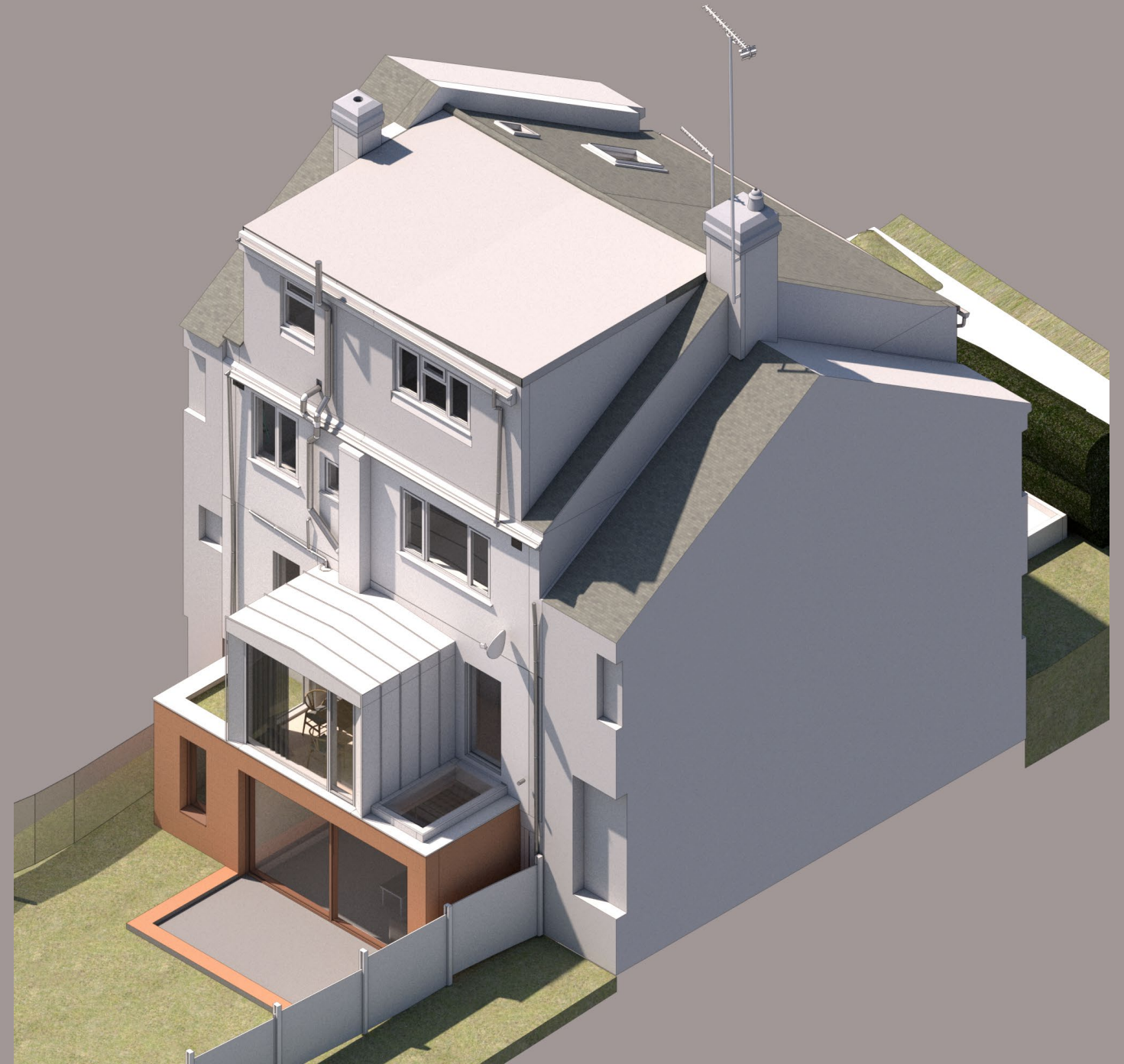




18 Harcourt Road

Design & Access Statement



Project Number:	0725
Document Reference:	0725-04-01_Harcourt Road_Design & Access Statement
Date:	22.04.26
Revision:	-

LINEWORKS

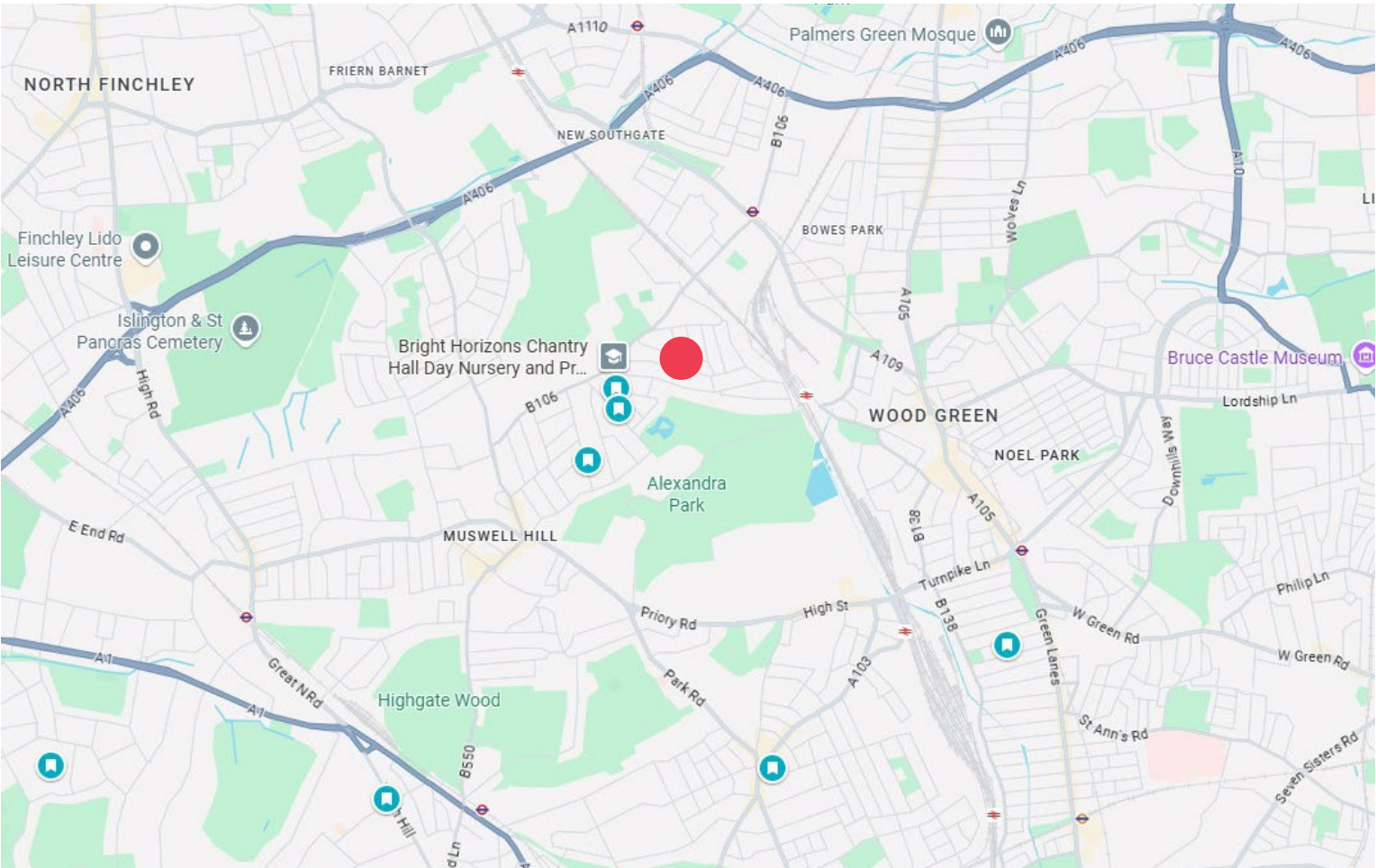
1.0 The Site

Site & Context

18 Harcourt Road N22 7XW is a two-storey terraced house constructed between 1930 and 1949 (typical of inter-war suburban expansion). The property sits within the North Eastern area of Muswell Hill in the London Borough of Haringey, an area that expanded significantly in the late 19th and early 20th centuries, characterised largely by Victorian terraced style properties. The property is not listed and does not sit within a conservation area.

The planning context for the development is guided by Haringey’s Local Plan and relevant SPDs, notably the Development Management DPD (2017) and the Sustainable Design & Construction SPD (2013). Policies DM1 (High Quality Design) and DM12 (Residential Extensions) require extensions to respect local character, remain subordinate, and safeguard the amenity of neighbours. The proposal has been developed to comply with these policies, ensuring a high-quality, sensitive addition to the existing proposed and context.

This application is the second application for this site following the rejected application reference number HGY/2025/2423. Following this rejection we revised the design and have resubmitted a revised design for a pre-application ref number PRE/2026/0064. Following a more positive response from that meeting and feedback later, this has formed the basis of the design described in this report and on the associated drawings.



