

PLANNING AND DESIGN & ACCESS STATEMENT

Site Address	153 Dowsett Road, Tottenham, London N17 9DN
Applicant	Bruce Grove Ltd
Proposal	Construction of a double storey rear extension.
Application Type	Householder Planning Permission
Local Authority	London Borough of Haringey
Drawing Ref.	26-1035-HH01 (Existing & Proposed Floor Plans, Elevations, Block & Site Location Plans)
Prepared By	Design Studio E17
Date	July 2026

1.0 Introduction

1.1 This combined Planning Statement and Design & Access Statement has been prepared by Design Studio E17 in support of a householder planning application at 153 Dowsett Road, Tottenham, London N17 9DN. It should be read alongside the submitted drawing under reference 26-1035-HH01.

1.2 The application seeks full planning permission for the construction of a double storey rear extension to the host dwelling. The extension continues the line of the existing rear outrigger and provides an enlarged, open-plan kitchen and dining room at ground floor level, with an additional bathroom and an improved bedroom arrangement at first floor level.

1.3 This Statement demonstrates that the proposal accords with the development plan as a whole — the London Plan (2021) and the Haringey Local Plan, comprising the Strategic Policies (2013, as altered 2017) and the Development Management DPD (2017) — together with the National Planning Policy Framework (NPPF), and that there are no technical, design or amenity grounds on which the application could reasonably be refused.

2.0 Site and Surroundings

2.1 The application site comprises a two-storey mid-terrace dwelling house with a converted loft served by a rear dormer. The property forms part of an established, cohesive terrace of similar Victorian houses on Dowsett Road and is positioned between No.151 and No.155. The host dwelling has a traditional two-storey rear outrigger and a private rear garden.

2.2 The host building is finished in facing brickwork beneath a pitched roof of interlocking concrete tiles, with uPVC double-glazed casement windows throughout. The rear roof slope incorporates a dormer with face and cheeks clad in hanging plain clay tiles and a felt flat roof, together with Velux rooflights.

2.3 The surrounding area is residential in character and the pattern of rear extensions and roof alterations is well established along the terrace and within the wider street block bounded by Dowsett Road, Havelock Road and Thackeray Road. The site is not located within a designated conservation area, the host building is neither statutorily nor locally listed, and the site is not affected by any Article

4 Direction relevant to the works proposed. The works are confined wholly to the rear of the property and are not visible from the public realm of Dowsett Road; the front elevation is unaltered.

3.0 The Proposal

3.1 The application comprises the following works:

- Construction of a double storey rear extension continuing the line and width of the existing rear outrigger;
- At ground floor, provision of an enlarged open-plan kitchen and dining room with direct access to the rear garden;
- At first floor, provision of an additional bathroom and an improved bedroom arrangement;
- All external materials to match the original host dwelling.

3.2 The extension is confined to the rear of the property, projecting a modest depth beyond the existing outrigger within the curtilage of the site. The roof over the extension is kept below the main roof of the dwelling and reads as a subordinate, rearward continuation of the established outrigger form. A private rear garden is retained, ensuring adequate amenity space for a dwelling of this size.

3.3 The proposed materials are selected to integrate seamlessly with the host dwelling and the terrace: facing brick to match the existing brickwork, a roof finished in interlocking concrete tiles to match the existing roof, and uPVC double-glazed casement windows to match the existing fenestration.

3.4 New windows are confined to the rear elevation, facing the application site's own garden. No side-facing windows are proposed at first floor level, thereby protecting the privacy of the adjoining occupiers at No.151 and No.155.

3.5 The depth of the extension has been fixed by direct reference to the 45-degree vision line taken from the adjoining owner's first floor bedroom window, which is plotted on the proposed floor plans on drawing 26-1035-HH01. The extension is contained within this line, demonstrating from the outset that the scheme has been designed around the daylight and outlook of the most sensitive neighbouring window.

4.0 Design Assessment

4.1 This section addresses the design considerations of Use, Amount, Layout, Scale, Landscaping, Appearance and Access, in accordance with the requirements of a Design & Access Statement.

Use

4.2 The lawful and proposed use of the property remains a single-family dwelling house (Use Class C3). There is no change of use. The works are wholly ancillary to and supportive of the residential use, improving the functionality of the existing home.

