

Design access and planning statement

Full Planning application for a proposed ground floor rear extension

165 Priory Road

London N8 8NB

1. INTRODUCTION

This statement has been prepared in support of a full planning application for a proposed ground floor rear extension at 165 Priory Road, London N8 8NB.

The application site comprises a mixed-use property with a dry cleaning business operating at ground floor level and residential accommodation on the upper floor. The proposal seeks to extend the ground floor to the rear in order to enlarge and improve the operational capacity of the existing commercial use.

2. SITE DESCRIPTION AND SURROUNDINGS

The site is located within an established urban area in the London Borough of Haringey. Priory Road is characterised by a mix of residential and commercial properties, with ground floor commercial uses commonly found along the street frontage and residential accommodation above.

The property benefits from a rear area which is typical of similar plots in the vicinity. The surrounding context includes terraced and semi-detached buildings of similar scale and form.

3. PROPOSED DEVELOPMENT

The proposal consists of:

- A single-storey rear extension at ground floor level
- Extension to support and enhance the existing dry cleaning business
- No change of use is proposed
- No alterations to the upper floor residential accommodation

The extension has been designed to remain subordinate to the host building and to integrate seamlessly with the existing structure.

4. DESIGN PRINCIPLES

Scale and Massing

The proposed extension is modest in scale and limited to the rear of the property. It respects the proportions of the existing building and does not dominate the original structure.

Layout

The extension improves the internal layout of the dry cleaning premises by providing additional workspace, allowing for better operational efficiency.

Appearance

Materials will be selected to match or complement the existing building, ensuring a cohesive and visually appropriate appearance. The design is simple and functional, reflecting the commercial nature of the use.

Impact on Neighbours

The proposal has been carefully designed to minimise any impact on neighbouring properties. Due to its single-storey form and rear location:

- There will be no significant loss of daylight or sunlight
- No overlooking or privacy issues will arise
- The extension aligns with typical rear extensions in the area

5. ACCESS

Existing Access

The site benefits from established pedestrian access directly from Priory Road. The existing access arrangements will remain unchanged.

Inclusive Access

The proposal does not alter access arrangements but maintains safe and convenient entry for all users, including customers and staff.

Servicing

Servicing arrangements for the dry cleaning business will continue as existing, with no additional demand generated by the proposal.

6. PLANNING POLICY CONTEXT

The proposal has been considered against relevant national and local planning policies, including:

National Planning Policy Framework (NPPF)

The proposal supports:

- Sustainable economic growth by supporting an existing local business
- Efficient use of land within an urban area
- High-quality design that is sympathetic to its context

London Plan

The development aligns with policies encouraging:

- Support for small and local businesses
- Optimisation of existing sites
- Good design principles

Haringey Local Plan

The proposal complies with key policies relating to:

- Design quality and local character
- Protection of residential amenity
- Support for town centre and local commercial uses
- Small-scale extensions that respect the host building

7. IMPACT ASSESSMENT

Amenity

The extension will not result in unacceptable impacts on neighbouring occupiers in terms of:

- Loss of light
- Overbearing impact
- Noise or disturbance

Character and Appearance

The proposal is sympathetic to the existing building and surrounding area, maintaining the established character of Priory Road.

Highways and Transport

No changes to access or parking are proposed. The development is not expected to generate additional traffic.

8. CONCLUSION

The proposed ground floor rear extension represents a modest and well-designed addition that will enhance the functionality of the existing dry cleaning business.

The development:

- Respects the character and appearance of the surrounding area
- Preserves residential amenity
- Supports local economic activity
- Complies with relevant national and local planning policies

Accordingly, the proposal is considered acceptable, and planning permission is respectfully requested.