LOCATION PLAN Property located in the London Borough of Haringey in north Muswell Hill



SITE PLAN



SITE AERIAL Aerial view showing 18 Harcourt Road (outlined in red)



SITE AERIAL Aerial view showing 18 Harcourt Road (outlined in red) and the immediate neighbouring context

1.1 Existing Property

Neighbouring Context & Site Photography

18 Harcourt Road (outlined in red) is a three-storey house, forming part of a terrace row. The existing terrace presents an inconsistent rear elevation, with a variety of roof forms, fenestration proportion and detail, as well as significant changes in material treatment.

Given this variety in architectural language, the terrace does not present a definitive & consistent character. There is variation across this rear facade in terms of form, existing built extensions and materials.

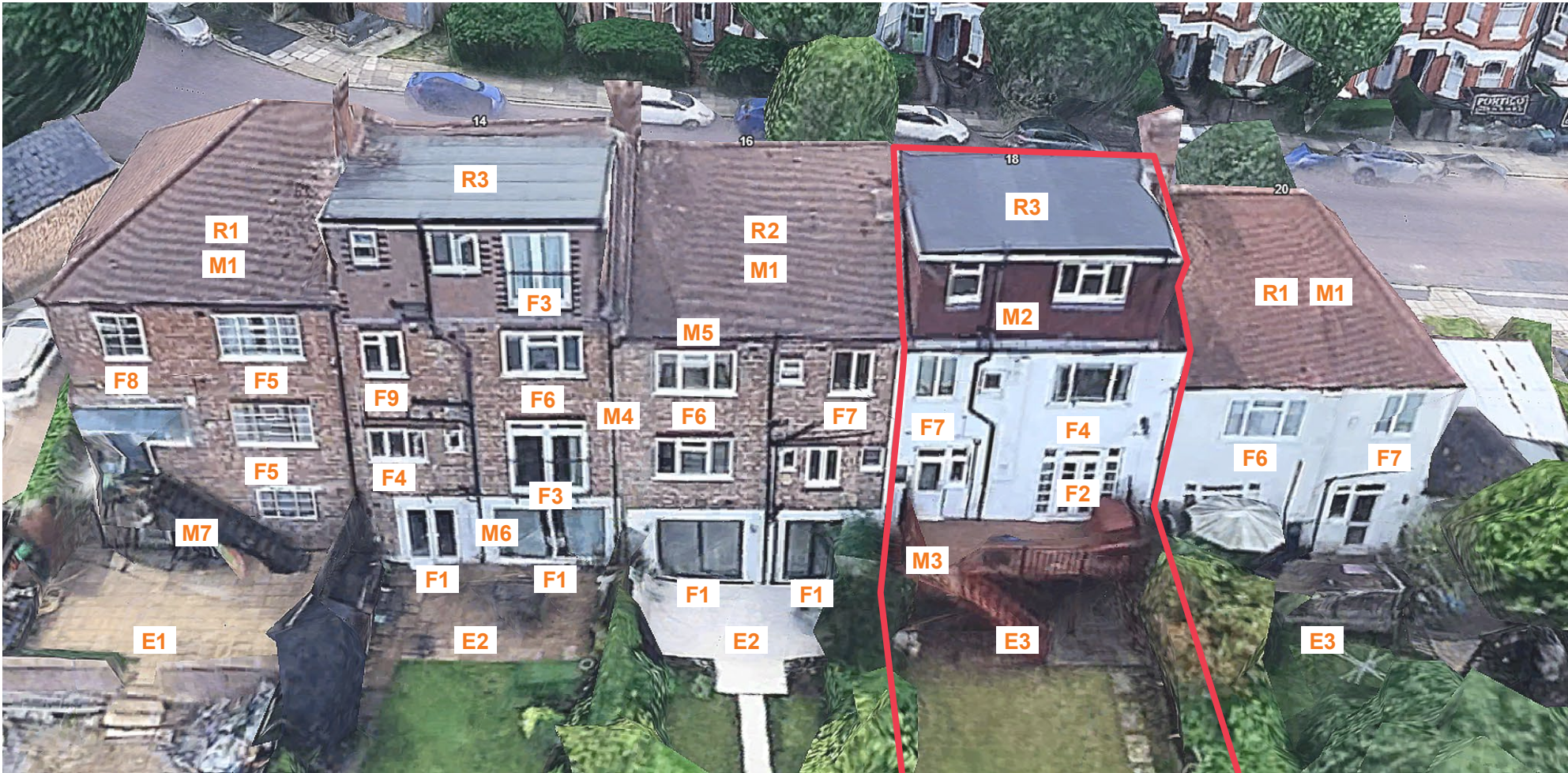
The diagram on the right highlights the variety of these architectural elements, which ultimately create a disordered and inconsistent rear elevation to the terrace, these elements are:

- R1 - Roof Form
- F2 - Fenestration Treatment
- E3 - Exterior Treatment
- M4- Material Treatment

There is no discernible consistency to this rear elevation and in fact considerable deviations in terms of fenestration and material. It is to be reiterated that these houses all sit outside of the conservation area and the relative protections these provide.



SITE AERIAL Aerial view showing Terrace 18 Harcourt Road (outlined in red dashed line)



SITE PHOTOGRAPHY – Aerial view of existing property 18 Harcourt Road (outlined in red line)

ROOF FORM

- R1 - Hip Ended Gable
- R2 - Gable
- R3 - Dormer Extension

FENESTRATION

- F1 - Large Glazed Double Doors
- F2 - Large Glazed Double Doors with Glazing Bars
- F3 - Juliet Balcony
- F4 - Three Windows
- F5 - Three Window with Glazing Bars
- F6 - Three Windows with Middle Single Small Opening Section
- F7 - Two Windows
- F8 - Two Windows with Glazing Bars
- F9 - Two windows with Single Smaller Opening Section

EXTERIOR TREATMENT

- E1 - Patio with Stairs
- E2 - Garden Patio
- E3 - Timber Desk and Stairs

MATERIAL TREATMENT

- M1 - Terracotta Roof Tile
- M2 - Burgundy Cladding Tile
- M3 - Deep red painted timber
- M4 - Buff clay bricks
- M5 - UPVC Windows
- M6 - Aluminium Frame Windows
- M7 - Black Steel Stairs

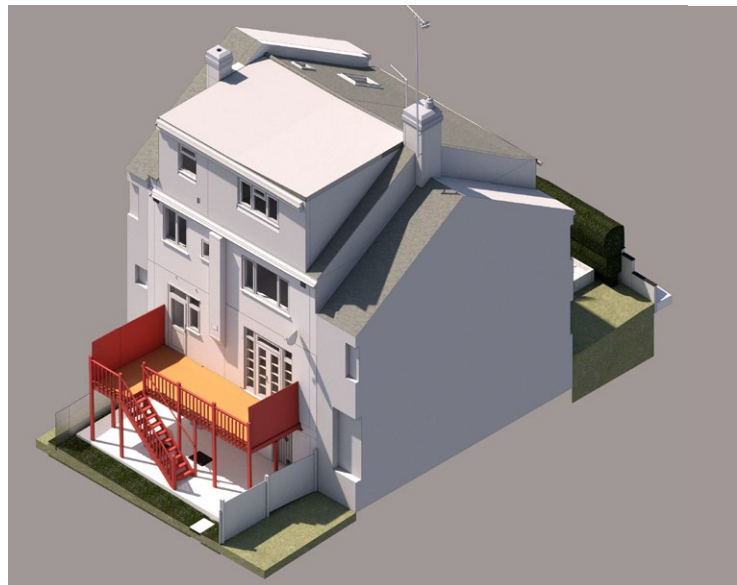
1.1 Existing Property

Proportion & Materiality

From Harcourt Road, the property is a two-storey house built around c. 1930s–40s, forming part of an homogeneous terrace row. The architectural character of the street derives from its red brick façades, tiled pitched roofs, and uniform building line. Rear elevations generally display a mix of historic and modern alterations, including modest single-storey additions. The proposed development is focused to the rear of the property, therefore the front elevation is to remain totally unchanged.

The rear elevation features an external painted timber deck at ground floor level, with a stair that leads down to the garden. There is a separate approved planning application for this element. The existing rear elevation is characterised by a material palette of white render, red terracotta tiles & red painted timber. There is a significant height difference between ground floor and garden level, which leaves a large basement beneath.

The front of the house is different in both colour, scale and style. Appearing more like a two storey volume from the street with a pitched roof, the house's original art deco appearance has been eroded over the years, through replacement of the original glazing with UPVC faceted glazing. The house has a combination of magnolia and pink painted facade.