Amount

4.3 The proposal increases the footprint of the dwelling by way of a modest rearward projection at ground and first floor level, following the line of the existing outrigger. The amount of development is proportionate to the size of the host dwelling and its plot and is consistent with the scale of two storey back additions found along the terrace. The rear garden is retained, ensuring the plot is not over-developed and that adequate private amenity space is maintained.

Layout

4.4 The internal layout is rationalised at both levels. At ground floor the extension delivers an enlarged, open-plan kitchen and dining room connected directly to the rear garden, replacing the

existing constrained kitchen within the outrigger. At first floor the additional space allows the provision of a further bathroom and a more workable bedroom arrangement, improving the day-to-day functionality of the dwelling.

Scale

4.5 Although two storeys in height, the extension is subordinate to the host dwelling: it matches the width of the existing outrigger, its roof is kept below the main roof form, and its rearward projection is modest. The proposal does not compete with or dominate the original building and reads clearly as a secondary addition within the established rhythm of back additions along the terrace.

Landscaping

4.6 A private rear garden is retained as soft, permeable amenity space. The controlled footprint of the extension ensures a balanced relationship between built form and garden space, consistent with neighbouring plots.

Appearance

4.7 The extension adopts a traditional appearance wholly derived from the host dwelling: matching facing brickwork, a matching interlocking concrete tile roof and matching uPVC casement windows. The result is a well-mannered addition that is visually indistinguishable in materials and detailing from the original building and respects the character of the terrace.

Access

4.8 Vehicular and pedestrian access to the property is unchanged. Level access to the rear garden is provided from the new kitchen/dining room, improving the accessibility and usability of the ground floor.

5.0 Planning Policy Context

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan comprises the London Plan (2021) and the Haringey Local Plan — the Strategic Policies (2013, as altered 2017) and the Development Management DPD (adopted July 2017). The following policies and guidance are most relevant.

National Planning Policy Framework (NPPF)

- Section 12 — Achieving well-designed and beautiful places, requiring development to be sympathetic to local character and to maintain a high standard of amenity for existing and future users;
- The provision that significant weight should be given to development which reflects local design policies and guidance.

The London Plan (2021)

- Policy D3 — Optimising site capacity through a design-led approach, including respect for local context and neighbouring amenity;
- Policy D4 — Delivering good design;
- Policy D6 — Housing quality and standards, supporting well-designed internal living space.

Haringey Local Plan

- Strategic Policy SP11 — Design, requiring development of the highest standard of design that respects its context;

- Development Management DPD Policy DM1 — Delivering High Quality Design, requiring development to relate positively to its surroundings and to protect the amenity of neighbouring occupiers;
- Development Management DPD Policy DM12 — Housing Design and Quality, requiring alterations and extensions to be of high quality design, appropriate in form and scale to the host dwelling and to respect local context.

Supplementary Guidance

5.2 The Council's residential extension design guidance sets out the detailed tests applied to householder proposals, including the '45-degree' daylight and outlook test taken from the nearest habitable-room windows of adjoining properties, the expectation that rear additions follow the established pattern of development, and the treatment of boundary conditions. These tests are addressed directly in the assessment below.

6.0 Planning Assessment

Principle of Development

6.1 The extension and alteration of a single dwelling house to improve its functionality is acceptable in principle. There is no change of use and the residential character of the property is retained and enhanced. The principle of the development accords with the development plan.

Design and Character

6.2 The proposal is confined to the rear of the dwelling, follows the width and line of the existing outrigger, and is finished entirely in materials matching the host building. Two storey back additions are a defining and recurring feature of this terrace typology, and the extension reads as a natural, rearward continuation of that established pattern. The works are not visible from Dowsett Road and the front elevation is wholly unaltered. The proposal therefore preserves the character and appearance of the host dwelling and the terrace, in accordance with NPPF Section 12, London Plan Policies D3 and D4, and Haringey Policies SP11, DM1 and DM12.

