hardstanding/managed garden and is unlikely to impact local biodiversity.

3. PROPOSED DEVELOPMENT

3.1 Introduction

The proposed development consists of a 2-metre rear extension to be appended to an existing 4-metre extension at 30 Fairview Road. The project is designed to enhance the internal residential amenity by providing a larger, open-plan kitchen and dining area suitable for modern family requirements. The development has been carefully scaled to ensure it remains subordinate to the host dwelling while reflecting the established building lines of the immediate terrace.

3.2 Design Solution, Surfacing, and Lighting

- **Design Strategy:** The primary design challenge involves the height of the pre-existing 4-metre extension, which stands at approximately 3.10 metres. To ensure the new 2-metre addition does not result in an overbearing mass, a slanting roof profile has been adopted. Under National Design Guidance and the GPDO, this allows for a maximum height of 4 metres at the ridge (joining the existing structure) while sloping down to an eaves height of no more than 3 metres at the rear boundary. This profile significantly reduces the perceived bulk from the garden level of No. 32.
- **Materials:** External finishes will be high-quality and selected to match the existing property. This includes matching brickwork, mortar joints, and UPVC or aluminium fenestration to ensure a seamless transition between the original house, the 17-year-old extension, and the new addition.
- **Lighting:** The proposal includes high-specification, energy-efficient glazing to the rear elevation and potentially roof lights within the slanting plane. This maximises natural light penetration into the deep floor plan, reducing reliance on artificial lighting during daylight hours. All external lighting will be low-intensity and down-lighters to prevent light spill into neighbouring residential windows, adhering to Local Plan Policy DM1 regarding light pollution.

3.3 Drainage and Waste Management

- **Surface Water:** The extension will utilise a sustainable drainage approach. Surface water from the new slanting roof will be captured via a high-capacity guttering system and directed into the existing soakaway or the property's established surface water sewer connection. The design ensures that there is no increased risk of localised flooding or runoff onto the adjacent land of No. 28 or No. 32.
- **Construction Waste:** During the construction phase, a Site Waste Management Plan (SWMP) will be implemented. The applicant is committed to the "Reduce, Reuse, Recycle" hierarchy. Any excavation waste (soil/hardcore) will be responsibly disposed of via licensed carriers, and materials will be stored within the site boundary to ensure the public highway on Fairview Road remains unobstructed, in compliance with Haringey's Sustainable Design and Construction SPD.

4. PLANNING POLICY CONTEXT

4.1 Introduction

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, this application must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The development plan for this site comprises the Haringey Local Plan, the London Plan (2021), and is supported by the National Planning Policy Framework (NPPF).

4.2 National Planning Policy Framework (NPPF) 2024

The NPPF sets out the Government's planning policies for England and how these should be applied.

- **Paragraph 11** (The Presumption in Favour of Sustainable Development): This proposal represents sustainable development by making efficient use of an existing residential site to meet the changing needs of a family unit.
- **Section 12** (Achieving Well-Designed Places): The NPPF attaches great importance to the design of the built environment. Paragraph 135 emphasises that planning decisions should ensure developments function well, are visually attractive as a result of good architecture, and are sympathetic to local character. The proposed slanting roof solution specifically addresses the need for high-quality design while remaining sympathetic to the scale of the neighbouring properties (No. 28 and No. 32).

4.3 The London Plan (2021)

- **Policy D6 (Housing Quality and Standards)**: This policy requires housing developments to maximise the provision of light and space. The proposal increases the internal floor area of the dwelling, providing improved living standards.
- **Policy D3 (Optimising Site Capacity through the Design-led Approach)**: Encourages development that enhances local context and provides a subordinate addition to the host building.

4.4 Haringey Local Plan & Development Management (DM) Policies

- **Policy SP11 (Design):** Haringey requires all new development to be of a high-quality design that contributes to the local character. The use of matching materials ensures the extension is integrated into the existing architectural language of Fairview Road.
- **Policy DM1 (Delivering High-Quality Design):** This is the primary policy for assessing domestic extensions. It states that development must:
 - **Relate positively to the host building:** The extension is subordinate and follows the established building line of No. 28.
 - **Protect Neighbouring Amenity:** By maintaining an eaves height of 3 metres via the slanting roof, the proposal avoids any "tunnelling" effect or loss of sunlight/daylight for the occupants of No. 32.

- **Haringey Householder Extensions Supplementary Planning Document (SPD):**

This SPD provides specific guidance on the "45-degree rule" and "back-to-back" distances. The proposal complies with these standards as it aligns with the existing 6-metre depth of the adjacent property at No. 28 and utilises a tapered height to protect the outlook from No. 32.

4.5 General Permitted Development Order (GPDO) Context

While this application is for full planning permission, the design principles are heavily informed by the GPDO Class A allowances.