MODEL ISOMETRIC – Existing model isometric view



SITE PHOTOGRAPHY – Front view of the property

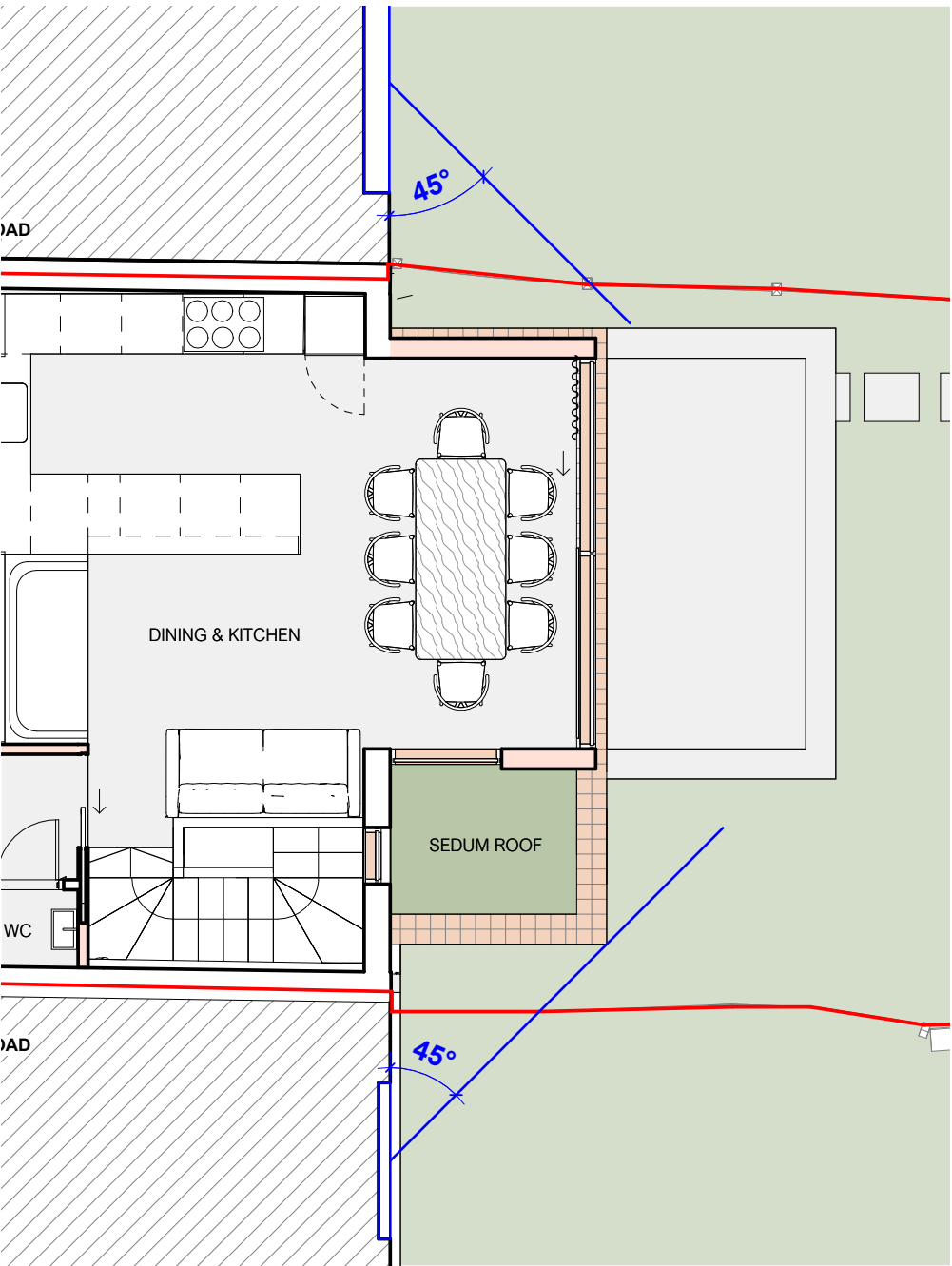


SITE PHOTOGRAPHY – Rear view of the property

2.1 Previous Planning Design

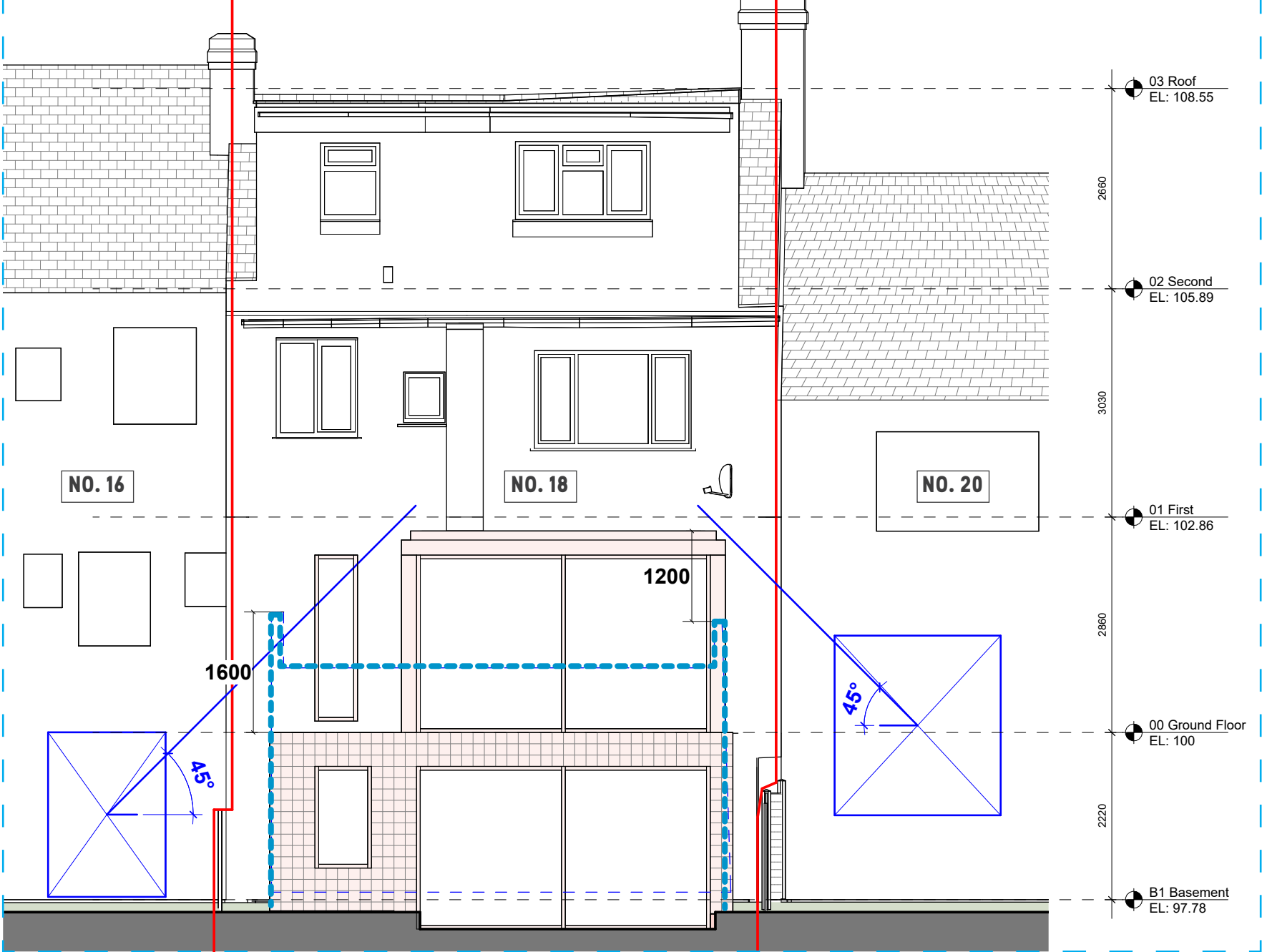
Daylight and Sunlight- BRE 45 Degree Rule

GROUND FLOOR PLAN



The diagrams above illustrate the envelope associated with the previously rejected planning Application. These demonstrate compliance with the BRE 45-degree rule. The dimensions shown on the elevation drawing relate to the height of the existing side walls of the terrace above the existing rear terrace level. As illustrated, the newly permitted envelope actually allows greater levels of light to reach the lower ground floor of No. 16 from the existing condition. Although the new extension sits 1200mm higher than the top of the solid balustrade on the boundary with No. 20, it fully complies with the BRE 45-degree rule used to assess adequate daylight provision.

REAR ELEVATION



Both the elevation above and plans was fully surveyed by a professional third party surveyor to establish precise window locations for all 3 properties (No's 16, 18 & 20 Harcourt Road). Therefore all dimensions shown are accurate to RICS minimum standards.

