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DESIGN AND ACCESS STATEMENT

30, 32 and 34 Elm Park Avenue, Tottenham, London N15 6AU



1. Introduction

This Design and Access Statement has been prepared in support of a full planning application at 30, 32 and 34 Elm Park Avenue, Tottenham, London N15 6AU.

The proposal seeks permission for a ground floor rear extension at No. 32 only, together with first floor rear extensions across Nos. 30, 32 and 34 and a modest porch extension.

The application follows detailed pre-application engagement with the London Borough of Haringey under reference PRE/2026/0109, where the principle of development was supported, subject to design considerations. The proposal has been amended in response to the officer's advice, particularly in relation to the depth, roof form, window arrangement and external appearance of the first-floor rear extensions.

2. Site and Surroundings

The subject sites are end of terraced dwellings situated on Elm Park Avenue. The properties are located within the area designated in Haringey SPD "House Extensions in South Tottenham" (2013). The sites are not located within any conservation area and do not fall within the curtilage of a listed building.

The surrounding area is residential in character, predominantly formed of terraced and semi-detached dwellings. The rear of the block displays a varied pattern of extensions, including ground floor, first floor, and roof extensions, resulting in a townscape that lacks uniformity and demonstrates an established pattern of incremental domestic enlargement.

3. Planning History and Pre-Application Advice

Relevant Planning History

30 Elm Park Avenue N15

- HGY/2019/0137 Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 4m and for which the height of the eaves would be 3m Approve with Conditions
- HGY/2019/0296 Erection of a type 3 loft extension. Approve with Conditions
- HGY/1991/0418 Erection of single-storey rear extension. Approve with Conditions

32 Elm Park Avenue N15

- HGY/2019/3114 Erection of two first floor rear extensions across No. 30 & 32. Approve with Conditions

34 Elm Park Avenue N15

- HGY/2019/0024 Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m Not Required
- HGY/2007/0363 Erection of front and rear dormer windows Approve with Conditions

Pre-application advice was sought from the Council, and the response confirmed that the principle of a combined first floor rear extension is acceptable within this location, subject to detailed design and amenity considerations. The officer explicitly acknowledged that similar developments have been approved both by the Council and on appeal, and concluded that the proposal is likely to be acceptable as it was subject to the amendments requested in the pre-application letter.

This application has been prepared fully in accordance with that advice.

4. Proposal

The proposed development comprises three related elements:

- First-floor rear extensions across Nos. 30, 32 and 34 Elm Park Avenue, reduced to 2.5 metres in depth.
- A ground-floor rear extension at No. 32 only. The pre-application advice confirms this element is acceptable as it would not project beyond the existing extensions at Nos. 30 and 34.
- A modest porch extension, designed to remain subordinate and in keeping with the existing dwelling.

The extensions integrate seamlessly with the existing buildings and do not introduce any incongruous features. All materials are proposed to match the existing dwellings, ensuring a cohesive and consistent appearance.

5. Design and Appearance

The design approach is led by the officer's pre-application advice and by the established character of rear development along Elm Park Avenue.

The proposed first-floor rear extensions are modest in depth and have been reduced to 2.5 metres. The roof form, proportions and window arrangement have been revised to achieve a more consistent and balanced rear elevation.

Matching windows and materials are proposed across the rear elevation to create uniformity. External materials will match the existing dwellings in colour, size, shape and texture, ensuring the extensions integrate appropriately with the host buildings.

The ground-floor rear extension at No. 32 is domestic in scale and would sit comfortably between the existing neighbouring rear extensions. The porch extension is modest and would not dominate the front elevation or harm the appearance of the street scene.

The porch enclosure would in any case be lawful under permitted development. Given that several similar porch enclosures have been erected along the street, including the adjacent neighbours and in the wider area, this part of the development would be suitable for the street scene and local character.

6. Impact on Character and Appearance

The proposal would preserve the character and appearance of the host properties and the wider residential area.

The principal extensions are located to the rear and would be experienced primarily from neighbouring gardens. The extension is modest in depth and does not dominate the existing building. Its design ensures that it reads as a natural continuation of the dwelling rather than an overbearing addition.

The same-road approval HGY/2022/0195 at 22-26 Elm Park Avenue demonstrates that first-floor rear extensions of a comparable nature do not harm the character or appearance of the area.

7. Impact on Residential Amenity

The proposal has been carefully designed to ensure that there is no unacceptable impact on neighbouring amenity.

The extensions do not include side-facing windows and therefore would not give rise to overlooking or loss of privacy. The depth and height of the extensions are modest and consistent with what is already established within the area.

Given the relationship between properties, the extension will not result in any unacceptable loss of daylight, sunlight, or outlook.

8. Access and Amenity Space

The proposal would not alter the existing access arrangements to the dwellings. Pedestrian access would remain from Elm Park Avenue as existing.

The existing and proposed drawings include garden area information to demonstrate that suitable rear amenity space would remain.

9. Planning Policy Context

The proposal has been designed having regard to the National Planning Policy Framework, the London Plan, Haringey's Local Plan Strategic Policies, the Development Management DPD and Haringey's House Extensions in South Tottenham SPD.

The scheme responds positively to the original buildings and surrounding context, uses matching materials, safeguards neighbouring amenity and provides a high-quality coordinated design approach.

10. Conclusion

The proposed development represents a well-considered and modest form of domestic extension.

The scheme has been amended in accordance with the Council's pre-application advice, including reducing the first-floor rear extension depth to 2.5 metres, improving the roof form and ensuring consistent windows and matching materials.

The proposal is acceptable in principle, preserves the character and appearance of the area, and would not cause unacceptable harm to neighbouring amenity. For these reasons, planning permission should be granted.