Relevant Approvals in the Locality

6.3 The principle of two storey and first floor rear additions of this nature is well established in the surrounding area. The following applications, all approved by the London Borough of Haringey within the last twelve months, are of direct relevance to the determination of this application:

- HGY/2026/0602 — 211 Lansdowne Road, Tottenham N17 0NU — erection of a ground floor and first floor rear extension with a roof terrace, together with associated external works — approved 28 April 2026;
- HGY/2025/2738 — 133 Napier Road, Tottenham N17 6YQ — erection of single storey ground floor rear extension and first floor rear extension — approved 27 November 2025;
- HGY/2025/2377 — First Floor Flat, 13 Northumberland Park, Tottenham N17 0TA — erection of a first floor rear extension to enlarge the existing first floor flat — approved 29 October 2025;
- HGY/2025/1967 — 2 Southdown Villas, St Anns Road, Tottenham N15 3SS — erection of a two-storey rear extension — approved 5 November 2025.

6.4 These recent decisions demonstrate the Council's consistent acceptance of two storey and first floor rear extensions to terraced dwellings across Tottenham where they are subordinate to the host building, finished in matching materials and designed to protect neighbouring amenity — precisely the approach adopted by the present scheme. They constitute a material consideration weighing in favour of the grant of permission.

Impact on Neighbouring Amenity

6.5 The principal neighbour relationships are with No.151 and No.155 Dowsett Road, both of which share the same terrace form with equivalent rear outriggers. The proposal has been carefully designed to avoid any unacceptable impact on their amenity.

6.6 Daylight, sunlight and outlook — the 45-degree test. The 45-degree vision line, taken from the centre of the adjoining owner's first floor bedroom window — the nearest and most sensitive habitable-room window to the works — is plotted on the proposed floor plans on the submitted drawing 26–1035–HH01. The extension sits wholly within this line and does not cross it at either ground or first floor level. Compliance with the 45-degree test is therefore demonstrated graphically on the application drawing rather than merely asserted. The extension otherwise matches the width of the existing outrigger, projects only a modest additional depth to the rear, and its massing is read against the neighbours' own two storey back additions. There will accordingly be no unacceptable loss of daylight, sunlight or outlook to either adjoining property.

6.7 Privacy and overlooking. All new windows face the rear garden of the application site, replicating the outlook of the existing rear windows. No side-facing windows are proposed at first floor level. The proposal therefore creates no new opportunities for overlooking and results in no loss of privacy to adjoining occupiers.

6.8 Sense of enclosure. Set against the neighbours' own outrigger built form and the existing boundary treatments, the modest rearward projection will not appear overbearing or create an unacceptable sense of enclosure to either neighbour.

Residential Amenity of Future Occupiers

6.9 The proposal markedly improves the quality of the accommodation, delivering a generous, light-filled kitchen and dining space with a strong connection to the rear garden and much-improved bathroom provision at first floor. The scheme accords with London Plan Policy D6 and the amenity objectives of the Haringey Local Plan.

Sustainability and Trees

6.10 The proposal re-uses and improves the existing dwelling, which is inherently sustainable, and improves the thermal performance of the rear of the property through new, well-insulated construction and modern double-glazed openings. No protected trees are affected by the works.

7.0 Conclusion

7.1 The proposal is for a double storey rear extension at 153 Dowsett Road, N17 9DN, continuing the line of the existing rear outrigger. It is a modest, well-designed addition that is subordinate to the host dwelling, finished entirely in matching materials, and confined to the rear of the property where it has no impact on the street scene.

7.2 The extension respects the established pattern of two storey back additions along the terrace and satisfies the Council's 45-degree test: the 45-degree vision line taken from the adjoining owner's first floor bedroom window is plotted on the submitted drawing and the extension is contained wholly within it. With no side-facing first floor windows proposed, there is no material loss of daylight, sunlight, outlook or privacy to No.151 or No.155.

7.3 The proposal is consistent with the Council's recent pattern of approvals for comparable two storey and first floor rear extensions in the locality — including refs. HGY/2026/0602 (211 Lansdowne Road), HGY/2025/2738 (133 Napier Road), HGY/2025/2377 (13 Northumberland Park) and HGY/2025/1967 (2 Southdown Villas, St Anns Road), all granted within the last twelve months — which together confirm the acceptability in principle of development of this form and scale in the surrounding area.

7.4 The proposal accords with the development plan read as a whole — the NPPF, the London Plan (2021) and the Haringey Local Plan (Strategic Policies and Development Management DPD 2017) — and with the Council's residential extension design guidance. There are no technical, design or amenity grounds on which the application could reasonably be refused. We respectfully request that planning permission be granted.

Prepared by:

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For and on behalf of Design Studio E17

2nd July 2026