KEY

EXISTING WALL

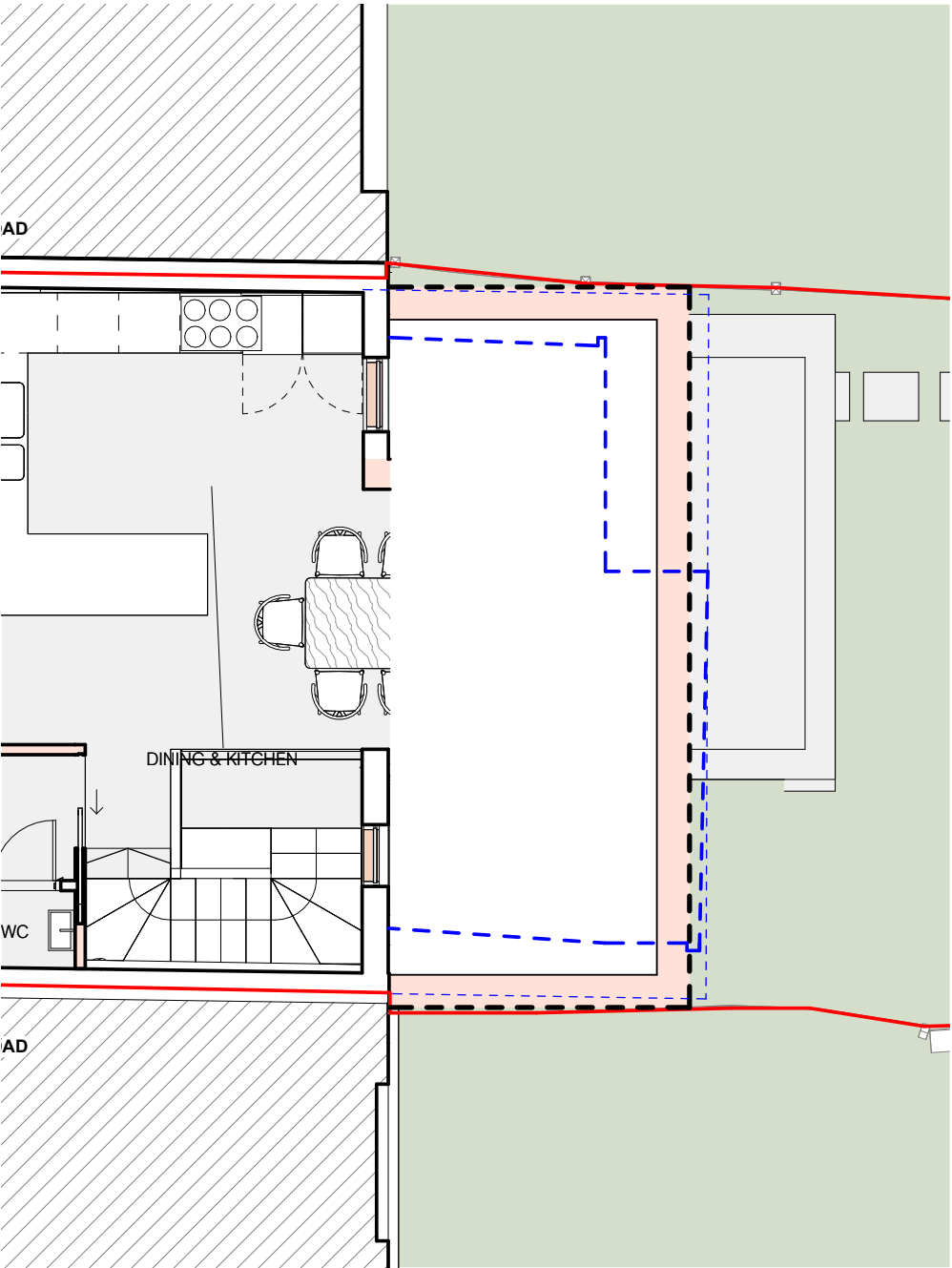
NEW WALL

EXTENT OF EXISTING DECK AND BOUNDARY FENCE

2.2 Permitted Development Envelope

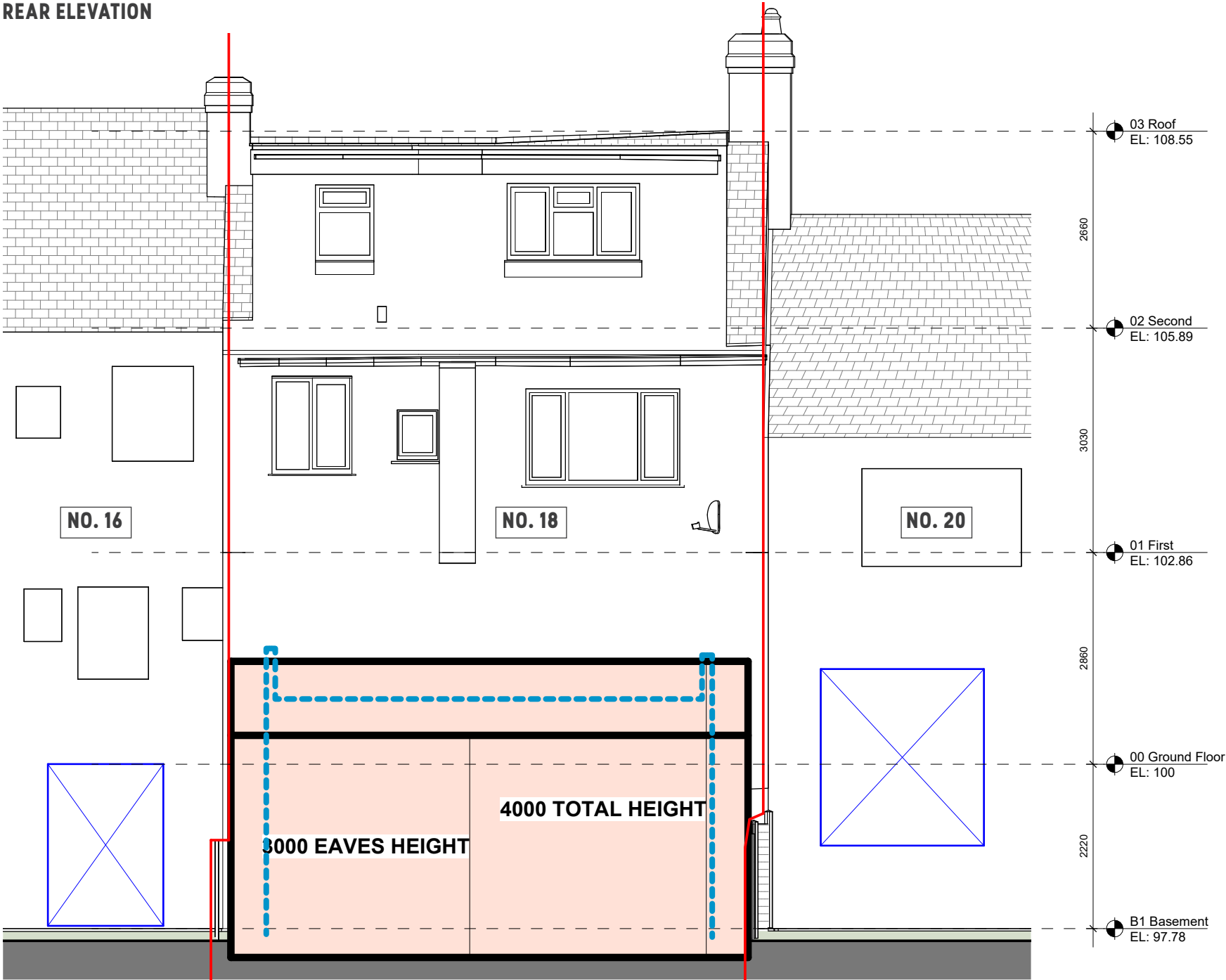
Daylight and Sunlight- BRE 45 Degree Rule

GROUND FLOOR PLAN



This page illustrates the envelope that could be constructed under permitted development rights. With a total height of 4m at the rear of the house and 3m at the garden edge, this arrangement does not take into account any daylight or sunlight considerations. As shown, the structure would sit significantly higher along the boundary with No. 20 compared to the previously submitted planning proposal, while remaining broadly similar in height along the boundary with No. 16. Under permitted development, the extension could also be built directly up to the boundary on both sides. Should the subsequent application be unsuccessful we would look to follow with a permitted development application to secure the volume described above.

