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Planning, Design & Access Statement

For the proposed

“Erection of a Type 2 roof extension”

at

105 Wargrave Avenue

London N15 6TU

By

Eade Planning Ltd

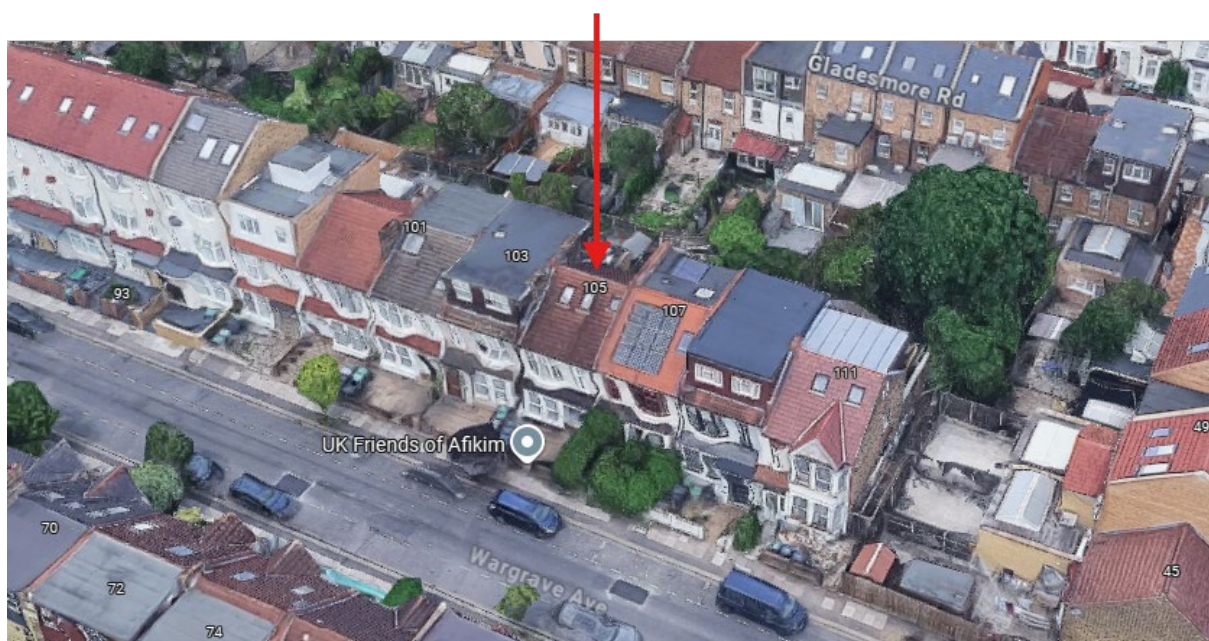
June 2026

Introduction

1. The application site comprises of what appears to be a single family dwellinghouses, a traditional two-storey building from street level. The properties is in C3 use.
2. The application seeks planning permission for the expansion of the property at roof level with an additional floor.
3. The development consists of erecting an additional floor to introduce a second floor, permission to raise the rear of the roof has already been consented under REF: HGY/2026/0631.
4. The application is made for the landowner to maximise the available space as suggested in the South Tottenham design guidance.

The Site

5. The land is at 105 Wargrave Avenue Tottenham London N15 6TU.
6. The properties are mid-terraced.
7. Several properties along this terrace and within the immediate area have been extended similarly. Many enjoy well integrated type 1, 2 and 3 extensions. As the adjacent neighbour enjoy such extensions it would very much improve the street scene on this terrace.
8. The site is pictured below.



Proposal Description

9. The description given is the 'Erection of a Type 2 roof extension'.

The Proposal

Roof Extension

There are no impacts of loss of daylight, privacy or overlooking caused by the additional floor level. No other works are proposed to the property other than the optimisation of the roof level.

As mentioned above a rear dormer has already been granted and can be erected in any event given it falls within permitted development rights, the proposal in essence is purely for the elements on the front slope and parapet. The walls and windows will be identical of the fenestration directly below.

The extension would not appear incongruous or bulky to neighbours given that many houses in the local area enjoy similarly scaled extensions.

The additional second floor level is designed in accordance with the Design Guide and is therefore acceptable in design terms.

Plans

10. Existing and Proposed Plans are provided. The plans include, Site, Floor, Section, Roof and Elevation Plans. A location Plan and Planning Statement is also included in the application bundle together with the CIL additional information form.

Conclusion

11. The development improves a single family dwellinghouses within the local area, has policy support at National, London and Local level and therefore, the council are asked to grant permission on the presumption in favour of the development.