

Planning Statement

109 Dukes Avenue, London, N10 2QD

Planning Statement

April 2026

1. Purpose of this Statement

This Planning Statement has been prepared in support of a householder planning application for the proposed ground-floor side infill extension, internal alterations, and all associated works at 109 Dukes Avenue, London, N10 2QD.

The statement sets out the key planning considerations. It demonstrates that the proposed development complies with both local and national planning policy and responds appropriately to the character of the surrounding area.

2. The Site and Surroundings

The application site comprises a residential property located within a well-established suburban context characterised by similar dwelling houses, many of which have undergone extensions and alterations.

The immediate area features a consistent pattern of development, with side infill extensions being a common and established form of alteration. These additions typically occupy the underutilised side return space at ground floor level and are considered a sympathetic way to enhance internal living conditions.

3. The Proposal

The proposal seeks permission for:

- A ground floor side infill extension

- Internal alterations to improve the layout and usability of the ground floor
- All associated works

The extension will infill less than half of the existing side return, creating a more functional and cohesive internal space, typically improving the kitchen and living areas.

The proposed design has been carefully considered to remain subordinate to the host dwelling and to integrate seamlessly with the existing built form.

4. Design and Scale

The proposed extension adopts a modest and proportionate design approach:

- The height of the extension is proposed at approximately 2.6 metres
- This height has been informed by established precedents within the surrounding area, where similar side infill extensions at this height have received planning approval
- The scale and massing ensure the extension remains subservient to the host property

By aligning with approved local precedents, the proposal reflects a design approach that has already been accepted by the Local Planning Authority, thereby reducing planning risk and reinforcing its acceptability.

5. Local Precedents

The proposal follows an established precedent within the surrounding area of similar heights:

- 2023/3369 - 127 Dukes Avenue, Hornsey, London, N10 2QD
Single story ground floor side extension to rear of property
Flat roof approved at height of 3.35m.
- The proposed height of the extension from the ground level at No 99 is 3

- 2021/2917 - 99, Dukes Avenue, London, N10 2QD
Erection of a single storey infill extension.
3meters on the boundary with a roof pitching up to a height of 3.5 meters.
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6. Impact on Character and Appearance

The proposal preserves the overall character of the property and surrounding area:

- The extension is located to the side and largely screened from public views
- Materials and detailing will be chosen to complement the existing dwelling
- The development follows a well-established pattern of side infill extensions within the area

As such, the proposal is considered to have a neutral to positive impact on the character and appearance of the site and wider streetscape.

7. Impact on Neighbouring Amenities

The proposal has been designed with careful consideration of neighbouring properties:

- The 2.6m height ensures a limited visual and daylight impact
- The extension remains consistent with typical side infill developments, which are widely accepted as having minimal impact when appropriately designed
- There will be no significant loss of light, outlook, or privacy

Overall, the proposal is considered to maintain a good standard of amenity for neighbouring occupants.

8. Planning Policy Context

The proposal accords with the core principles of the National Planning Policy Framework (NPPF), which supports:

- High-quality design
- Development that improves the quality of existing housing
- Efficient use of land within residential curtilages

At a local level, the proposal aligns with policies that support well-designed residential extensions that are proportionate, respectful, and do not harm neighbouring amenity.

9. Conclusion

The proposed ground floor side infill extension and associated internal alterations represent a sensitive and policy-compliant form of development.

Key points include:

- A modest and subordinate design
- Alignment with approved local precedents
- No adverse impact on neighbouring amenity
- Preservation of the character and appearance of the area

On this basis, the proposal is considered acceptable and we respectfully request that planning permission is granted.