

3rd June 2026

PLANNING STATEMENT

8 Uplands Road, London, N8 9NL

The Planning has been prepared by Verite Design Management, on behalf of Belinda Lam and Wayne Burton, our clients and owners of the property at the above address, to support the Planning Application.

Proposal:

Demolition of existing outrigger walls and glazed connection structure. Erection of a single-storey rear extension.

1. ENCLOSED DOCUMENTATION

- 1.1 2607 CD GA 001 – LOCATION AND BLOCK PLAN
- 1.2 2607 CD GA 099_revC– SITE PLANS PLAN

- 1.3 2607 CD GA 100_revC - EXISTING GROUND FLOOR PLAN
- 1.4 2607 CD GA 101_revC - EXISTING FIRST FLOOR PLAN
- 1.5 2607 CD GA 115_revA - EXISTING ROOF PLAN
- 1.6 2607 CD GA 120_revC - EXISTING REAR ELEVATION
- 1.7 2607 CD GA 121_revA - EXISTING FRONT ELEVATIONS
- 1.8 2607 CD GA 131_revC - EXISTING SECTION

- 1.9 2607 CD GA 200_revE - PROPOSED GROUND FLOOR PLAN
- 1.10 2607 CD GA 210_revF - PROPOSED FIRST FLOOR PLAN
- 1.11 2607 CD GA 215_revA - PROPOSED ROOF PLAN
- 1.12 2607 CD GA 220_revE - PROPOSED REAR ELEVATION
- 1.13 2607 CD GA 221_revA - PROPOSED FRONT ELEVATIONS
- 1.14 2607 CD GA 231_revD - PROPOSED SECTION

- 1.15 2607 CIL form
- 1.16 2607 DAS - Design and Access Statement
- 1.17 2607 PA - Planning Statement

2. RELEVANT PLANNING GUIDANCE

- 2.1 London Plan (2021)
 - Policy D4 – Delivery good design
 - Policy D12 – Fire Safety
 - Policy SI12 – Flood Risk Management
 - Policy SI13 – Sustainable Drainage
- 2.2 Haringey's Local Plan (2013 - 2026)
 - SP11: Design
 - SP12: Conservation

2.3 Supplementary Planning Documents

- Planning Obligations March 2018
- Sustainable Design and Construction March 2013

3. SITE AND EXISTING BUILDING DESCRIPTION

- 3.1 The property is a 3-storey (excluding basement) terraced house. The house has a single storey outrigger to the rear with roof terrace above.
- 3.2 A roof extension was deemed Lawful in 2016, application no: *HGY/2016/1313*;
- 3.3 The property is located within the London Borough of Haringey
- 3.4 The property is not listed and does not reside in a conservation area.
- 3.5 The property is not located within a flood zone

4. EXISTING PHOTOGRAPHS



Front view



Rear view



Rear outrigger

5. DESIGN PROPOSAL

5.1 Rear Extension.

It is proposed to construct a single-storey rear extension.

- The extension will allow for a reconfigured kitchen, dining and sitting spaces. An elegant, spacious, and well-lit open area was the key design criterion for a family of three.
- The extension outmost rear wall will sit just over 4m from the original building's rear façade and 0.5m from the outrigger rear wall. On the boundary with no.10 Uplands Road the existing outrigger wall and projection is retained to avoid additional overshadowing. At the boundary with no.6 Uplands Road the extension rear wall will sit 830mm behind the adjacent neighbouring extension rear wall. Refer to existing drawings and photographs.
- The extension will be full width, stretching between the boundary with No: 6 and no. 10 Uplands Road.
- Flat roof at two levels are proposed. The lower level matches the level of the existing roof terrace. The upper level matches the lower level of the adjoining extension at no. 6.
- The design of the proposed extension will therefore not negatively affect the amenity of neighbouring properties.
- It is planned to install a skylight on the flat roof at the junction with the main rear wall to allow more daylight into the existing part of the building.
- A strip of clerestory windows at the change in level of the roofs will allow further light into the space below.
- Double sliding doors and a oriel window with frameless glass rooflight will provide light and views out onto the garden
- It is proposed to finish the extension with stock brickwork to match the existing house. Metaling cladding and planters reference the existing metal cladding to the roof extension.



3D visual of the proposed extension.

5.2 Conclusion:

- The extended building will provide the family with a more comfortable space that is better connected to the garden at the rear.
- Large patio doors and skylights will allow plenty of natural light, reducing the need for artificial lighting.
- The high-quality design will enhance the area's scenery, and the materials used will complement the local architectural character.
- There are many precedents for similar developments on Uplands Road. See below.

6. PRECEDENTS

6.1 6 Uplands Road

- Reference: HGY/2015/3037
- Decision date: 02.03.2016
- Description: **Single-storey rear extension**

6.2 44 Uplands Road

- Reference: HGY/2023/0120
- Decision date: 8.03.2023
- Description: **Demolition of existing single storey rear extension and its replacement with a new extension, proposed to be the same depth as existing and 1.5m wider. Includes the extension of the existing roof terrace.**

6.3 56 Uplands Road

- Reference: HGY/2023/0723
- Decision date: 14.06.2023
- Description: **Replacement of single storey rear extension and shed with a full width rear extension.**

6.4 80 Uplands Road

- Reference: HGY/2023/0597
- Decision date: 17.05.2023
- Description: **Erection of single storey rear extension and formation of firstfloor roof terrace**

We trust the attached documentation provides a sufficient level of information and evidence to support the application. Should you have any queries, comments, or require additional information, please do not hesitate to contact us.

Thank you in anticipation for assessing the application.

Yours Sincerely,

Roman Halat

MSc Arch, ARB, RIBA

Director

Verite Design Management Ltd