

Planning Statement

**Proposed part single part two storey side extension
33 South View Road, Haringey**

1. Introduction

This statement supports planning application for a two-storey side extension, with a small single-storey element, at 33 South View Road.

2. Site Context & Heritage

The site comprises a modest terraced dwelling (approx. 1.5 bedrooms) located on South View Road, not in a conservation area. The surrounding area is residential in character, with a number of properties extended, including side additions.

The site is located within the Campsbourne Cottage Estate Conservation Area and is not located within the setting of a listed building.

The Campsbourne estate, constructed between 1897 and 1899. Its architectural character expresses the vernacular cottage style.

The houses on the terrace have a two storey outrigger to the rear. This outrigger is likely a later addition to the original houses because the windows in the outrigger are metal Crittall style windows while the original house have timber sash windows.

3. Proposed Development

The proposal comprises a two-storey side extension with a smaller single-storey element.

- Two-storey extension with flat roof to match existing
- Single-storey element with pitched roof to match existing
- Materials to match existing (brickwork, windows, detailing)

The design is intended to form a cohesive and proportionate addition to the host dwelling.

4. Key Considerations

1. Impact on Neighbouring Properties

No. 31 benefits from an **extant planning permission (Ref: HGY/2026/0326)** for a single-storey side extension. The neighbour is aware of this application and supports it.

The intention is to build the two projects together to save on costs and disturbance to adjoining neighbours during the works.

It is therefore considered appropriate to assess this proposal for a two storey side extension as if no. 31 was already built.

In this context, it is considered that the proposed two-storey element would not cause any harm to the daylight in the windows at no. 31 South View in cause a sense of enclosure in the side garden.

2. Impact on Character and Appearance

The proposed extension is designed to be in keeping with the host dwelling, using matching materials and proportions.

The scale and massing are consistent with the existing building, and similar two-storey side extensions have been approved within the street, including at 1 and 11 South View Road.

The proposal is therefore considered to preserve the character and appearance of the area.

5. Site Photos:



