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Planning, Design & Access Statement

For the proposed

**“Joint erection of a part first floor extension (No.103-105) along
with additional depth to the existing ground floor rear extension
and erection of a rear dormer (No.105)”**

at

103-105 Wargrave Avenue

London N15 6TU

By

Eade Planning Ltd

March 2026

Introduction

1. The land is at 103-105 Wargrave Avenue, London N15 6TU.
2. The properties are a pair of mid-terraced houses.
3. The application site comprises of what appears to be two traditional two-storey buildings from street level but encompasses three floors including the converted loft space. The properties are in C3 use comprising of single family dwellinghouses.
4. The application seeks planning permission for the expansion of the property at ground and first floor levels.
5. A number of properties in the area have been extended similarly including the direct adjacent neighbour as pictured below.
6. The site is pictured below.



Proposal Description

7. The description given is the 'Joint erection of a part first floor extension (No.103-105) along with additional depth to the existing ground floor rear extension and erection of a rear dormer (No.105)'.

The Proposal

Joint first floor extension

The joint first floor projection is inspired by those locally approved under REF: HGY/2021/1719 and HGY/2019/1130. There are no impacts of loss of daylight, privacy or overlooking caused by this minor projection.

The positioning of this development would not be visible on street scene at all or from any public vantage points. It should be noted that other properties along the road have similar access points, however this varies by not compromising the bay windows like others have.

Ground Floor Extension (No.105)

The ground floor layout remains mostly unchanged gaining additional floorspace to the kitchen/dining area.

A prior approval scheme under REF: 2026/0624 has been submitted and is considered to be a fallback position once determined, the application regardless can be assessed without this with revised heights along the boundary.

Rear Dormer (No.105)

The proposed rear dormer has been previously approved under REF: 2026/0631. It is included in the application for the council to consider its relationship with the pitch of the proposed first floor roof. The consented scheme is a fallback position and will be constructed in any event, this is therefore a material consideration when assessing the merits of the application.

The proposed development in its totality would maximise the potential of the property increasing the floorspace. There will be minimal material difference on the neighbours in terms of privacy or noise given the scale of the development.

Plans

8. Existing and Proposed Plans are provided. The plans include, Site, Floor, Section, Roof and Elevation Plans. A location Plan and Planning Statement is also included in the application bundle together with the CIL additional information form.

Conclusion

9. The development improves two dwellinghouses within the local area, has policy support at National, London and Local level and therefore, the council are asked to grant permission on the presumption in favour of the development.