REAR ELEVATION



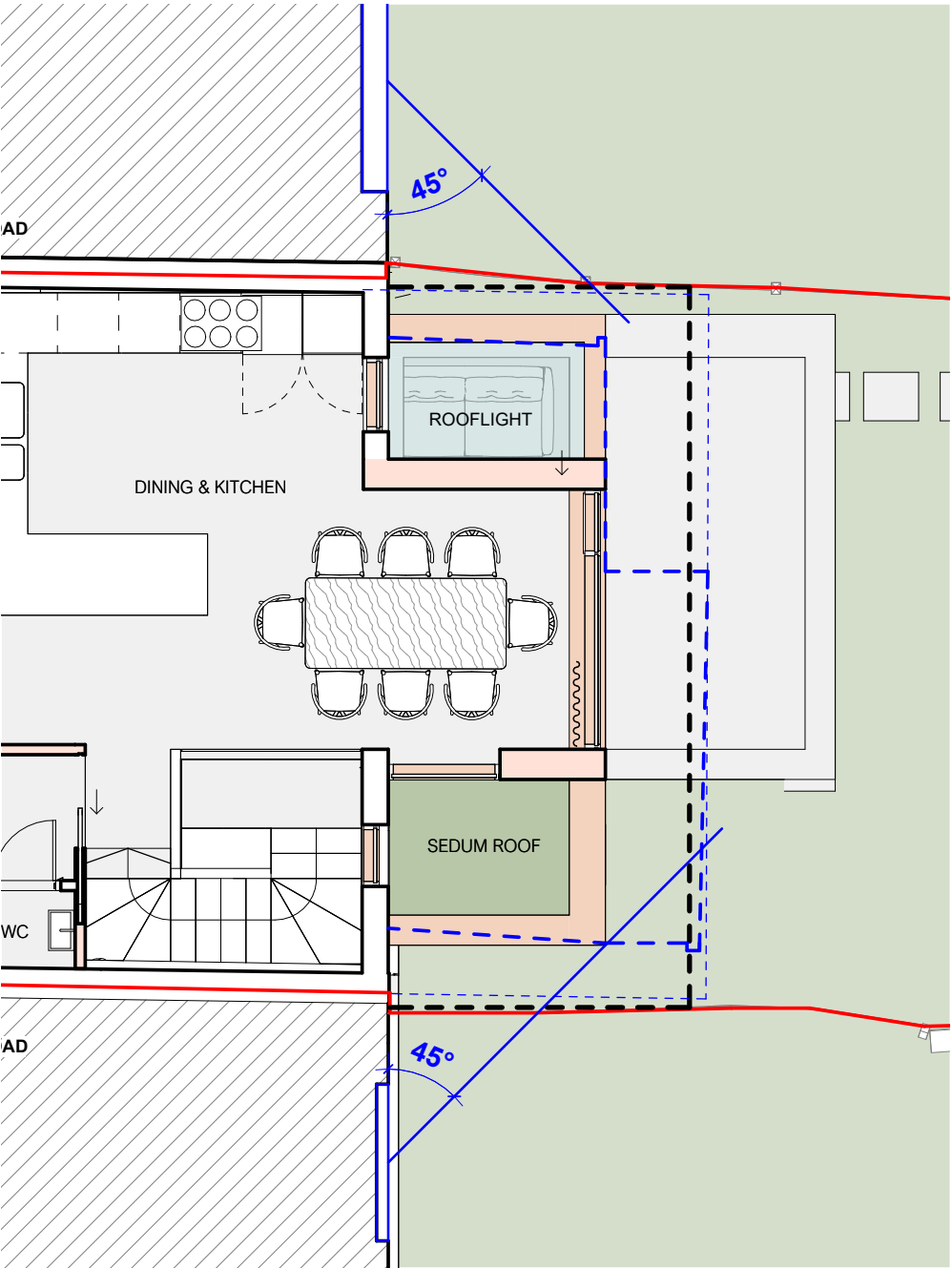
Both the elevation above and plans was fully surveyed by a professional third party surveyor to establish precise window locations for all 3 properties (No.s 16, 18 & 20 Harcourt Road). Therefore all dimensions shown are accurate to RICS minimum standards.

- KEY
- EXISTING WALL
 - NEW WALL
 - EXTENT OF PERMITTED DEVELOPMENT ENVELOPE
 - EXTENT OF EXISTING DECK AND BOUNDARY FENCE

2.3 Revised Design Proposal

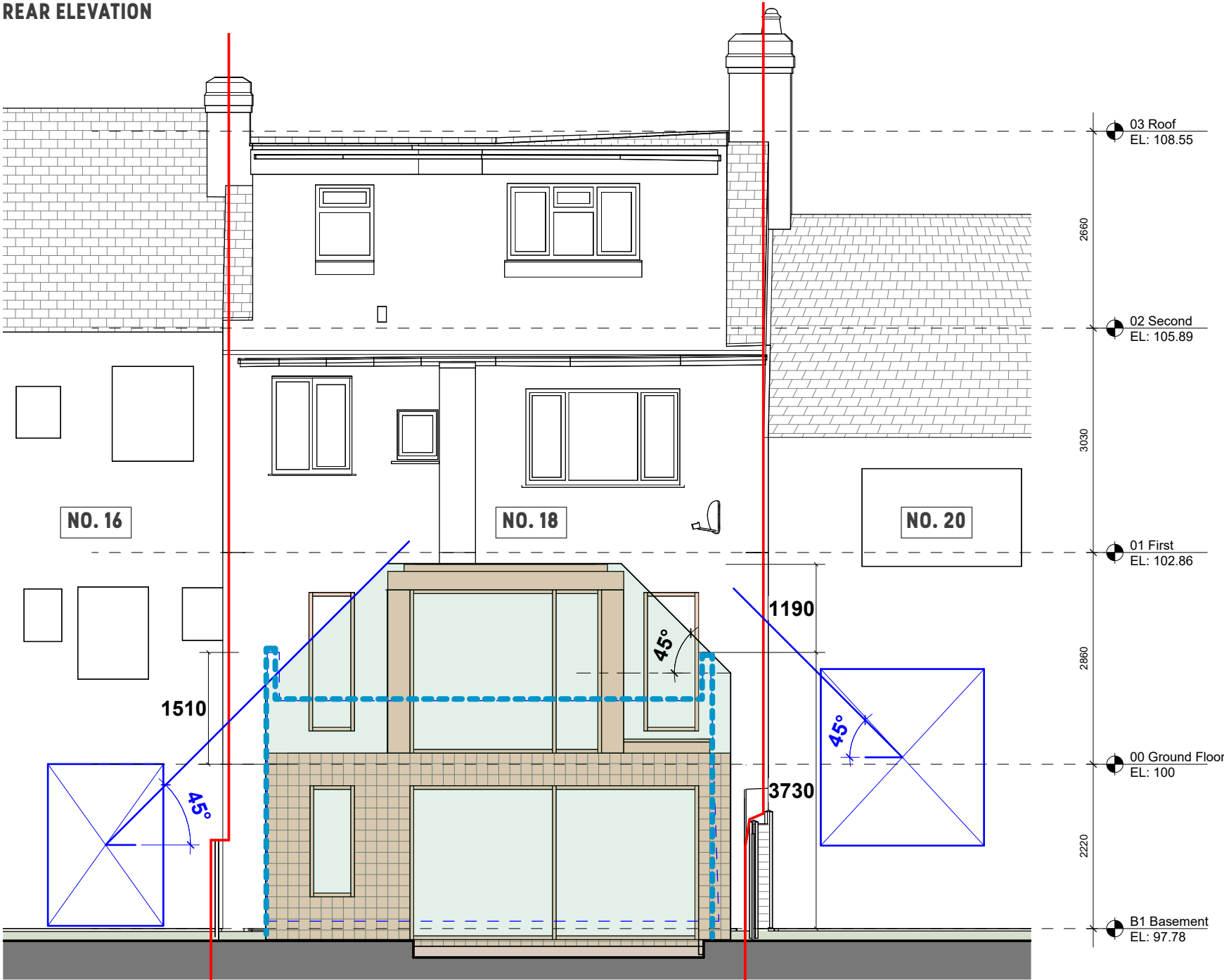
Daylight and Sunlight- BRE 45 Degree Rule

GROUND FLOOR PLAN



The revised envelope has been designed to create a more favourable relationship with the neighbour at No. 20 compared to the previous submission. While the earlier proposal complied with the BRE 45-degree rule, it created a noticeable sense of mass and height along this neighbour's boundary, which ultimately was deemed unacceptable in planning terms. In direct response to this, the new design introduces stepped elements on both sides and sits within a volume defined by a 45-degree line taken from the top of the existing balustrade with No 20, rather than solely relying on the BRE 45-degree assessment line.

