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**32 Elm Park Avenue  
Tottenham, London N15 6AU**



## **1. Introduction**

This Design and Access Statement has been prepared in support of a householder planning application for the erection of a Type 3 roof extension at 32 Elm Park Avenue, Tottenham, London N15 6AU. The proposal has been designed in accordance with the House Extensions in South Tottenham SPD and seeks to provide additional family accommodation while respecting the character of the property and surrounding area.

## **2. Site and Surroundings**

The application site comprises a two-storey terraced dwelling located within the South Tottenham area. The property is not listed and is not situated within a Conservation Area. The surrounding street contains numerous rear, loft and Type 3 roof extensions, demonstrating an established pattern of residential enlargement.

## **3. Relevant Planning History**

The property is located within the area covered by the House Extensions in South Tottenham SPD. The Council has approved numerous Type 3 roof extensions within the locality, confirming the principle of this form of development where the adopted design guidance is followed.

#### **4. Proposal**

The proposal seeks planning permission for the erection of a Type 3 roof extension. The design replicates the established architectural detailing of the existing dwelling, including the parapet, bay proportions and external materials, creating a seamless continuation of the terrace.

#### **5. Principle of Development**

The South Tottenham SPD specifically supports Type 3 roof extensions within this locality, subject to high quality design. The proposal follows the adopted guidance and reflects the design principles accepted by the Council in similar approved applications.

#### **6. Design and Appearance**

The extension has been carefully designed to respect the proportions and architectural character of the existing dwelling. External materials, brickwork, render, roof tiles and window detailing will match the existing building to ensure a cohesive appearance.

#### **7. Impact on Residential Amenity**

The proposal extends upwards within the footprint of the existing dwelling and is not expected to result in unacceptable overlooking, loss of privacy, daylight or sunlight. The design accords with the Council's guidance and would not adversely affect neighbouring residential amenity.

#### **8. Access**

The proposal does not alter the existing pedestrian or vehicular access arrangements. Access to the dwelling will remain unchanged.

#### **9. Conclusion**

The proposal accords with the House Extensions in South Tottenham SPD and relevant planning policies. It represents a high-quality design that respects the character of the area while providing additional family accommodation. Planning permission is respectfully requested.