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Planning Statement Addendum

Personal and Religious Need – Sukkah Roof

Address: 196 Page Green Terrace / 196 High Road

Application: Section 73 application to vary Condition 2 of planning permission HGY/2026/0549

Introduction

This statement has been prepared as a standalone addendum in support of the Section 73 application seeking to vary Condition 2 of planning permission HGY/2026/0549.

The application seeks a modest rear ground floor infill/conservatory element. The proposal is limited in scale and is contained within the existing rear building envelope. It does not seek to alter the overall character of the approved development, increase the main building height, or introduce any unacceptable impact on neighbouring amenity.

The purpose of this statement is to explain the important personal and religious reason behind the proposed amendment, namely the need to accommodate a Sukkah roof for an observant Jewish family.

Jewish Family Life and the Importance of the Home

For an observant Jewish family, the home is central to daily religious and family life. Jewish life is strongly focused around the family home, particularly on the Sabbath and Jewish festivals, when religious meals, family gatherings, hospitality and community life take place.

The home is therefore not only a place of ordinary residential occupation. It is also the place where many important religious obligations and family traditions are observed. The ability of the home to function properly for these needs is a genuine and important consideration for the occupiers.

The Festival of Sukkot and the Need for a Sukkah

One of the most important Jewish festivals is Sukkot. During this festival, Jewish families are required to eat and spend time in a Sukkah.

A Sukkah is a temporary religious structure used during the festival. It must have a special roof covering, traditionally made from natural material, and it must be open to the sky in the correct way. For observant Jewish families, having a suitable place to erect and use a Sukkah is not simply a preference or convenience, but an important part of religious observance.

The festival is centred around family meals, hospitality and spending meaningful time in the Sukkah. In practical terms, this means that a family needs a safe, usable and accessible area at home where a Sukkah roof can be accommodated during the festival period.

Reason for the Proposed Amendment

The proposed infill/conservatory element is sought in order to allow the family to properly accommodate a Sukkah roof arrangement as part of their religious observance.

The amendment has been designed in a modest and proportionate way. It is not an excessive enlargement of the property. Rather, it is a practical and carefully considered adjustment to allow the home to function properly for the needs of an observant Jewish family.

The proposal remains contained within the rear envelope of the building and does not project beyond the established rear building line. The height is restricted and the amendment would not materially alter the overall scale, appearance or character of the approved development.

Planning Balance

The personal and religious need for the proposal should be given appropriate weight in the planning balance.

The amendment would allow the occupiers to live in the property in a way that properly reflects their religious and family requirements, while still ensuring that the physical development remains modest, subordinate and respectful of the surrounding context.

There would be no material harm to neighbouring amenity in terms of loss of light, outlook, privacy or sense of enclosure. The proposal would also preserve the design integrity of the approved scheme and would not undermine the character or appearance of the host building.

Conclusion

The proposed amendment is modest, proportionate and limited in scope. It does not alter the fundamental nature of the approved development and would not result in any unacceptable planning harm.

Importantly, the amendment responds to a genuine religious and family need, namely the ability of an observant Jewish family to accommodate a Sukkah roof during the festival of Sukkot. This is an important part of Jewish life and religious observance.

The proposal has been designed in the least harmful and most proportionate way, while ensuring that the home can properly meet the needs of the occupiers.

Accordingly, the proposal represents an acceptable amendment and it is respectfully requested that Haringey Council grants approval for the variation.