REAR ELEVATION



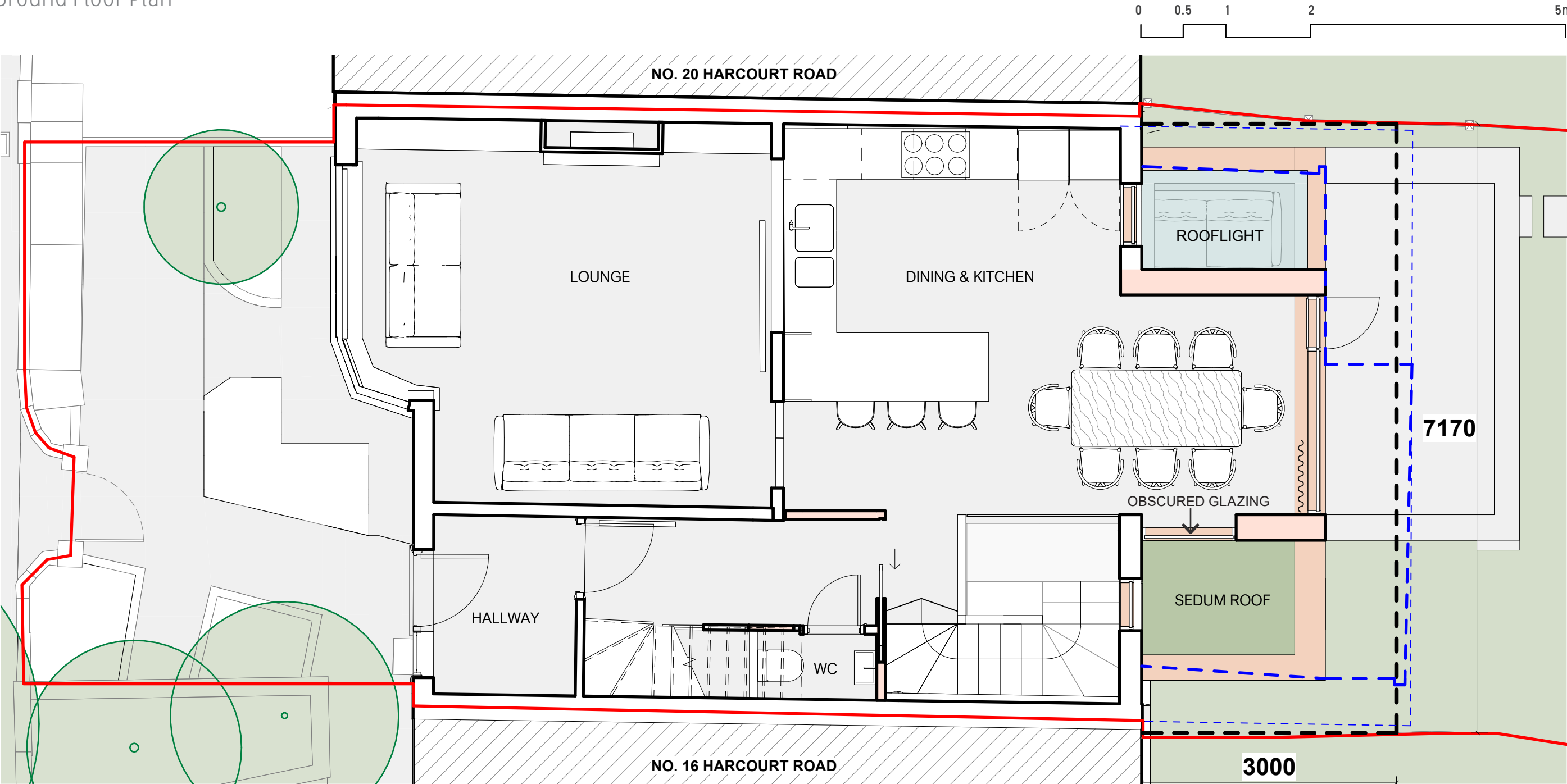
Along the boundary with No. 16, the previously proposed envelope position has been retained. This still represents a significantly improved situation when compared with both the existing condition of the raised deck and boundary fence, as well as the potential scenario of a larger envelope constructed closer to the boundary under permitted development rights.

Both the elevation above and plans was fully surveyed by a professional third party surveyor to establish precise elevations for all 3 properties (16,18&20 Harcourt Rd)

- KEY**
- EXISTING WALL
 - NEW WALL
 - EXTENT OF PERMITTED DEVELOPMENT ENVELOPE (PLAN ONLY)
 - EXTENT OF EXISTING DECK AND BOUNDARY FENCE
 - REASONABLE DEVELOPMENT VOLUME

3.0 Proposed Layouts

Ground Floor Plan



The existing ground floor plan layout demonstrates a narrow plan form, with a linear arrangement of reception rooms leading to a separate small rear kitchen and dining space. The result of this is a slightly compromised internal layout and limited daylight penetration to the street side of the property.

On the proposed rear elevation, strategically placed fenestrations allow views towards the garden and bring sufficient daylight into the centre of the plan whilst maintaining the privacy of the immediate neighbouring properties. The massing of the proposed extension does not extend past the current extent of the external timber deck (shown dotted in blue) but actually sits 1m back from it, to ensure the development remains subservient to the existing property.

The ground floor extension has been revised to form a modest centralised extension solely to from a dining space. This extends outwards around 2.2m and has a width of just over 3m. The basement extension forms a lower level ‘plinth’, onto which the ground floor extension sits. The roof of this extension includes a sedum covered roof to the south and glazed rooflight to the north.

The existing rear garden of the property is generous in depth. As the majority of the proposed extension does not exceed past the existing extent of the timber deck and paving below it, which ensures that rear additions do not erode garden character or create over-development. The development maintains more than adequate private amenity space.

KEY

EXISTING WALL

NEW WALL

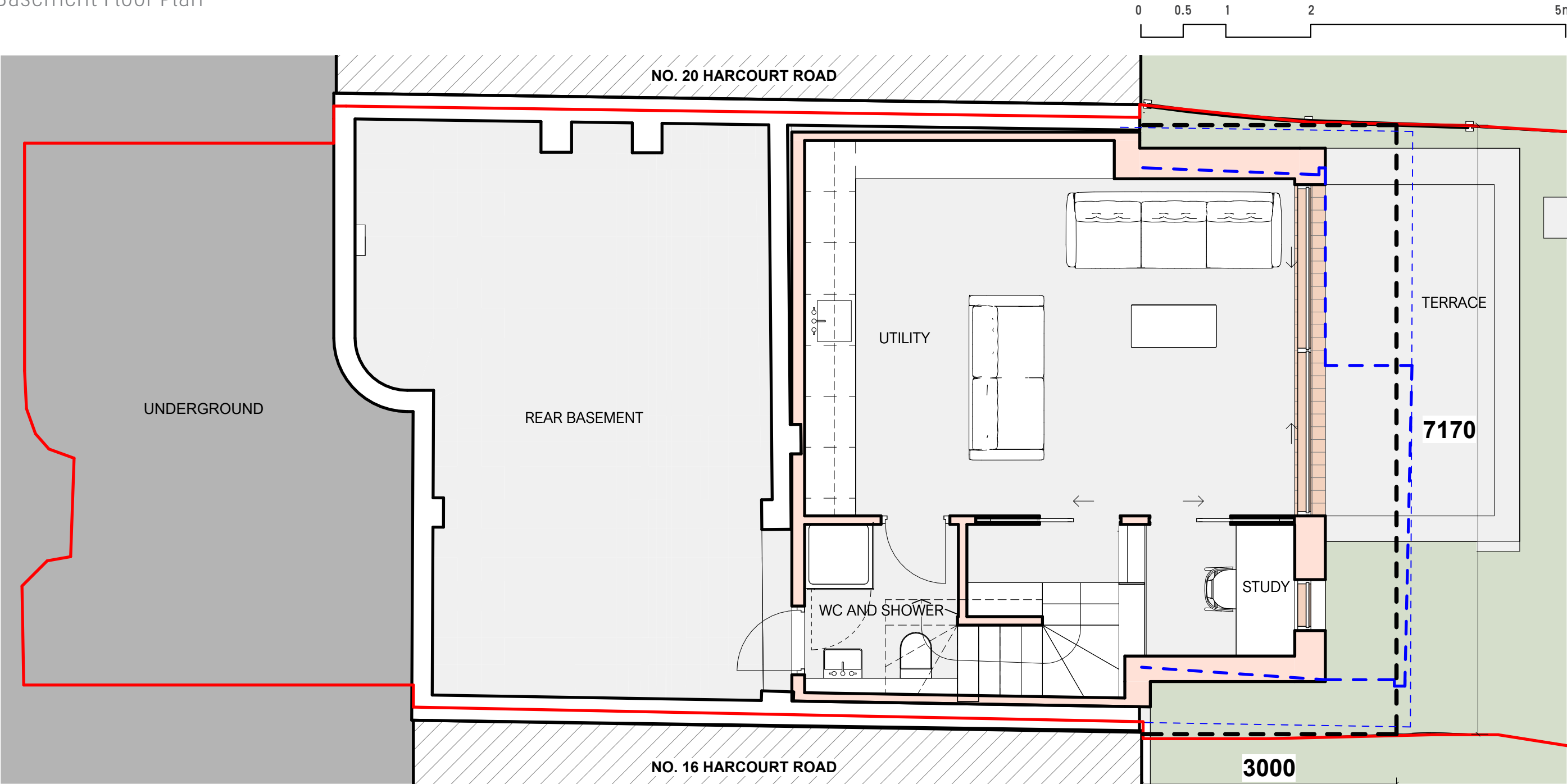
EXTENT OF PERMITTED DEVELOPMENT ENVELOPE

EXTENT OF DECK & STAIR TO BE REMOVED

EXTENT OF GARDEN PAVING TO BE REMOVED

3.1 Proposed Layouts

Basement Floor Plan



The proposed development will also incorporate the basement level. There is an unheated basement of around 1.8m in height presently which extends under the entire property. The proposal is to convert the rear half and extend out also into the garden. Currently, the existing condition of the basement is unheated and uninsulated. The proposed development will utilise sustainable construction methodologies to mitigate heat loss from this space by increasing the amount of insulation. The design will align with Haringey’s Sustainable Design policy DM21 through a focus on achieving target U values for key construction build-ups, as well as implementing a strategy to remove thermal bridges.

The new space created below ground forms a utility space which can also double up as a lounge. A small WC and shower space is included, as well as a small work from home study.

In the garden, the current area of the lawn is approximately 75.3m². The proposed garden terrace is the only part of the scheme that extends further than the existing garden paving, reducing the area of the lawn by just 5.7m². This very slight reduction of lawn is to be offset by new lawn which is proposed adjacent to the new basement terrace, which equates to approximately 3.8m². Therefore, the proposed design maintains 97% lawn space.

KEY

EXISTING WALL

NEW WALL

EXTENT OF PERMITTED DEVELOPMENT ENVELOPE

EXTENT OF DECK & STAIR TO BE REMOVED

EXTENT OF GARDEN PAVING TO BE REMOVED

4.0 Visuals– New spaces created

Interiors

The concept visuals presented on this page demonstrate the various improvements the proposed design makes to the existing house. Most notably, the improvement to light levels, especially facing the garden. Furthermore, the U shape kitchen design utilises fitted joinery to maximises the amount of storage space and worktop area available whilst ensuring adequate circulation space.



