

**DESIGN STATEMENT**  
**135 Risley Avenue, London, N17 7HN**

**HOUSEHOLDER FULL PLANNING APPLICATION:**  
**SINGLE-STOREY REAR EXTENSION**

**Site and Planning Context**

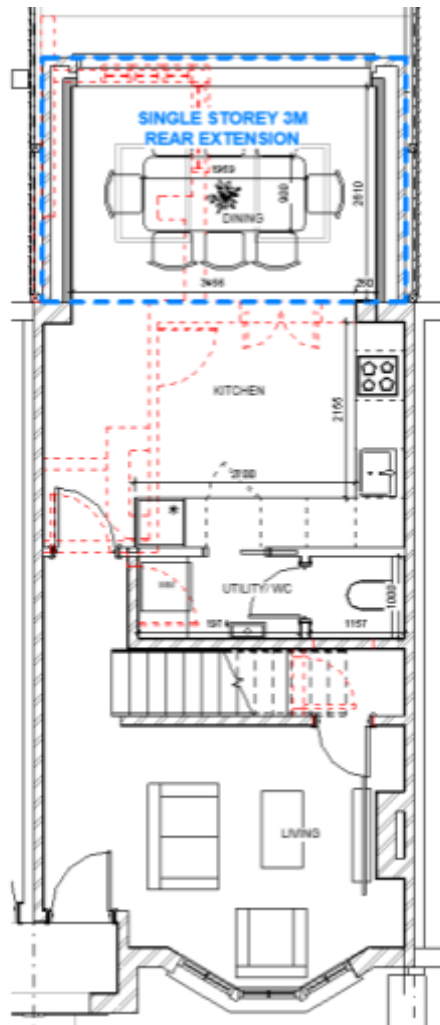
1. The application site (No. 135) comprises a two-storey terraced dwelling located within a residential street. The property is not in a Conservation Area, not on Article 2(3) land, and is not subject to any heritage or environmental constraints.



**Single Storey Rear Extension**

- a. The single storey rear extension extends 3 metres from the principal rear elevation wall of the original dwellinghouse.
- b. The building height of the extension does not exceed 3.25 metres for the slight gradient of the flat roof and the eaves height does not exceed 3 metres.

- c. The materials used for the proposed single storey rear extension will be brick matching the principal front and rear elevations of the existing host dwelling house. The material is of a similar appearance to those that are used in the exterior of the main dwellinghouse.
- d. Notwithstanding the demolition, in planning terms the resultant built volume effectively constitutes merely an infill extension, which would otherwise fall within the parameters of PD under Class A of Part 1, Schedule 2 of the GPDO. The requirement for planning permission arises solely due to the Article 4 Direction within the Tower Gardens CA, rather than from any inherent harm arising from the scale or nature of the works.



- e. The proposed development is confined to the rear and will not be visible from the public realm. The principal elevation and the uniform appearance of the terrace along Risley Avenue will therefore remain unaffected.



**Residential Amenity impact to No. 133:**

- a. No. 133 is adjoining with No. 135 as a terraced neighbour.
- b. No.133 is a two-storey terraced dwellinghouse.
- c. The proposed element of No. 135 is a single storey rear extension projecting by only 3m. As such, it would not result in any unacceptable sense of enclosure, overbearing presence, or loss of outlook to the adjoining occupiers of No. 133.
- d. Therefore, we consider that there is no detrimental impact and no harm to the residential amenity of No. 133.

**Residential Amenity impact to No. 137:**

- a. No. 137 is adjoining with No. 135 as a terraced neighbour.
- b. No. 137 is a two-storey terraced dwellinghouse.
- c. The proposed element of No. 135 is a single storey rear extension projecting by only 3m. As such, it would not result in any unacceptable sense of enclosure, overbearing presence, or loss of outlook to the adjoining occupiers of No. 137.
- d. Therefore, we consider that there is no detrimental impact and no harm to the residential amenity of No. 137.

**Similar precedent cases in the neighbourhood area:**

- a. Planning Ref: HGY/2024/0002 **(Approve with Conditions)**
  - i. 39 Risley Avenue, Tottenham, London, N17 7HJ
  - ii. Erection of single storey rear extension. Installation of 2 x rooflights to rear roof slope. Erection of small bike store in front garden
- b. Planning Ref: HGY/2020/3108 **(Approve with Conditions)**
  - iii. 136 Risley Avenue, London, N17 7ER



iv. Single storey rear extension

c. Planning Ref: HGY/2020/2899 (**Approve with Conditions**)

v. 154 Risley Avenue, London, N17 7ER

vi. Erection of a single storey rear extension and conversion of the loft including the installation of 2 rear roof lights

We trust that the overall design has been well considered with reference to the Local Plans, SPD Guidance and the actual local context. The proposal would not have a detrimental impact to the local characteristic and no harm to the residential amenity of the neighbours.

