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Planning, Design & Access Statement

For the proposed

**“Erection of an infill extension
with the formation of a courtyard”**

at

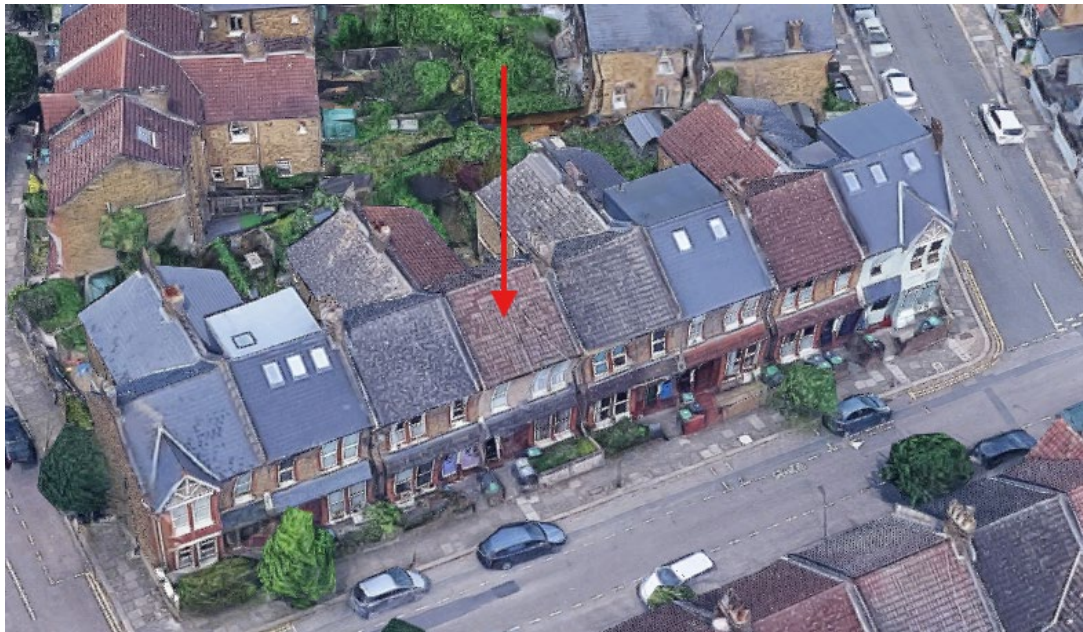
30 St. Johns Rd, London N15 6QP

Eade Planning Ltd

June 2026

Introduction

1. The land is at 30 St. Johns Rd, London N15 6QP.
2. The property is mid-terraced building which much like the entire terrace has historically been flats.
3. The application site comprises of what appears to be a two-storey building from street level The property is in C3 use comprising of x2 self-contained flats.
4. The application seeks planning permission for the expansion of the ground floor property and internal alterations to provide a second bedroom.
5. Very few of the properties along this terrace have been extended, mostly at roof level.
6. The site is pictured below.



Proposal Description

7. The description given is the 'Erection of an infill extension with the formation of a courtyard.'

The Proposal

Ground Floor Flat

The additional ground floorspace will provide the landowner to refurbish the property to provide an open plan layout suitable for modern day living. The development will indeed provide much-needed habitable space to the existing layout. There are no impacts of loss of daylight, privacy or overlooking caused by this minor extension.

The roof formation of the extension is pitched and designed sensitively to reduce impacts to the neighbour. This is considered to overcome any concerns regarding a sense of enclosure onto No.28. The positioning of extension is inspired by the need to retain the outlook and not compromise the quality of the existing bedroom.

The first-floor flat is not effected with no material harm brought to No.30a in any way.

The proposed development in its totality would maximise the potential of the property increasing the floorspace. 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 improves a single flat 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.