

DESIGN AND ACCESS STATEMENT

Proposed First Floor Rear Extension 1–3 Rostrevor Avenue, Tottenham, London, N15 6LA

1. Introduction

This Design and Access Statement has been prepared in support of a householder planning application for the erection of a first-floor rear extension at 1–3 Rostrevor Avenue, Tottenham.

The application follows detailed pre-application engagement with the London Borough of Haringey under reference PRE/2025/0384, where the principle of development was clearly supported, subject to design considerations. The proposal has been carefully developed in response to this advice and is supported by a robust planning and design rationale.

2. Site Description and Surroundings

The site comprises a pair of two-storey semi-detached residential properties located on the northern side of Rostrevor Avenue within the South Tottenham House Extension Area. The properties are not listed and are not located within a conservation area.

The surrounding area is residential in character, predominantly formed of terraced and semi-detached dwellings. The rear of the block displays a varied pattern of extensions, including ground floor, first floor, and roof extensions, resulting in a townscape that lacks uniformity and demonstrates an established pattern of incremental domestic enlargement.

The site has an established planning history, including a loft extension and rear extensions, confirming that the properties have evolved over time in a manner consistent with the surrounding area.

3. Planning History and Pre-Application Engagement

The site benefits from a number of relevant planning permissions, including a loft extension and prior rear extensions. Notably, a previous application for a first floor rear extension at No.3 was approved under application reference HGY/2022/0623.

Pre-application advice was sought from the Council, and the response confirmed that the principle of a combined first floor rear extension is acceptable within this location, subject to detailed design and amenity considerations. The officer explicitly acknowledged that similar developments have been approved both by the Council and on appeal, and concluded that the proposal is likely to be acceptable as it was subject to the amendments requested in the pre-application letter.

This application has been prepared fully in accordance with that advice.

4. Proposal

The proposal seeks planning permission for the erection of a first-floor rear extension across the application properties.

As shown on the submitted drawings, the extensions provide approximately 13 sqm of additional internal floorspace and are designed to align with the existing built form. The extensions sit below the main ridge height and are subordinate to the host buildings. The flat roof set below the eaves line, in accordance with officer guidance.

The extensions integrate seamlessly with the existing buildings and do not introduce any incongruous features. All materials are proposed to match the existing dwellings, ensuring a cohesive and consistent appearance.

5. Design and Appearance

The design approach is led by the requirement to produce a subordinate and policy-compliant addition that reflects the established pattern of development within the area.

The first-floor extensions at both properties are modest in scale and projection and are set within the rear building line. The flat roof form ensures that the extensions remain visually subservient to the main roof and avoid unnecessary bulk. The use of matching materials reinforces the continuity of the host buildings and the wider terrace.

The surrounding area is characterised by a varied rear elevation, where numerous properties have been extended at ground, first floor, and roof level. In this context, the proposal will not appear incongruous or visually intrusive. Rather, it will sit comfortably within the established pattern of development.

6. Impact on Character and Appearance

The proposal preserves the character and appearance of the host property and the wider area.

The rear of the terrace is not visible from the public realm and is experienced primarily from neighbouring gardens. The extension is modest in depth and does not dominate the existing building. Its design ensures that it reads as a natural continuation of the dwelling rather than an overbearing addition.

This position is strongly supported by the recent appeal decision at Clifton Gardens (Ref: APP/Y5420/W/24/3338821), where the Planning Inspector confirmed that first-floor rear extensions of a comparable nature do not harm the character or appearance of the area. The Inspector concluded that such extensions, due to their modest projection and limited visibility, would not appear overbearing or incongruous and would not dominate the host properties.

The current proposal aligns directly with these findings.

7. Impact on Residential Amenity

The proposal has been carefully designed to ensure that there is no unacceptable impact on neighbouring amenity.

The first floor extension on both properties do not include side-facing windows and therefore would not give rise to overlooking or loss of privacy. The depth and height of the extensions are modest and consistent with what is already established within the area.

Given the relationship between properties, the extension will not result in any unacceptable loss of daylight, sunlight, or outlook. This is consistent with the conclusions reached by the Planning Inspector in the Clifton Gardens appeal, where similar extensions were found not to result in overbearing impact or harm to neighbouring living conditions.

8. Personal Circumstances and Material Considerations

As part of the pre-application process, the Local Planning Authority was provided with confidential supporting information relating to the specific needs of an occupier of the property. Due to the sensitive nature of this information, it is not appropriate for it to be included within this publicly available document.

However, it is confirmed that the information clearly demonstrates a genuine and evidenced need for additional internal space, including the requirement for an appropriately sized bedroom arrangement to accommodate ongoing care and ensure suitable living conditions.

This matter was expressly acknowledged within the Council's pre-application advice, which confirmed that the justification for the full-width first floor extension was understood and accepted in principle .

The circumstances have therefore been fully disclosed to the Local Planning Authority and form a material consideration in favour of the development. It is well established that such considerations can carry weight in planning decisions, particularly where they relate to health, wellbeing, and the reasonable use of a family home.

9. Planning Policy Context

The proposal complies with the relevant provisions of the Development Plan.

London Plan Policy D3 requires development to optimise site capacity through a design-led approach while responding positively to local context. The proposal achieves this by making efficient use of the site without compromising design quality or amenity.

Policy D4 supports high quality design that respects local character. The extension is modest, subordinate, and consistent with the established pattern of development.

At the local level, Haringey Strategic Policy SP11 and Development Management Policies DM1 and DM12 require development to be of a high standard of design, to respond positively to its surroundings, and to protect residential amenity. The proposal fully accords with these requirements.

The South Tottenham SPD provides guidance on extensions and, as confirmed by both the Council and the Inspector, does not prohibit first floor rear extensions. The proposal aligns with the SPD's objectives by ensuring that the extension is proportionate, subordinate, and does not give rise to unacceptable impacts.

10. Conclusion

The proposed first floor rear extension represents a well-considered and policy-compliant form of development.

The principle of development has been clearly established through pre-application advice and reinforced by a recent appeal decision within the immediate area. The design is modest, subordinate, and in keeping with the host property and surrounding context. There are no adverse impacts on neighbouring amenity.

In addition, site-specific circumstances provide further justification for the development and have already been acknowledged by the Local Planning Authority.

For these reasons, the proposal fully accords with the Development Plan and material considerations, and planning permission should therefore be granted.

