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Design & Access Statement

Preface

The following Design & Access Statement has been prepared by Trevor Brown Architect Ltd and is to be read in conjunction with the accompanied planning drawings:

Site:

230_0000-Location Plan
230_1000-Site Plan

Existing Drawings:

230_0001-Existing Ground & First Floor Plans
230_0002-Existing Second Floor and Roof Plans
230_0101-Existing Sections AA & CC
230_0200-Existing Front and Rear Elevations

Proposed Drawings:

230_1001-Proposed Ground & First Floor Plans
230_1101-Proposed Sections AA & CC
230_1200-Proposed Front and Rear Elevations

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1.0 Introduction

Trevor Brown Architect has been instructed by the owners at 56 Nelson Road to prepare a householder application for the erection of a single-storey rear extension and associated internal alterations to update the current building.

This document describes the design intention of our proposal, its site context and access, recently approved applications within the local vicinity, and how the proposal's sympathetic design, siting and appropriate scale preserves and enhances the character of the area, and would not have any detrimental impact on the amenity of this neighbouring property with regards to loss of light, privacy or outlook or an increased sense of enclosure.

The current proposal is based on a thorough investigation of the site, considering aspects like overall site conditions, location, prevalent and desired uses in the area, and transport requirements and links, and national and local planning policy.

The proposal creates a more desirable family dwelling, internally and externally, and provides suitable family living accommodation.

2.0 Site Location & Context

The existing property is situated mid-terrace on Nelson Road.

The site is not located in a Conservation Area nor does it fall within the curtilage of a listed building. The surrounding area is residential in character, with properties of similar bulk and size, many of which have been subject to a range of both historic and more recent extensions and alterations.

The application site is in close proximity to Hornsey and Haringey Rail stations and local bus routes.

There are no trees on-site protected by a Tree Preservation Order.

The application site and neighbouring properties are not within flood zones 2 or 3 nor are they at risk from surface water flooding.

3.0 Existing Dwelling

The house is a three-storey, mid-terrace, Victorian, single-family dwelling orientated roughly on the east/west axis. The plot has a total area of 160sqm and the existing ground floor has an internal floor area of 65sqm. The property has an original two-storey outrigger to the rear with a depth of 5.5 m. An existing single-storey extension has infilled the side return to the outrigger.

The house is built in a mix of red brick and london stock stock brick with rendered detailing to the front facade, with a tiled roof to the original house,

and EPDM and asphalt roofing to the extensions at the rear, a palette similar to the surrounding properties.

The main entrance is located at the front of the property. The rear garden is accessible by French doors from the kitchen at the rear of the property.

4.0 Proposal

The application seeks planning permission for the erection of a ground floor, single-storey rear extension with a flat roof. The proposed extension will project 3.3 metres from the rear elevation of the host dwelling, aligning with the depth of the adjoining extension at No. 58 Nelson Road. This alignment ensures a consistent and continuous rear building line, reinforcing a coherent relationship between neighbouring properties and reflecting the established pattern of development within the terrace.

The scale of the extension is modest in relation to the existing building and rear garden. It will cover a total of 16sqm on the ground floor, leaving a garden space of 50sqm.

The extension will provide a modest and proportionate increase in internal living space, designed to enhance the functionality and amenity of the dwelling for the benefit of the occupiers. In particular, it will improve the spatial arrangement at ground floor level and strengthen the connection between the main living areas and the rear garden, supporting a more usable and flexible family home environment.

In terms of materials, the extension is proposed to be finished in brickwork, selected to complement the existing dwelling and ensure a coherent external appearance. This approach will ensure the development sits comfortably within its context and preserves visual amenity.

The principle elevation will remain unaltered.

5.0 Design Principles

The design of the proposed rear extension has been informed by a set of key principles aimed at ensuring a sensitive and contextually appropriate addition to the host dwelling.

In terms of siting and scale, the extension has been deliberately designed to project to a depth that aligns with the neighbouring extension, thereby respecting the established rear building line and reinforcing a consistent pattern of development within the terrace. This approach avoids undue projection beyond adjacent built form and ensures a balanced relationship with surrounding properties.

The proposed rear extension has an overall height of 3 metres, which is clearly subordinate to the main dwelling. This limited height preserves the prominence of the original building and maintains a clear visual hierarchy, ensuring the extension is perceived as a modest and ancillary addition rather

than a dominant or competing feature. The side infill roof will be replaced as part of the works, and will be no higher than existing.

