



Planning Permission, Architecture Designs & Structure Consultants

DESIGN AND ACCESS STATEMENT

85 ERMINE ROAD LONDON N15 6DE

Dated: 14-05-2026



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1-INTRODUCTION:

This design and access statement is submitted in support of a householder planning application for the conversion of the existing garage into a habitable room to ensure a practical and comfortable internal layout.

This document outlines the nature of the proposed development and demonstrates its compliance with the relevant planning policies set out in the National Planning Policy Framework (NPPF) and the Local Plan adopted by the London Borough of Haringey. It is intended to assist the Local Planning Authority in determining the application.

2- EXISTING SITE CONTEXT:

The application site is located within the London Borough of Haringey. The site comprises a two- storey terraced house set within a residential street characterised by similar two storey terraced properties. The property is not listed and is not located within a conservation area.

The area is well-served by public transport and is in close proximity to a range of local amenities including shops, schools, open green spaces, and places of worship. The surrounding properties exhibit a range of rear, side and front extensions, including garage conversions, contributing to a varied yet cohesive street scene.

3-PROPOSAL DESCRIPTION AND DEVELOPMENT:

Conversion of garage into a habitable room to be used as a living room and erection of single storey front extension to be used as a secured entrance.

The proposed development involves:

- Conversion of the garage into a habitable room to be used as living room. The existing garage is attached to the front of the property. There is no increase in the occupants of the property. The property is not used for rental purposes, it is utilised solely for the comfort, physical ease and enjoyment of the existing occupant.
- The existing garage wall will be retained and upgraded with the insulation.
- Removal of the existing garage door.
- Infill of the garage opening and Installation of a new double-glazed window to match the style and proportions of existing window.
- No increase in the footprint or height of the existing building
- The proposed development would be match to the existing house style, scale, and design of the existing dwelling window, ensuring visual harmony.
- Insulation and internal lining to meet Building Regulations standards for habitable use.



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The proposal involves internal alterations and minor external modifications to the front elevation to replace the existing garage door with a new window and matching wall infill the gap to install a new metal door at front to be used as a secured entrance for the comfort and well being of the occupant. The existing garage wall will be retained and upgraded with the insulation.

There are no changes proposed to the overall scale, massing, or roofline of the dwelling. All materials used for the external alterations will match those of the existing property.

The design carefully considers the existing architectural language of the property and surrounding area. No changes are proposed to the existing roof form or footprint beyond the window, maintaining the character of the property. Bin storage remains intact at the front of the property.

4. PLANNING CONSIDERATIONS

4.1 Principle of Development

The principle of converting a garage into a habitable room and erection of single storey front extension is considered acceptable, particularly where it enhances the functionality and usability of the dwelling without resulting in overdevelopment. This is consistent with the NPPF guidelines, which encourage the effective use of land and well-designed places. Similar conversions and window additions are evident in the locality, establishing a precedent for such development.

4.2 Design and Appearance:

The proposed development will match the style, materials, and proportions of the existing windows, ensuring that the alteration is visually cohesive and in keeping with the existing house and streetscape. The works are designed to be sympathetic to the host building and the wider street scene. The proposed adjustment will not significantly alter the external appearance of the property, and the works remain subordinate to the existing dwelling. In short it is an upgrade of existing garage to make it useful space.

4.3 Residential Amenity:

The proposed development is contained within the existing front profile of the property. There will be no overlooking, overshadowing, or loss of privacy to neighbouring properties. The habitable space is designed to benefit from natural light, ventilation, and internal comfort.



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4.4 Parking and Highways:

The existing driveway provides off-street parking for one vehicle. On-site parking is available, and the conversion will not result in the loss of essential parking provision. The proposal does not alter the existing entrance arrangements or external access routes. This is supported by the borough's current residential parking standards and sustainable transport policies.

5-MATERIALS:

The proposed materials finishes will match to the existing:

Walls: Bricks and blocks, match to the existing

Windows: Upvc glazed windows

Doors: Matel door

6-PLANNING CONTEXT:

The following Local Plan and The London Plan policies were used in the consideration of this application.

- Haringey Local Plan
- London Plan (2021)
- National Planning Policy Framework (NPPF, 2023)
- Policy SP11 of the Strategic Plan
- Policy DM1 of the Development Management
- DPD Policy DM12 Housing Design and Quality

The proposal complies with the key planning objectives of these policies, particularly in terms of making efficient use of existing buildings, maintaining residential character, and ensuring good design.

7- SIMILAR APPROVED PROJECTS:

- 15 Ermine Road, Tottenham, London, N15 6DB
Ref no: HGY/2025/2890
- 16 Ermine Road, Tottenham, London, N15 6DB
Ref no: HGY/2025/2716



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PICTURE OF THE APPLICATION SITE



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8. CONCLUSION:

The proposed development represents a modest and appropriate improvement to the existing dwelling. It is consistent with national and local planning policies and reflects similar developments within the surrounding area. It enhances internal living conditions without adversely affecting the character of the property or neighbouring amenities. The design is proportionate, sympathetic, and adds value to the residential use of the home. The development makes efficient use of existing space and contributes positively to local housing needs.

Therefore, the application should be supported and granted planning permission.



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