

19 COURCY ROAD, LONDON, N8 0QH – PLANNING STATEMENT

1.0 INTRODUCTION:

This Planning Statement is submitted in support of a full planning application to Haringey Council for the construction of a two-storey rear extension and a loft conversion with a rear dormer at 19 Courcy Road, London, N8 0QH.

The purpose of this statement is to demonstrate that the proposed extensions and alterations are high-quality, proportionate, and entirely respectful of both the host property and the character of the surrounding residential area. The proposal strictly aligns with the objectives of the Haringey Local Plan, specifically Policies SP11, DM1, and DM13.

2.0 THE BUILDING, SITE AND ACCESS:

The application site comprises a Victorian terrace property located on the northern side of Courcy Road, just off the Wood Green High Road. The property features a traditional two-storey character to the front elevation, stepping down via a natural topography to form three stories at the rear.

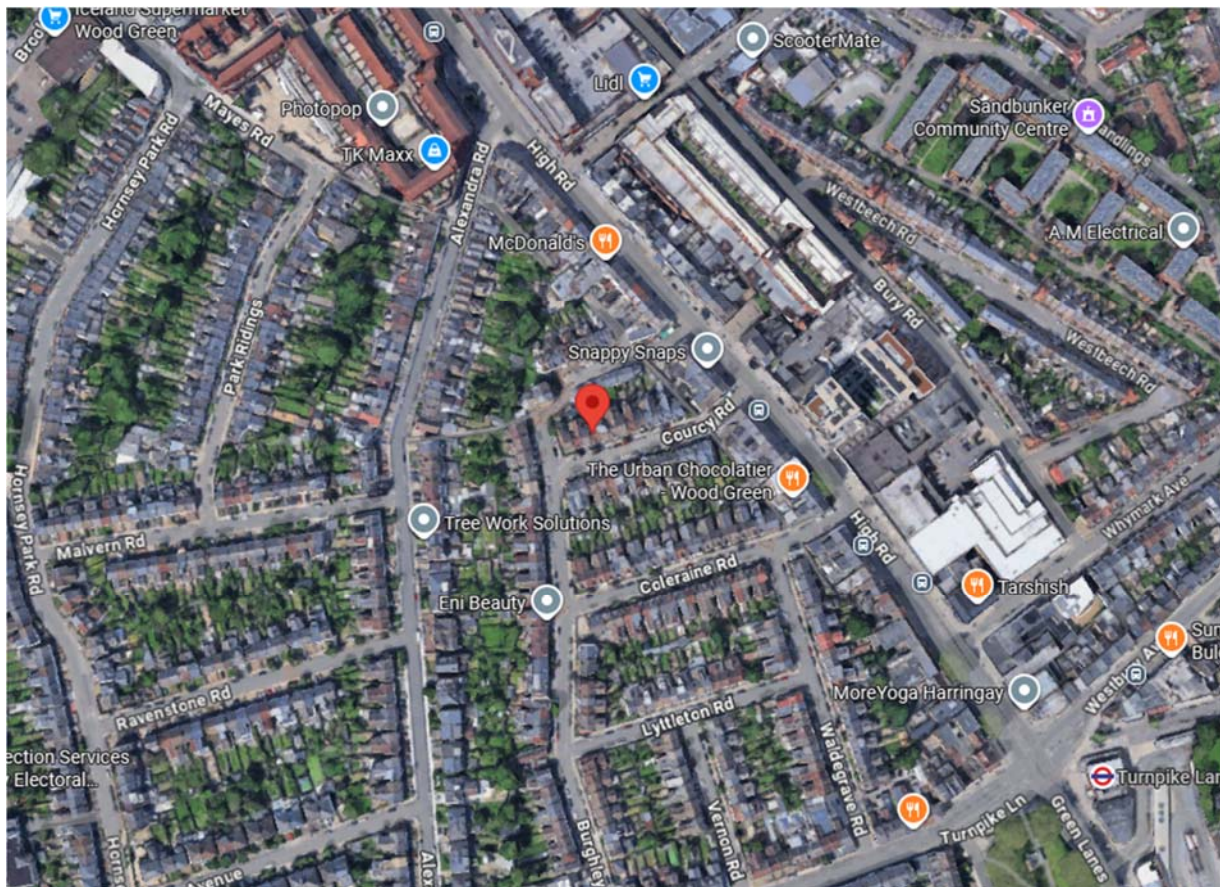


Fig.1 Ariel view of application site

The property is not located within a Conservation Area, nor is it a Listed Building. The surrounding locality is predominantly residential, characterised by properties of a similar age, brick-finish construction, and architectural vernacular. Several properties within the immediate row have been altered over time with various rear extensions and loft conversions

