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Planning, Design & Access Statement

For the proposed

“Erection of a wrap-around single storey rear extension”

at

**20 Lealand Road
London, N15 6JS**

By

Eade Planning Ltd

March 2026

Introduction

1. On 17 March 2026 under planning ref:HGY/2025/3320 planning permission was refused for Erection of a full width single storey rear extension and first floor extension. The reasons for refusal given are;

- 1 The proposed development by virtue of its scale would lead to a built form of an incongruous scale that would detract from the appearance of the original dwelling and harm the character and appearance of the area, contrary to Policy D4 and D6 of the London Plan (2021), Policies SP11 of the Haringey Local Plan (2017), and Policy DM1 and DM12 of Haringey's Development Management DPD (2017).
- 2 The proposed development by virtue of its mass and height would be overbearing and result in a sense of enclosure for the neighbours at No. 18, Policies SP11 of the Haringey Local Plan (2017), and Policy DM1 and DM12 of Haringey's Development Management DPD (2017).

2. In terms of the ground floor extension the Delegated Report notes the fallback position of the approved ground floor extension which is in fact deeper than the proposed extension. The report, therefore, states that *"the proposed ground floor extension would be less deep than the previously approved 6m extension and could therefore be regarded as an improvement when considered in isolation"*. The report continues,

However, the proposal must be assessed as a whole. In addition to the ground floor works, a first floor rear extension is proposed across the full width of the existing outrigger, projecting approximately 1.5m beyond the existing rear elevation. Whilst designed to replicate the existing rear elevation detailing, this element would introduce additional built form beyond the established rear building line.

The rear of the terrace displays a consistent pattern of development whereby the original two-storey rear outriggers form the dominant vertical elements, with later additions largely confined to single storey rear or wraparound extensions. Whilst variation exists, including L-shaped dormers and extensions corresponding with Type 2 and Type 3 extensions identified in the House Extensions in South Tottenham SPD (2013), these alterations do not project beyond the established rear building line at first-floor level. L-shaped dormers occur within the roofscape and would typically not extend beyond halfway across the depth of the outrigger – unless done under the parameters of permitted development rights – and would not introduce new built form beyond the rear elevation.

Consequently, despite the presence of different forms of alterations within the terrace, a consistent pattern remains whereby development above ground floor level does not extend beyond the rear of the building line of original outriggers. This contributes to the coherent rhythm of rear elevations and maintains the legibility of the original building form.

The proposed first-floor extension would depart from this established pattern by projecting beyond the existing rear elevation. When considered cumulatively with the wraparound extension at ground level, the proposal would substantially increase the built form at the rear of the dwelling. Whilst the fallback position establishes that a deep single-storey rear extension up to 6m could be constructed, it does not establish a fallback for additional built form at first-floor level.

Furthermore, the presence of permitted development rights means that the previously approved 6m rear extension could be constructed in conjunction with the side return extension, which would already result in a significant expansion of the building footprint at ground level. The addition of first floor rear extension beyond the established rear building line would therefore represent a further intensification of the built form, which when considered cumulatively, would appear excessive and would amount to an overdevelopment of the site.

As such, in design terms, the proposal would be at odds with the above policies.

3. It is clear that the only concern in terms of design was the addition of the first floor extension.
4. Equally, in terms of amenity, the report notes that the proposed ground floor extension is not as deep as the approved extension, but states that the impact to neighbouring amenity “*would be exacerbated by the proposed first-floor extension which would appear dominant from that property and would result in a potential impact on outlook. Overall, the proposed scheme would be overbearing, creating a sense of enclosure and having a negative impact on the daylight and access to morning sunlight for the neighbour at No.18*”.
5. It is clear that in terms of amenity, it is the first floor extension which is of concern.
6. The current application seeks to address this by removing the first floor from the proposal.

The Land

7. The land is at 20 Lealand Road, London, N15 6JS.

8. The property is a semi-detached house.
9. The application site comprises of what appears to be a traditional two-storey building from street level encompassing two floors including the outrigger. The property is in C3 use comprising of a single family dwellinghouse.
10. The application seeks planning permission for the expansion of the property which involves a large ground floor rear extension, this relies on the approved plans under REF: HGY/2025/2554. This scheme will be constructed in any event.
11. The development is inspired by the recent refusal under REF: 2025/3320 where the first floor outrigger was deemed unacceptable, this element of the proposal is therefore removed from the drawings.
12. A number of properties along this terrace have been extended at ground floor level.
13. The site is pictured below.



Proposal Description

14. The description given is the 'Erection of a full width single storey rear extension.

The Proposal

Ground Floor Extension

Given the prior notification scheme will be built in any event the proposal in respect of ground level development is essentially an infill extension. There are no impacts of loss of daylight, privacy or overlooking caused by this minor additional part.

As mentioned above the consented scheme under REF: HGY/2025/2554 will be constructed in any event and is a fallback position, this is therefore a material consideration when assessing the application. This extension in fact is reduced by 2m from the approved outrigger extension as marked on the plans. This allows the occupants to enjoy the rear amenity area of which more than 50% is retained.

In the previous officer report it is stated this extension had minimal impacts.

The infill piece is sensitively designed with a pitch to ensure the total extension is not overly dominating to the adjacent neighbour notwithstanding the passage which is anyway retained and provides a comfortable buffer zone.

The proposed development in its totality would maximise the potential of the property increasing the floorspace and allowing the occupants to enjoy increased living space. There will be no new material harm on the neighbours in terms of privacy or noise given the scale of the development.

Plans

15. 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

16. The development improves a single family dwellinghouse 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.