VIEW FROM KITCHEN OUT TO REAR GARDEN



VIEW FROM KITCHEN OUT TOWARDS FRONT LOUNGE



VIEW OF NEW BASEMENT LEVEL



VIEW TOWARDS KITCHEN SPACE

5.0 Exterior Envelope Design

Pre-application Options

Following the refusal of the previous planning application, we engaged with Haringey Council through the pre-application process to assess a revised design. In the submitted report, we set out a series of material options for the revised envelope, which are presented on this page alongside perspectives of the existing property and the previous application.

The top row of images shows, from left to right, the existing property, the previous application, and the revised application, which is highlighted with an orange border. The lower row presents the alternative material studies proposed at the pre-application stage. These options were ultimately discounted and not taken forward for further development.

We have reproduced the Case Officer's comments later in this report, where she refers specifically to these options. For that reason, we considered it necessary to include and identify them here.



1) EXISTING REAR GARDEN PERSPECTIVE



2) PREVIOUS PROPOSED ELEVATION



3) REVISED PROPOSED ELEVATION (OPTION 3)



FINAL MATERIALS PALETTE (PROPOSED ABOVE)



4) ALTERNATIVE OPTION 1 (PROPOSED AT PRE-APPLICATION STAGE)



5) ALTERNATIVE OPTION 2 (PROPOSED AT PRE-APPLICATION STAGE)



6) ALTERNATIVE OPTION 4 (PROPOSED AT PRE-APPLICATION STAGE)

5.1 Visuals- Final Proposal

Existing & Proposed Rear Elevation

Aside from the changes to the massing, we have made a number of minor amendments to the envelope. The proposed tile is now slightly lighter in tone and, as a clay terracotta, relates more closely to the terracotta roof tiles that are prevalent in the surrounding area.

The upper section is to be finished in white standing seam metal cladding. This material is durable, easy to maintain, and straightforward to clean, while also helping to reflect light towards the adjacent properties. It also allows the window colour to be matched precisely and avoids standing out against the white rendered backdrop



EXISTING PHOTO



EXISTING REAR GARDEN PERSPECTIVE



PROPOSED REAR GARDEN PERSPECTIVE

6.0 Application Feedback

Reasons for refusal and commentary

This application is the second application for this site following the rejected application reference number HGY/2025/2423. Following this rejection we revised the design and have resubmitted a revised design for a pre-application ref number PRE/2026/0064. Following a more positive response from that meeting and feedback later, this has formed the basis of the design described in this report and on the associated drawings.

In this section we have been looking specifically at the reasons for refusal from the previous application. We have listed out the response from the Council Case Officer in orange and our response is listed below in black. Quoted policy is also in orange for clarity

Taken from the Haringey Final Officer Report for application HGY/2025/2423

The application was refused for the following reasons:

1) The proposed development by virtue of its bulk and mass would lead to a built form of an incongruous scale that would detract from the appearance of the original dwelling and harm the character and appearance of the area...

The amendments we have made specifically address this point. The proposed extension is a significant improvement against what is on site presently, namely a timber deck with an approximately 1.6m high timber deck around it. In some instances, such as on the side of No 16, we in fact reduces the mass against the existing scenario. On the side of No 20, the overlooking is improved and the mass is significantly set back from the boundary line.

...Contrary to Policy D4 and D6 of the London Plan (2021), Policies SP11 of the Haringey Local Plan (2017), and Policy DM1 and DM12 of Haringey's Development Management DPD (2017).

We have summarised each of these policies in the next two columns and have written responses to each in turn. Moving on to the reason for refusal:-

2) The proposed development by virtue of its mass, height and proximity would be overbearing and result in a sense of enclosure and loss of sunlight for the neighbours at No. 20... (cont'd below)

The previous proposed development passed the BRE 45 degree test, so we do not believe that commentary on loss of sunlight is fair or accurate. We do however appreciate that on the measures of height and proximity, the previous application had a less favourable impact on the neighbours at No 20 . This has now been addressed in the revised design with the proximity of the ground floor extension now sitting well back from the border at No 20.

....and the upper floor side window would result in a negative impact on privacy for No. 16, contrary to Policies SP11 of the Haringey Local Plan (2017), and Policy DM1 and DM12 of Haringey's Development Management DPD (2017)

A revised elevation was issued to Haringey Council at determination stage which amended this specific window to obscured glazing. For some reason this proposed change was discounted in the final determination of this application. This is unfortunate as the Case

Officer confirmed receipt of this specific drawing. This window is specifically labelled as obscured glazing in the proposed elevations.

Going on to list out each of the policies referenced and addressing them in turn:-

London Plan (2021)

Policy D4 – Delivering good design

- Focuses on achieving high-quality design in all development.

The proposed design represents a significant improvement to both the interior and exterior of the house. The revised scheme is simple and discreet in form, incorporates contemporary materials that complement the existing property, and uses a colour palette that aligns well with the original house and its immediate neighbours.

Requires proposals to:

- Respond well to local context and character
- Be visually attractive and functional
- Promote safety, inclusivity, and accessibility
- Optimise site potential while maintaining quality

We believe our proposal aligns with all our targets, and the feedback from the pre-application response would appear that officers concur on the points listed above.

Policy D6 – Housing quality and standards

- Sets minimum standards for residential development, including:
- Adequate internal space standards

Internal space standards are more than adequate.

- Good daylight and sunlight

The daylighting is improved from the original allowing light from front to back within the house. Removing the obstructions suck as the deck balustrade, adding rooflights and full height glazing all significantly improve daylighting into the property.

- Privacy and outlook for residents

Privacy concerns have been addressed through the use of obscured glazing. The size of the full height glazing and degree of outlook is equivalent to the present scenario as indicated below. The offset distances to Clyde Road are over 30m which is ample for inner London, and therefore the privacy of neighbours facing the property are not undermined.

- Access to private outdoor space

Amenity space is significantly over minimum provisions

- Proper ventilation and avoidance of overheating

Glazing is openable and due to the east facing aspect overheating is minimised

- Aims to ensure homes are fit for long-term occupation.

The revised designs will make the house suitable for long term provision, with little further needs to extend and adapt following these changes.

Haringey Local Plan (2017)

Policy SP11 – Design

- Seeks high-quality design across the borough.

The proposed design represents a significant improvement to both the interior and exterior of the house. The extension is simple and discreet in form, incorporates contemporary materials that complement the existing property, and uses a colour palette that aligns well with the original house and its immediate neighbours.

- Development should:
 - o Respect Haringey's character and heritage
 - o Enhance local identity
 - o Be safe, inclusive, and accessible
 - o Integrate well with surrounding buildings and streets

The character of the area is not altered from the proposed extension. They are entirely invisible street side. All the other aspects of this policy are maintained in terms of the proposals to the rear,.

- Also promotes sustainable and environmentally responsible design.

New high performance glazing, a suitably sealed and well insulated thermal envelope and green roof provisions all promote high standards of sustainable design.

Haringey Development Management DPD (2017)

Policy DM1 – Delivering High Quality Design

Requires development to:

- Be well-designed and coherent
- Consider scale, massing, layout, and materials

We believe these have been addressed in the revised design. From the feedback received from the Case Officer on the updated proposals, we believe that any previous concerns have not been addressed, and we are presenting a well designed and coherent proposal.

- Provide a good relationship with neighbouring properties
- Avoid negative impacts like overlooking, overshadowing, or overbearing effects

Both these aspects have now been considered carefully. We believe the relationship with the neighbour at No 16 is in fact improved from the existing scenario. The relationship with No 20 has also improved, as there is now no ability to overlook the neighbouring deck, whereas there was previously, and massing is set back significantly from the boundary.

- Emphasises context-sensitive design.

Through testing the material palette of the extension at pre-application stage, the proposed external materials respond sensitively to both the host property and the area at large.

Policy DM12 – Management of the Historic Environment

- Focuses on heritage assets (e.g. listed buildings, conservation areas).

The property is not listed and does not reside within a conservation area.

- Development must:
 - o Preserve or enhance heritage significance

6.1 Pre-application Stage

Feedback response and commentary

Continued from previous page...

- Respect historic character and setting
- Avoid harm to important views or architectural features
- Strong presumption in favour of conserving heritage

Given the lack of specific and measurable heritage significance of this property, and its non-conservation area setting, we believe these either do not apply to this house specifically, or are not challenged by our proposals where they do.

PRE-APPLICATION REF No PRE/2026/0064 RESPONSE TO REVISED DESIGN:-

Following receipt of the refusal, we engaged Haringey Council for a pre-application meeting and response. We conducted a meeting online with the same Case Officer who appraised the planning application, Ms Sabelle Adjagboni. The meeting was held on the 19th March 2026 and we received written feedback on 13 April 2026.