Given its single-storey scale and restrained roof form, the extension will not appear visually intrusive when viewed from adjacent gardens or habitable rooms. Outlooks from neighbouring properties are therefore largely retained, with the development presenting as a low-level and proportionate addition within the rear garden context rather than an overbearing built form.

In addition, the 3-metre height significantly limits the potential for any adverse impacts in terms of overshadowing, loss of daylight, or sense of enclosure. This is particularly relevant given the orientation of the extension to the north of the unaltered rear elevation adjacent, which further mitigates any potential impact. As such, the proposal is considered to sit comfortably within its context without giving rise to any undue harm to neighbouring amenity.

Materiality has been carefully considered to ensure the extension integrates appropriately within its setting. The use of brickwork reflects the prevailing material palette of the surrounding area and provides a visually cohesive external finish. The chosen material will sit comfortably alongside the host dwelling and adjacent development, reinforcing a sense of continuity and visual harmony.

Overall, the design approach is guided by principles of subservience, alignment, and material sensitivity, resulting in a proposal that is appropriately scaled, contextually responsive, and consistent with the established character of the surrounding residential environment.

The development will not be visible from the front of the property.

6.0 Relevant Planning History

HGY/2015/3309; 56 Nelson Road

Previous planning permission was granted for alterations to the existing side return together with the construction of a window seat to the rear elevation, which has since been implemented on site.

Relevant Local Planning Approvals

HGY/2020/0733; 104 Nelson Road

A directly relevant local precedent is the consent granted at No. 104 Nelson Road, where the Local Planning Authority approved a single-storey wraparound rear extension. In that case, the development established a similar built form and scale relationship, including a single-storey rear extension projecting 3 metres from the rear outrigger, connected to an infill side extension with a cumulative depth of approximately 8.5 metres from the original house along the boundary. The spatial arrangement, orientation, and resulting relationship to adjoining properties are directly comparable to the

current proposal, particularly in terms of scale and impact on neighbouring amenity.

Importantly, in determining that application, the Local Planning Authority undertook a detailed assessment of amenity impacts and concluded that, due to the modest scale and single-storey nature of the extension, any effects on daylight and outlook would be limited and acceptable. The officer's report specifically confirmed that, although the extension would extend beyond the neighbouring rear building line to the north and would result in a loss of mid-afternoon direct sunlight to the rear elevation of this neighbouring property, this was not considered to give rise to a significant or material loss of daylight or sunlight, nor an overbearing impact, particularly given the limited height of the development.

In that instance, the orientation of the approved extension—projecting beyond a neighbouring property to the north—represents a less favourable daylight scenario than that presented in the current application, with existing neighbouring extension to the north, and neighbouring garden to the south. Despite this, the LPA was satisfied that the resulting impacts remained acceptable in planning terms. It is therefore reasonable to conclude that, where a more materially constrained orientation was found to be acceptable, the current proposal—being of comparable scale and a less sensitive relationship in terms of orientation—should similarly be considered acceptable in respect of neighbouring amenity.

The LPA's reasoning in the 104 Nelson Road decision establishes a clear planning precedent that modest, single-storey rear projections in this local context, even where they extend beyond neighbouring rear elements and result in some minor reduction in sunlight, can still be considered acceptable in amenity terms where they remain proportionate and subordinate.

Accordingly, it is submitted that the same planning judgement and balancing exercise should be applied in the determination of the current application, as the key material considerations of scale, orientation, and amenity impact are materially comparable.

7.0 Planning Policy Context

The document, and the wider application, has been prepared having due regard to the:

- Town and Country Planning Act (1990) (as amended)
- Haringey Council Local Plan
- National Planning Policy Framework (NPPF)
- National Design Guide
- Planning Practice Guidance

8.0 Access

The existing transport arrangements are not affected by the proposed works.

The property will be accessed as-existing, from Nelson Road.

9.0 Assessment of the proposal

The proposed development complies with the current national and local policy.

The proposed internal changes, and ground floor extension increase the floor space and improves the habitable space.

As a result, the proposed alterations will increase the quality of life for the occupants and their overall sense of well-being.

Having regard to the overall scale of the building, and its relationship to adjoining properties, the proposal meets the underlying objectives of local planning policy to safeguard neighbouring residential amenity, and is not dissimilar to other recently approved developments in the Stroud Green Ward.