The site benefits from an exceptional Public Transport Accessibility Level (PTAL) due to its proximity to multiple bus routes along the High Road and nearby underground links. The street operates under a strict Controlled Parking Zone (CPZ) for resident permit holders

Access to the property will remain the same and there will be no obstruction to it otherwise.

3.0 CURRENT AND PROPOSED USE:

The property is established as a House in Multiple Occupation (HMO) split into 5 separate residential units.

It is a core instruction of this application that the existing occupancy is not to increase. The number of units will remain strictly at 5. The overarching objective of the proposed extensions is to improve, optimise, and enhance the quality of the internal living environments for the current residents.

4.0 DESIGN PROPOSAL:

The proposed scope of works is confined entirely to the rear addition, the roof space, and internal reconfigurations.

- **Two-Storey Rear Extension:** A uniform 3-metre-deep extension is proposed across the ground floor (Flat 2) and first floor (Flat 3) levels of the existing rear projection. The depth has been carefully calibrated to align precisely with the established rear building line of the adjoining extended property at No. 17. By mirroring the neighbour's footprint, the extension ensures zero adverse impact on daylight, sunlight, or outlook for neighbouring occupiers. Currently the neighbour at No.17 has a raised terraced area.
- **Loft Conversion and Rear Dormer:** The proposal introduces a sympathetic dormer conversion within the rear roof slope to optimize the living space within the second floor/roof volume. Three high-quality rooflights are proposed for the front roof slope to maintain an unaltered, traditional street scene.
- **Materials:** All external materials—including brickwork, fenestration styles, and roofing tiles—will match the existing host property to ensure a seamless, complementary aesthetic integration.

5.0 POLICY COMPLIANCE

5.1 Quality of Accommodation & HMO Standards (Policy DM13 & DM1)

While the footprint of the property is expanding, the intensification of use is zero. The internal reconfigurations significantly expand the floor areas of the primary living spaces for Flat 2 and Flat 3.

The proposed layout for Flat 3 yields a generous **19 square metre** open-plan living, bedroom, and kitchen area, with a completely separate bathroom room enclosed off the main space. This configuration comfortably exceeds the *Haringey Council HMO Standard* of 13 square metres for a 1-person studio with internal cooking facilities. Flat 2 on the ground floor benefits from a similarly optimized, generous spatial upgrade. The project actively enhances the standard of accommodation on site, aligning perfectly with Policy DM1 criteria regarding floor areas, internal light, and ventilation.

5.2 Amenity Impact (Policy DM1)

The 3-metre extension does not result in any unacceptable loss of amenity to neighbouring properties. Due to the extension matching the footprint of the existing extension at No. 17, no tunnelling or overbearing impacts occur. No side-facing windows are proposed, entirely eliminating any potential for overlooking or loss of privacy to adjoining gardens. Adequate shared communal amenity space is preserved to the rear of the property.

5.3 Highways and Waste (Policy HSG11)

As the resident count and unit numbers remain completely unchanged, the development triggers zero additional strain on local highways, parking infrastructure, or municipal waste requirements

6.0 CONCLUSION:

The proposed development represents a sensitive, policy-compliant optimisation of an existing residential HMO property. It provides much-needed living space extensions for the current occupants without increasing density or impacting the local community infrastructure.

The design is visually subservient, uses matching high-quality materials, and perfectly respects the established residential character of Courcy Road.

In our opinion, this proposal has minimal impact to the existing property and the surrounding neighbourhood, whilst promoting growth within the community and allowing extra living space.