There is less commentary from us in this section but where there is we have followed the same formatting. The case Officers 17 points are listed out in orange and ours response, where required, is in black. The pre-application advice note reads as follows:-

1. Local Plan Policy SP11, together with DPD Policies DM1 and DM12, requires extensions to be of high-quality, site-specific design that respects the form, scale, and architectural characteristics of the host dwelling and terrace.

We have addressed these points specifically on the previous page.

2. The proposal follows a previously refused scheme for a comparable two storey rear extension at lower ground and ground floor levels. The current submission seeks to address earlier concerns primarily through a reduction in scale and a more refined form at ground floor level.

3. At ground floor level, the extension has been reduced in scale and is now centrally positioned within the rear elevation. It would be set in from the shared boundaries by approximately 1.80 m from No. 20 and 2.3 m from No. 16. The addition would feature a modest double pitched roof with an eaves height of approximately 2.3 m. This reduced footprint and increased separation from boundaries significantly improves the relationship with both the host dwelling and neighbouring properties, resulting in a form that appears more subordinate and proportionate.

4. At lower ground level, the extension would project to a depth of approximately 2.15 m and remain set in from the boundaries by around 0.68 m (No. 16) and 0.31 m (No. 20). The flat roof design, incorporating a green roof and rooflight, is considered appropriate at this level and would limit visual impact when viewed from surrounding properties.

5. Overall, the revised scale and massing represent a clear improvement on the previously refused scheme. The development would read as a subordinate addition to the host dwelling and would broadly align with the scale of rear extensions typically achievable under permitted development, albeit assessed on its own planning merits.

6. In terms of materials, several options have been presented. Options 3 and 4 propose a light coloured finish at ground floor level, reflecting the existing render of the host property, which is supported as it would minimise visual prominence. At lower ground level, Option 3 proposes a terracotta finish that responds to the existing rear dormer, while Option 4 introduces a cool toned green that is not present within the established palette. On balance, Option 3 is preferred as it provides greater visual cohesion with the host dwelling. Options 1 and 2, which introduce darker finishes at ground floor level, would not be supported as they would increase the visual prominence of the extension.

We have proposed Option 3 for the final submission, following the recommendations of the case officer above. We also believe it is the best option of those we have presented.

7. The proposed glazing to the rear elevation is considered acceptable and would provide adequate levels of natural light without detracting from the overall composition of the rear façade.

8. Overall, the revised scheme is considered a significant improvement over the previously refused proposal and is likely to be acceptable in design terms, subject to detailed assessment at application stage.

Impact on Neighbouring Amenity

9. London Plan Policy D6 and DPD Policy DM1 require development to safeguard the amenity of neighbouring occupiers, including daylight, sunlight, outlook, and sense of enclosure.

10. The impact of the proposal on neighbouring amenity has been carefully considered, particularly in relation to Nos. 16 and 20.

Just to add to this, we have measured the distance between the rear of the property of Harcourt road, and the rear of the properties on Clyde Road, and the distance between is well in excess of 30m. We are aware that there were some objections from properties on Clyde Road in relation to overlooking. Given offset distance, and that the overlooking is not any worse than the existing scenario, we do not believe these can be substantiated. We appreciate that these views were not upheld as valid reasons in the refusal.

11. At lower ground floor level, the extension would be limited in depth (approximately 2.15m) and height (approximately 2.5m) and would be set in from both shared boundaries. Given this scale and its position below ground floor level, the development would not give rise to a material loss of daylight or sunlight, nor would it result in an undue sense of enclosure to neighbouring occupiers. These dimensions have been upheld in this application.

12. At ground floor level, the extension has been significantly reduced compared to the previously refused scheme and would be set in from both side boundaries by approximately 1.80m and 2.3m. This degree of separation, combined with the modest eaves height of approximately 2.3m would ensure that the extension does not appear overbearing or result in a harmful sense of enclosure when viewed from the adjacent properties. The limited projection and set-in nature of the extension would also mitigate impacts on daylight and sunlight, which are considered to remain within acceptable levels.

Both this application and the previous application pass the BRE 45 degree test. IN the case of this application. They significantly exceed the requirements

13. In terms of privacy, the proposed side-facing window toward No.16 has the potential to introduce overlooking. However, this can be mitigated through a condition requiring obscure glazing and restricted opening, thereby preventing material loss of privacy beyond the existing conditions.

This window is to be fixed and have obscure glazing. We are keen to retain this window, principally because it breaks up the mass of the extension whilst also increasing daylight levels internally.

14. The rear-facing glazing would not introduce additional overlooking beyond the existing situation, given the established pattern of rear-facing windows across the terrace and the typical degree of inter-visibility between properties.

15. Overall, the proposal is not considered to result in a material harm to the living conditions of neighbouring occupiers in terms of daylight, sunlight, outlook, or privacy.

Conclusion

16. Overall, the revised scheme would represent a clear and positive response to the concerns raised in relation to the previously refused proposal, particularly through the reduction in scale, improved subservience, and increased separation from neighbouring boundaries. These amendments would result in a form of development that is more proportionate to the host dwelling and more respectful of the surrounding context.

17. 1The proposal is, in principle, considered likely to be acceptable in design and amenity terms, subject to the use of appropriate materials and the resolution of detailed matters, including the treatment of side facing glazing to safeguard neighbouring privacy.

This window is to be fixed and have obscure glazing and is recorded in the drawing as such. For clarity on the issue, all aspects of the pre-application design have been maintained in the final application.

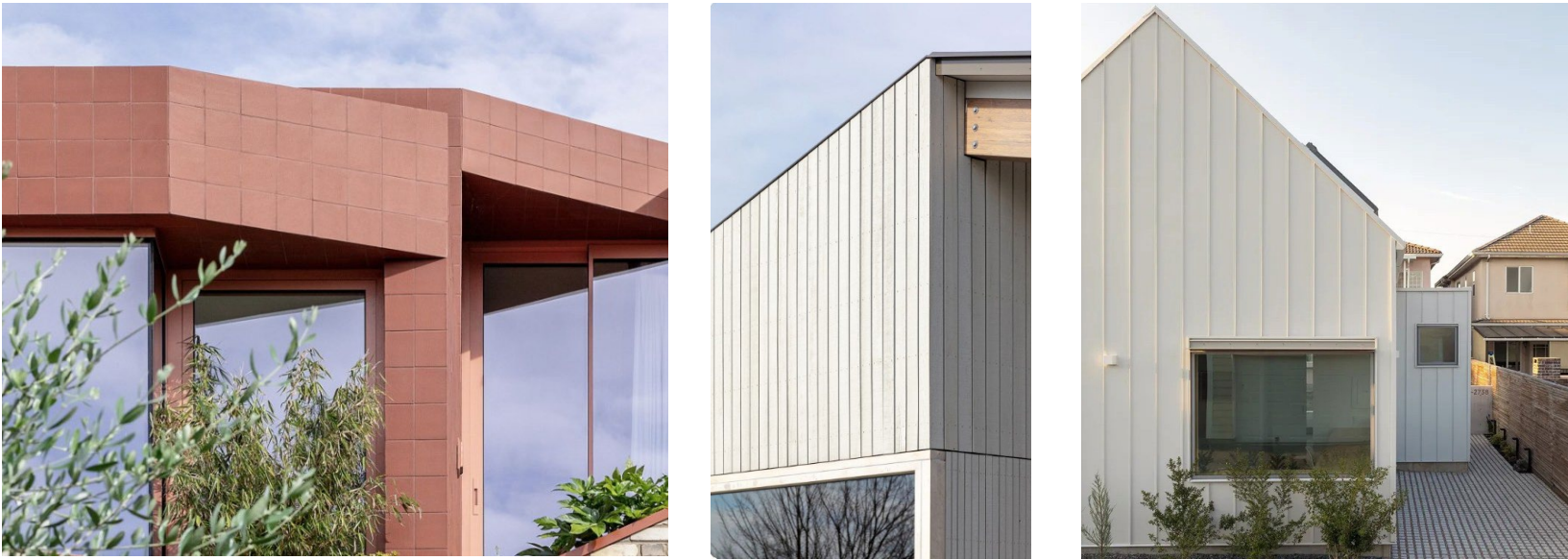
6.0 Conclusion

In summary

The revised proposal has been carefully developed in response to the concerns raised in the previous planning refusal, with particular attention given to reducing the perceived massing and improving the relationship with neighbouring properties. The extension has been reshaped into a stepped form that sits within a more constrained envelope, defined by a 45-degree line taken from the top of the existing boundary balustrade. This approach significantly reduces the sense of enclosure previously identified along the boundary with No. 20, while maintaining compliance with established daylight and sunlight guidance.

The resulting design provides a modest and subservient addition that respects both the host property and its surrounding context. It delivers meaningful improvements to the internal layout and quality of living space while maintaining neighbour amenity and remaining well within a reasonable development volume when compared with what could otherwise be constructed under permitted development rights. As such, the proposal represents a balanced and policy-compliant solution that responds positively to both planning guidance and the site's constraints

FINAL MATERIALS PALETTE TERRACOTTA COLOUR TILES,MATCHING GLAZING FRAMES AND WHITE METAL CLADDING



ISOMETRIC VIEW FINAL PROPOSAL



PERSPECTIVE FROM GARDEN FINAL PROPOSAL