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Planning, Design & Access Statement

For the proposed

“Change of use of No.22 from Class B2 to residential (C3), erection of a part first floor extension, elevational alterations and amalgamation to provide a single dwellinghouse”

20-22 Craven Park Rd, London N15 6AB

Eade Planning Ltd

June 2026

Introduction

1. The land is at 20-22 Craven Park Rd, London N15 6AB.
2. The residential property (no.22) is a mid-terraced house which comprises of two existing flats while No.20 could be considered as end-of-terrace and has historically been used for car repairs and MOT tests.
3. The application site comprises of what appears to be a pair of two-storey buildings from street level.
4. The application seeks planning permission for the expansion of the buildings to the first-floor rear only, elevational changes involve the front window, new bifolding doors to the ground floor rear, larger skylights and a new first floor rear window.
5. The development consists of amalgamating the flats with the newly converted B2 floor space to provide a single large 4-bedroomed property which is much sought for in the local area given the shortage of larger homes.
6. The site is pictured below.



Proposal Description

7. The description given is the 'Change of use of No.22 from Class B2 to residential (C3), erection of a part first floor extension, elevational alterations and amalgamation to provide a single dwellinghouse'.

The Proposal

Conversion

The change of use to residential is considered to be beneficial to the area give the terrace is predominantly built up of family housing. The B2 floorspace is not suitable for the local setting and is unfitting for the streetscape, the development would restore the large front opening to match the existing windows resulting in a more harmonious and fluid transition from the adjacent community building.

The new dwelling will be a spacious 4-bed family house, externally the design would be peculiar when read with the local and the host architecture, however the disjoint structure remains subordinate in essence, especially considering that large rear extensions are prevalent in area and now form part of the local character.

Extension

The first-floor rear extension is proposed to improve the functionality of the dwellinghouse with the existing detached first floor structure which would otherwise be a dysfunctional part of a family house. The positioning of this extension is hardly visible at all from the street scene. It should be noted the existing layout created a tunnelling effect from the bedroom and this would be an improvement to the bedroom in terms of outlook.

The proposed development in its totality would maximise the potential of the property increasing the floorspace and allowing the occupants to enjoy increased living space. There will be no new material harm on the neighbours in terms of privacy or noise given the scale of the development.

Plans

8. 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

9. The development provides a large single dwellinghouse 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.