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Planning Statement

To accompany a planning application

For the

**“Extension to existing ground floor extension at No.42;
first-floor rear extensions at No’s 40-44; and Type 3
roof extensions at No's.42-44”**

at

40-44 Elm Park Ave, London N15 6AU

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Table of Contents

Contents	Page
Introduction	2
Site Description	2
Relevant Planning History	4
The Proposal	5
Proposal Description	5
Plans	5
Conclusion	5

Introduction:

1. This is an application for the Extension to existing ground floor extension at No.42; first-floor rear extensions at No's 40-44; and Type 3 roof extensions at No.42-44 at 40-44 Elm Park Ave, London N15 6AU

2. Site Description:

3. The site is at 40-44 Elm Park Ave, London N15 6AU.
4. The proposal site comprises three single family dwellinghouses.
5. All three properties have various types of ground floor rear extensions,
6. See existing front elevations in figure 1 below and rear elevations in figure 2 below.



Figure 1



Figure 2

Relevant Planning History

7. Planning permission has been granted for Erection of ground floor extensions at No's 42 HGY/2024/2297 & 7; first-floor rear extensions at No's 42-44; HGY/2019/0289 and Type 3 roof extensions at No's 42-44 HGY/2022/0227.
8. This application has been inspired by the above planning permission and indeed, strictly follows the approved design principles.
9. The above planning permissions and the surrounding character of the area form material considerations in respect of this proposal.
10. In the officer's report to the above permission the officer states,
First floor extension
6.6.4 In addition, to the above appeal decision, similar size first floor extensions have also been approved by the council following the above decision subsequently (HGY/2018/0698 -47-53 Elm Park Avenue & HGY/2018/1501 – 76-78 Elm Park Avenue). Planning Officer Delegated Report
6.5 In light of the above appeal decision, the LPA would find it difficult to justify refusal for the proposed development.
6.6 The design and appearance of the extension is considered acceptable and would not detract from the character of the immediate area. The extension would be subservient to the host properties in terms of its size and roof form. The external materials of the proposal would be sympathetic with the built form and the appearance of the existing properties.
6.7 The proposed first floor rear extension would not appear overly bulky or out of scale in relation to the site context and its surroundings. The design would be in keeping with similar first floor extension approved within the same street and as such would not detract from the character of the locality..
11. A similar Planning permission has been granted for Erection of a first floor rear extension to 12-16 Clifton Gardens.

The Proposal

12. The proposal is for the Extension to existing ground floor extension at No.42; first-floor rear extensions at No's 40-44; and Type 3 roof extensions at No.42-44.
13. As with the above application, the proposed first floor extension does not project more than 2.5m, nor does it encroach the 45 degree rule. It would, therefore, appear subordinate to the host properties and will not have any detrimental effect on the neighbouring properties. Nor will it cause any additional overlooking or other amenity issues.

14.The ground floor extension at No.12 is very modest, and the Type 3 extension proposed follows the design guidance as set out in the South Tottenham SPD.

15.Given the array of extensions on the street, the roof extension will have no detrimental effect on the character of the area.

Proposal Description

16.Extension to existing ground floor extension at No.42; first-floor rear extensions at No's 40-44; and Type 3 roof extensions at No.42-44.

Plans

17.Existing and Proposed Plans are provided. The plans include Floor, Section, Roof and Elevation Plans.

18.The plans are numbered EPA40.44.EX.01-06- Existing plans, EPA40.44.101-107 - Proposed Plans.

19.A location Plan and Planning Statement is also included in the application bundle together with the CIL additional information form.

Conclusion

20.The development provides for much needed additional living space for the existing dwellings, has policy support at National, London and Local level and therefore, the council are asked to grant permission on the presumption in favour of sustainable housing development.