The Design Solution (slanting the roof from 3.10m down to 3m eaves) demonstrates a proactive approach to planning, ensuring that although the extension requires formal permission due to its cumulative height, it stays within the spirit of the 3-metre eaves limit generally expected for rear extensions, thereby satisfying the Haringey DM Policy 1 regarding visual mass and scale.

5. PLANNING APPRAISAL

5.1 Introduction

The planning appraisal assesses the proposed 2-metre extension against the statutory development plan and national guidance. The primary planning considerations include the design's compatibility with the host building, the impact on the residential amenity of neighbouring occupiers (No. 28 and No. 32), and the adherence to established local building lines.

5.2 National Planning Policy & Guidance

The NPPF (2024) emphasises that planning should always seek to secure high-quality design and a good standard of amenity for all existing and future occupants of land and buildings.

- **Design Quality:**

The proposal follows the NPPF's mandate for "well-designed places" by utilising a slanting roof that avoids the monolithic appearance of a high flat-roof extension.

- **Proportionality:**

The extension is considered a proportionate addition. While the total depth reaches 6 metres, this is consistent with the built form of the terrace and represents an efficient use of land under Paragraph 123 of the NPPF, which supports development that makes effective use of homes.

5.3 Sustainable Development

In accordance with London Plan Policy GG1 and Haringey Policy SP0, the proposal contributes to sustainable development goals. By extending an existing dwelling rather than constructing a new one, the project preserves the embodied carbon of the original structure.

The addition of high-performance glazing and modern insulation within the new 2-metre segment will enhance the thermal efficiency of the rear elevation, contributing to a reduction in the household's overall carbon footprint.

5.4 Impact on Character and Local Context

The proposal is sympathetic to the "character and appearance" of the Fairview Road street scene.

- **Symmetry:**

As No. 28 Fairview Road already maintains a 6-metre rear projection, the proposal creates a balanced "pair" of extensions. This symmetry prevents the terrace from appearing fragmented and establishes a consolidated building line that is aesthetically preferable to staggered depths.

- **Subordination:**

The extension remains subordinate to the main house. The roofline remains lower than the first-floor window sills, ensuring the original architectural proportions of the Victorian/Edwardian terrace are preserved.

5.5 Impact on Neighbouring Amenity

Haringey Policy DM1 requires that new development does not result in a significant loss of daylight, sunlight, or outlook.

- **No. 32 (East):**

This property has a 3-metre extension. The design solution of a slanting roof is critical here. By ensuring the eaves at the boundary do not exceed 3 metres, the proposal complies with the "45-degree rule" in elevation. The slope directs the mass away from the neighbour's boundary, preventing an overbearing "canyon" effect.

- **No. 28 (West):**

As No. 28 already extends to 6 metres, there is no "impact" on their amenity; rather, the proposal removes the current staggered look, creating a flush building line that improves the mutual privacy of both rear garden "patio" areas.

5.6 Natural Environment & Highways

- **Ecology:**

The development is located in an existing area of domestic hardstanding. There is no loss of significant green space, and the restoration of the garden area following construction will maintain the permeable surface area required for local biodiversity.

- **Highways:**

Under London Plan Policy T6, the proposal has a neutral impact on highways. The property remains a single-family dwelling; therefore, there is no increase in parking demand or traffic generation.

6. SUMMARY AND CONCLUSION

6.1 Summary of the Case

This application seeks planning permission for a 2-metre extension to an existing 4-metre rear structure at 30 Fairview Road. The project is driven by the need to modernise the internal living environment while remaining cognizant of strict GPDO and Local Plan height constraints.

The technical challenge—an existing extension height of 3.10m—has been resolved through an innovative slanting roof design. This solution ensures that the eave height at the boundary remains at the 3-metre limit favoured by Haringey Planning, while the ridge height aligns with the existing structure. This approach demonstrates a commitment to high-quality design and neighbourly consideration.

6.2 Policy Compliance

The appraisal has demonstrated that the proposal is in full accordance with:

- **NPPF Section 12:** By delivering a well-designed, attractive addition.
- **Haringey Policy DM1:** By protecting the daylight and outlook of No. 32.
- **London Plan Policy D3:** By optimising the site capacity through a design-led approach.
- **Precedent:** By aligning with the 6-metre depth already established at No. 28.

6.3 Final Conclusion

The proposal represents a sustainable, subordinate, and well-designed enlargement of a residential dwelling. It respects the character of the terrace, follows established local precedents, and utilises a specific design solution to protect neighbouring amenity.

In light of the compliance with the Haringey Local Plan and the absence of any material harm to the natural or built environment, we respectfully request that planning permission be granted without delay.