

DESIGN AND ACCESS STATEMENT

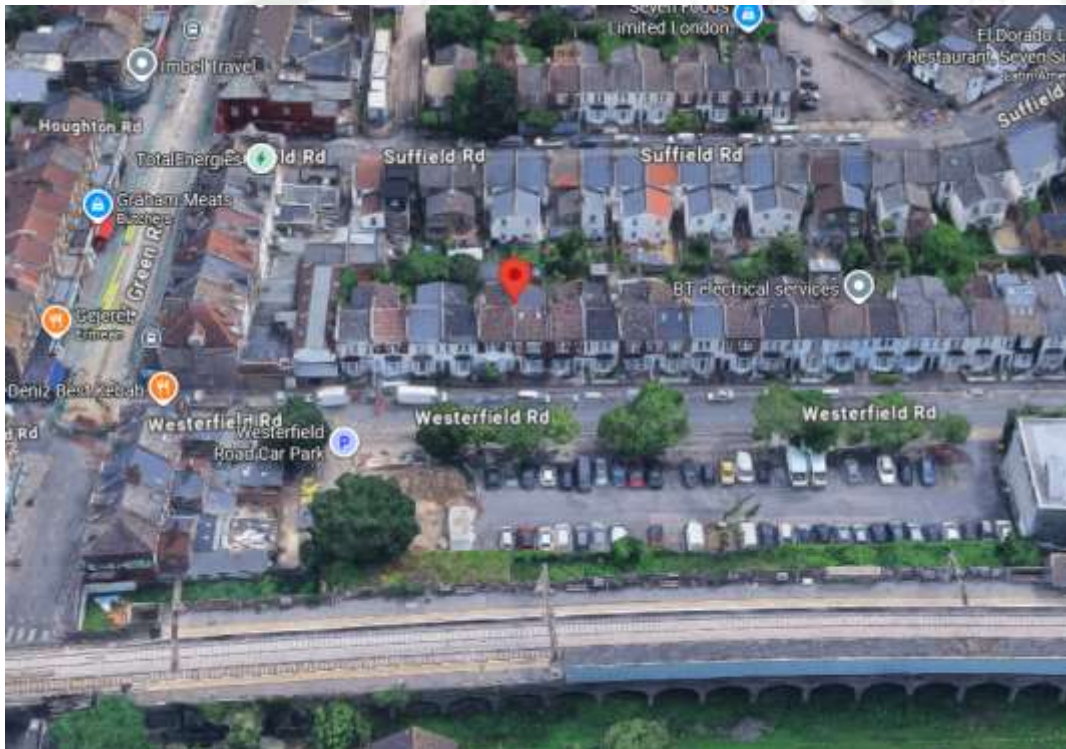
Introduction

This statement has been prepared in support of a householder planning application for the erection of a single-storey wraparound extension at the above property.

The proposal accords with national, regional, and local planning policy, including the National Planning Policy Framework (NPPF), the London Plan (2021), and the Haringey Local Plan.

Site and Surroundings

The site is located within a residential area characterised by traditional terraced housing. Properties along Westerfield Road commonly feature rear outrigger projections and many have been extended at ground floor level.



The site is not within a designated conservation area and there are no listed buildings directly affected by the proposal.

Proposal Description

The development comprises a single-storey wraparound extension to the rear and side and would project by 3.5 metres beyond the rear building line of the outrigger. The proposal would have a flat roof and would stand at a maximum height of 3m. A Sukha rooflight included in the design would allow in more lights for the family and the internal reconfiguration would create a more open-plan layout.

Planning Policy Context

National Policy

The proposal aligns with the National Planning Policy Framework, which supports high-quality design and sustainable development.

Regional Policy

The scheme accords with the London Plan, in particular:

- **Policy D3** (Optimising Site Capacity through the Design-Led Approach)
- **Policy D4** (Delivering Good Design)

The proposal is design-led, proportionate, and responds positively to its context.

Local Policy – Haringey

The proposal complies with policies within the Haringey Local Plan, including:

- **SP11 – Design:** Requires high-quality design that respects local character
- **SP13 – Open Space and Biodiversity:** Protects amenity and environmental quality
- **DM1 – Delivering High Quality Design:** Ensures development is sympathetic to its surroundings
- **DM12 – Housing Design and Quality:** Ensures housing design is of high quality and meets the needs of the occupiers.

The scheme also aligns with Haringey's **Residential Extensions and Alterations SPD**, which supports modest rear and side extensions where impacts are acceptable.

Design Principles

Scale and Massing

The extension is modest and subordinate to the host dwelling. The 3.5m projection and 3m height are consistent with Haringey guidance and typical local extensions.

Character and Appearance

Materials will match or complement the existing property, including:

- Matching brickwork
- Flat roof design
- High-quality glazing systems

This ensures compliance with Policy DM1 and SP11.

Layout and Functionality

The wraparound extension efficiently utilises the side return, improving internal circulation and providing a larger, functional living space suited to modern family life.

Roof Design and Daylight

The inclusion of rooflights enhances daylight penetration, reducing reliance on artificial lighting and improving sustainability.

Impact on Neighbouring Properties

- The height (3m) and projection (3.5m) are designed to minimise overshadowing
- No side-facing windows are proposed that would result in overlooking
- Rooflights face upwards only, preserving neighbour privacy

Overall, the proposal is not expected to result in significant loss of light, outlook, or privacy.

Access

Access to the property will remain unchanged via the existing front entrance. The ground floor will remain step-free internally where possible. The new layout improves accessibility and usability of living spaces

No adverse impacts on access arrangements are anticipated.

Sustainability Considerations

The proposal incorporates sustainable elements, including:

Increased natural lighting via rooflights, reducing reliance on artificial lighting; Opportunity for improved insulation and thermal performance; Potential for energy-efficient glazing and materials.

Conclusion

The proposed single-storey wraparound extension is a well-designed, modest addition that:

- Enhances the functionality and quality of the dwelling
- Respects the character of the host property and surrounding area
- Minimises impact on neighbouring amenity
- Complies with relevant planning policies and guidance

The application is therefore considered acceptable and is respectfully expected to be granted planning permission.

PLANNING SERVICES
— Part of the SAM Group —