

Design & Access Statement

328 Alexandra Park Road. London, N22 7BD

Section 73 Application – Variation of Condition 3 HGY/2024/1358 to allow use of the existing garden outbuilding, to be used as a residential annex / ancillary building.

1. Introduction

This Design & Access Statement accompanies a Section 73 application seeking to vary the relevant condition of the existing planning permission for a garden outbuilding at 328 Alexandra Park Road. London, N22 7BD. The variation is requested to allow the lawful use of the existing structure as a residential annex, ancillary to the main dwelling.

The proposal does **not** involve any external alterations to the building. The application relates solely to the use of the outbuilding and its functional relationship with the host property.

2. Site and Surrounding Context

The site comprises a large executive terrace style residential property located within suburban residential neighbourhood. The garden outbuilding is positioned to the rear of the main dwelling, within the established residential curtilage.

Key characteristics:

- The outbuilding is screened by existing boundary treatments and vegetation.
- It is not visible from the public realm.
- The surrounding area is predominantly residential with similar garden structures and ancillary buildings.
- The outbuilding has been constructed in accordance with the previously approved plans and building control regulations for a residential use.

3. Description of the Existing Building

The outbuilding is a single-storey, modestly scaled structure with a footprint of approximately 19sqm internal gross floor area. It is constructed using materials that complement the main dwelling, including:

- **Walls:** brick / render
- **Roof:** felt / pitched / flat
- **Windows/doors:** UPVC

This is a retrospective application, and the building currently contains a studio room, small bathroom and kitchen area. of which remain unchanged under this proposal. See drawing APR/002. The original layout is show in drawing APR/001

4. Proposed Development

The proposal seeks permission to vary the existing condition restricting the use of the outbuilding, enabling it to function as a **residential annex** ancillary to the main dwelling.

The annex will provide:

- A single bedroom/living space
- A small kitchenette
- A bathroom
- Storage space

No external changes, extensions, or increases in height are proposed. The annex will remain **physically separate** but **functionally linked** to the main house.

5. Justification for Annex Use

The proposed annex use is appropriate for the following reasons:

Ancillary Relationship

The annex will remain subordinate to the main dwelling. It will:

- Share services and utilities with the main house
- Not be sold, let, or used as an independent dwelling
- Be occupied by a family member of the main household (e.g., dependent relative, adult child)

No Impact on Neighbouring Amenity

Because the building already exists and no external changes are proposed:

- There will be **no additional overlooking**, overshadowing, or loss of privacy
- Noise levels will remain consistent with normal residential use
- The annex will not intensify the use of the site beyond typical domestic levels
- The outside of the annex remains unchanged, see drawings APR/001 and APR/002

No Impact on Parking or Access

The annex will not generate additional parking demand beyond that of the existing household. All access arrangements remain unchanged.

Sustainable Use of Existing Structure

Allowing the outbuilding to be used as an annex makes efficient use of an existing building without requiring any new construction.

6. Design Considerations

Scale and Massing

No changes are proposed. The building remains modest in scale and appropriate to its garden setting.

Appearance

The external appearance remains unchanged and continues to complement the main dwelling.

Landscaping

Existing landscaping and boundary treatments will be retained. No new hardstanding or garden subdivision is proposed.

7. Access Statement

Pedestrian Access

Access to the annex will be via the existing garden path from the main dwelling. There is no change to site access arrangements.

Vehicular Access

No new vehicular access is required. Existing driveway and parking arrangements remain sufficient.

Inclusive Access

The annex is single-storey and the layout has been adapted internally to meet the needs of the intended use of a studio / annex.

8. Planning Policy Considerations

The proposal aligns with the principles of:

- **National Planning Policy Framework (NPPF)** – efficient use of land, supporting family needs, and enhancing housing flexibility
- **Local Plan Policies** relating to residential extensions, ancillary accommodation, and protection of residential amenity
- **Householder Guidance** typically supporting annexes where they remain ancillary and do not create a separate planning unit

The proposal meets these criteria by ensuring the annex remains subordinate, does not harm amenity, and does not alter the character of the area.

