

Planning Statement – Response to Pre-Application Advice

20a Crescent Road, Haringey, London, N22 7RS

1. Introduction

This planning statement has been prepared in support of a full planning application for the erection of a single-storey rear extension to provide dedicated cycle and refuse storage serving the ground floor commercial unit and upper residential accommodation at 20a Crescent Road.

The scheme has been revised following pre-application advice provided by the Local Planning Authority (ref. PRE/2025/0364), and the amendments made are outlined below.

2. Design Response to the Pre-Application Advice

The proposal has been amended to respond to the pre-application advice, whilst maintaining the functional requirements of cycle and refuse storage.

a) Reduction in Visual Impact and Height Perception

The previously proposed parapet wall has been removed. This results in a noticeably lighter and less visually dominant form, reducing the perceived height and overall visual impact of the extension when viewed from neighbouring properties.

The extension is now expressed as a simple, low-profile structure with a flat roof, significantly reducing its visual impact.

b) Neighbouring Amenity

The revised design has been developed with careful regard to the amenity of the adjoining property at No. 22 Crescent Road.

The removal of the parapet reduces the apparent scale of the structure and improves outlook from neighbouring windows. The extension remains single-storey in nature and modest in scale, consistent with extensions to commercial buildings within the surrounding parade.

On this basis, the proposal is not considered to result in an unacceptable impact on outlook and lighting conditions.

c) Materials

All external materials are proposed to match the existing building, ensuring the extension integrates appropriately with the host property and surrounding context.

3. Conclusion

The revised scheme has responded to the pre-application advice. Key amendments, including the removal of the parapet, have reduced the visual impact of the proposal and improved its relationship with neighbouring properties.

The development is modest in scale, functional in purpose, and consistent with the character of similar rear extensions within the surrounding area. It is therefore considered to comply with relevant planning policies relating to design and residential amenity, and planning permission should be granted.