

Owain Williams Architects

Planning, Design & Access Statement



Proposed Rear Extension to 20 Birchwood Avenue

24th March 2026

Site Address:

20 Birchwood Avenue, London N10 3BE

Proposal:

Demolition of the existing rear sunroom and erection of a single-storey, full-width rear extension.

1.0 Introduction

1.1 This Planning, Design and Access Statement is submitted in support of a householder planning application for the erection of a single-storey rear extension at 20 Birchwood Avenue, N10 3BE.

1.2 The principal of the proposal is to replace an existing, thermally inefficient 2.3m deep sunroom with an architecturally considered rear extension. The proposed building is consistent in form, scale and materiality with its surrounding context, and in particular with recently consented schemes.

1.3 The proposal will compliment the spatial arrangement of the ground floor to meet modern living standards, while remaining appropriate, subservient and well proportioned to the prevailing character of the host dwelling and the wider area. The rear openings to the proposal have been positioned to echo the fenestration pattern of the existing rear elevation; a wide opening is centred under the pair of wide windows on the RHS serving the first and second floors, with a smaller opening under the corresponding windows to the LHS.

2.0 Site Context and Existing Conditions

2.1 The application site comprises a traditional terraced dwelling situated on Birchwood Avenue, a predominantly residential street within the London Borough of Haringey.

2.2 The rear elevation is characterised by an established pattern of incremental, single-storey rear extensions across neighbouring properties. The existing 2.3m sunroom at the application site

holds no architectural merit and represents a fragmented, low-quality addition that currently detracts from the cohesiveness of the rear elevation.



Rear elevation to 20 Birchwood Avenue, with modern sunroom lean-to.

3.0 The Proposal

3.1 The application seeks consent for the demolition of the existing sunroom and the construction of a single-storey, full-width rear extension projecting 5m from the original rear building line.

3.2 **Scale and Massing:** The roofline is proposed not to exceed the height of the consented adjoining extension at No. 18 Birchwood Avenue, ensuring a consistent and uniform building-line across the shared boundary.

3.3 **Materiality and Appearance:** Given the clarity of the character of the existing building, the approach to materiality is to ensure the extension reads as a subordinate and contextual addition. This is proposed through the following means:

- **Elevations:** Faced in red brickwork specified to match the materiality of the host dwelling
- **Detailing:** The incorporation of brick soldier course lintels is consistent with the traditional openings elsewhere in the original building.
- **Fenestration:** High-quality, slim-profile metal doors are proposed to echo the fenestration pattern and balance of the upper levels of the house.

4.0 Planning History and Material Considerations

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise. Recent planning decisions within the immediate terrace represent material considerations.

4.2 The immediate context of Birchwood Avenue has been subject to a clear and established pattern of similar rear developments. The principle, scale, and depth of the current proposal are firmly supported by the following consented applications:

Application Ref.	Address	Description of Development	Status
HGY/2025/3527	19 Birchwood Ave	Householder planning permission for rear modifications.	Consented
HGY/2024/2698	33 Birchwood Ave	Single-storey rear extension and associated works.	Consented
HGY/2022/3378	18 Birchwood Ave	Erection of a single-storey rear extension. (Note: This is the immediate adjoining property to which the proposal aligns	Consented
HGY/2014/3457	16 Birchwood Ave	Erection of a single-storey rear extension.	Consented

4.3 The cumulation of these approvals establishes a precedent that full-width, single-storey extensions of this nature are acceptable in principle and preserve the character of the area.

5.0 Planning Assessment

5.1 Design and Character

The extension aligns with local design policies by proposing an addition that is subordinate in scale and responsive to its context. By utilising matching red brickwork and traditional soldier course detailing, and referring to the window pattern of the existing building, the extension is a subservient part of the whole.

5.2 Residential Amenity

The protection of adjoining residential amenity has been a primary driver of the design process.

- **Overbearing Impact & Loss of Light:** By matching the height of the adjoining extension at No. 18, the proposal entirely negates any potential for an overbearing impact, overshadowing, or loss of daylight/sunlight to that property.
- **Privacy:** The fenestration is confined to the rear elevation, directing views solely down the applicant's own garden. There is no risk of overlooking or loss of privacy to adjoining occupiers.

6.0 Access

No alterations are made to parking provisions, threshold arrangements or other matters pertinent to the accessibility of the development.

7.0 Trees

As part of the proposed enhancement of the rear amenity space, it is proposed to remove three existing specimens: a multi-stemmed Hazel (T3), a self-seeded Elder (T2), and a Bay Laurel (T1).

Under the criteria set out in Haringey Local Plan Policy DM19, the removal of these specimens is sought on the following grounds:

- **Amenity Value:** The specimens in question are of limited arboricultural merit. The Hazel (T3) is a multi-stemmed, unmaintained specimen that has become overgrown for its location. The Elder (T2) is a short-lived species located in close proximity to the boundary wall.
- **Site Constraints:** The current position of the Bay Laurel (T1) and the Elder (T2) restrict the usable amenity space, without making any significant arboricultural contribution.



Rear elevation to 20 Birchwood Avenue with T1, T2 & T3 in the foreground

8.0 Conclusion

8.1 The proposed development represents a sensitive, well-conceived modernisation of the host dwelling. It delivers a high-quality design that respects the materiality of the original property whilst responding logically to the established pattern of development along Birchwood Avenue.

8.2 The scheme complies fully with the spatial and design objectives of the London Borough of Haringey's Local Plan and Supplementary Planning Documents. Furthermore, the proposal demonstrates no demonstrable harm to the residential amenity of neighbouring occupiers.

8.3 In light of the above, and given the strong policy support and material precedents, we respectfully invite the Local Planning Authority to grant householder planning consent.

Kind regards,

Owain Williams ARB RIBA
Chartered Architect