

Planning Statement

53 Arcadian Gardens, London, N22 5AG

Date: March 2026

1. Introduction

This statement supports a householder planning application for the erection of a single-storey side infill extension at 53 Arcadian Gardens.

The proposal represents a modest and well-established form of residential development that accords with both national guidance (NPPF) and Haringey's Local Plan policies, particularly in relation to design quality and residential amenity.

2. Policy Context

The application has been assessed against the following key policies:

National Planning Policy Framework (NPPF)

- Section 12 – Achieving well-designed places

Haringey Local Plan (Strategic Policies)

- SP11 – Design: Requires high-quality design that respects local character
- SP12 – Conservation: Ensures development responds positively to its context

Development Management DPD (2017)

- DM1 – Delivering High Quality Design
- DM3 – Housing Extensions and Alterations

These policies collectively support development that is subordinate, well-integrated, and respectful of neighbouring amenity and local character.

3. Site and Surroundings

Arcadian Gardens is characterised by traditional terraced dwellings with a consistent pattern of rear additions, loft conversions, and side infill extensions.

The presence of a side return at the application property reflects a common built form within the street, providing a clear and logical opportunity for infill development.

4. Assessment of the Proposal

4.1 Design and Scale (Policies SP11, DM1, DM3)

The proposed side infill extension:

- Is single storey and subordinate to the host dwelling
- Respects the original form and proportions of the property
- Is contained within the side return, resulting in limited visibility from the public realm
- Reflects a typical and widely accepted form of development within Haringey

The scale (circa 3m in height) aligns with common permitted development parameters and is consistent with adopted guidance.

The proposal, therefore, complies with **SP11 and DM1** in delivering a well-designed and contextually appropriate extension.

4.2 Impact on Residential Amenity (Policy DM1, DM3)

The development has been carefully designed to ensure:

- No unacceptable loss of daylight or sunlight to neighbouring properties
- No overbearing or enclosing impact, given its limited height and side return position

- No introduction of overlooking or loss of privacy

Side infill extensions of this nature are a recognised low-impact form of development, and the proposal remains fully compliant with DM3.

4.3 Character of the Area and Precedent

There is a clear and consistent pattern of development within Arcadian Gardens supporting extensions of equal or greater scale.

Notable examples include:

- HGY/2013/2460 – 84 Arcadian Gardens
Side infill extension approved (approx. 3m to eaves), directly comparable.
- HGY/2018/1358 – 109 Arcadian Gardens
Rear extension extending 4.5m, demonstrating acceptance of larger ground floor additions.
- HGY/2025/0623 – 1 Arcadian Gardens
Significant extensions, including ground and first-floor additions.

These decisions demonstrate that the principle of extending properties within this street is firmly established, and that the scale of the current proposal is modest by comparison.

5. Planning Balance

The proposed development:

- Complies with SP11, DM1, and DM3 in terms of design and residential amenity
 - Reflects the established character and built form of the area
 - Is modest and subordinate, with no adverse impacts identified
 - Is supported by a strong and consistent local precedent
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6. Conclusion

The proposed side infill extension constitutes a policy-compliant and contextually appropriate form of development.

It aligns with both local and national planning policy, preserves residential amenity, and reflects a well-established pattern of development within Arcadian Gardens.

In light of the above, the application is respectfully recommended for approval.