9. Justification for Ancillary Use

Haringey Council Policy

a. Relevant Policy Framework

Haringey Council assesses annex accommodation against several key policy documents:

- **Haringey Local Plan: Strategic Policies (2017)**
- **Development Management DPD (2017)**
- **Haringey Housing SPD (2016)**
- **London Plan (2021)** – particularly policies on housing quality and intensification
- **National Planning Policy Framework (NPPF)** – efficient use of land and protection of amenity

Although Haringey does not have a standalone “annex SPD,” their decisions consistently rely on principles within **DM Policy DM1 (Delivering High Quality Design)** and **DM Policy DM12 (Housing Design and Quality)**, which emphasise:

- Subordination to the main dwelling
- No creation of a self-contained unit
- No harm to neighbours
- No unacceptable intensification of residential use
- Retention of character and appearance

The justification below is structured to demonstrate compliance with these expectations.

b. Ancillary Nature of the Proposed Annex

Functional Dependence

The proposed annex will remain **wholly ancillary** to the main dwelling. It will:

- Share **all utilities and services** with the main house
- Have **no separate access**, postal address, or curtilage
- Be occupied by a **family member** as part of the same household
- Not be let, sold, or used as an independent residential unit

This aligns with Haringey's consistent requirement that annexes must not form a separate planning unit.

Subordinate Scale and Role

- The outbuilding is modest in size and significantly smaller than the host dwelling.
- No extensions or external alterations are proposed.
- The annex will provide only the minimum accommodation necessary for a dependent relative, ensuring it remains **subordinate in scale and function**.

This satisfies the design principles of **DM1**, which require development to be proportionate and respectful of the site context.

c. Compliance With Haringey's Design and Amenity Policies

No Impact on Neighbouring Amenity

Under **DM1** and **DM12**, development must protect neighbours from:

- Overlooking
- Loss of privacy
- Overshadowing
- Noise or disturbance

The proposal meets these requirements because:

- The building already exists and its form will not change.
- Boundary treatments and garden separation prevent overlooking.
- Use as an annex does not intensify activity beyond typical domestic levels.
- No additional comings and goings will occur beyond those of the existing household.

Character and Appearance

Haringey places strong emphasis on maintaining local character. The proposal:

- Involves **no external changes**
- Retains existing materials and design
- Does not alter the visual relationship between the house and garden

This ensures full compliance with **DM1** and the design principles of the Local Plan.

d. Parking, Access, and Intensification

Haringey's policies seek to avoid undue pressure on parking, access, or local infrastructure.

- The annex will not generate additional parking demand because it will be occupied by a member of the existing household.
- No new vehicle access or hardstanding is proposed.
- The development does not constitute residential intensification under **DM11**, as it does not create an additional dwelling.

e. Efficient and Sustainable Use of Existing Buildings

The NPPF and London Plan encourage efficient use of land and existing structures. Allowing the outbuilding to function as an annex:

- Avoids unnecessary new construction
- Supports family needs within the existing curtilage
- Makes sustainable use of an already approved and built structure

This aligns with Haringey's broader sustainability objectives.

9. Conclusion

The proposed variation of condition 3 to allow the existing garden outbuilding to be used as a residential annex is modest, appropriate, and policy-compliant. It results in:

- No external alterations
- No harm to neighbours or the character of the area
- A functional, ancillary living space that supports the needs of the household
- Sustainable use of an existing structure

The proposed use of the existing garden outbuilding as an ancillary residential annex is fully compliant with Haringey Council's planning policies. It:

- Remains **ancillary**, subordinate, and functionally linked to the main dwelling
- Does **not** create a separate planning unit
- Protects neighbour amenity in accordance with **DM1** and **DM12**
- Preserves the character and appearance of the site
- Generates no additional parking or access impacts
- Represents a sustainable and policy-aligned use of an existing building

For these reasons, the variation of condition 3 to permit annex use should be considered acceptable.