



Design and Access Statement

42 Allison Road, London N8 0AT

Proposed Single-Storey Side-Return Infill Extension And Installation Of AC Condenser Units

1. Introduction and Site Context

This Planning Statement supports a householder planning application for the erection of a single-storey side-return infill extension at 42 Allison Road. The property is a traditional two-storey terraced dwelling located within the established residential area of Haringay.

The proposal has been developed with careful regard to the scale and character of the existing house, neighbouring properties and the established pattern of residential extensions within the surrounding area. This statement should be read alongside drawings 237_1001, 237_1100 and 237_1200, dated 24 July 2026.

2. Proposed Development

The proposed extension would infill the existing side return at ground-floor level, allowing the existing kitchen, living and dining accommodation to be combined into a more practical and accessible family space.

The extension would have a low-profile roof, an internal height of approximately 2.4 metres and roof glazing to introduce natural daylight into the centre of the enlarged room. Glazed doors and openings to the rear would improve the relationship between the dwelling and its garden.

The development is confined to the rear of the property. No alterations are proposed to the principal front elevation, the main roof form or the upper-storey massing of the building.

3. Planning Policy

The principal relevant considerations are contained within:

- The National Planning Policy Framework, particularly paragraphs 131–139 concerning high-quality, attractive and context-sensitive design;
- Policies D3 and D4 of the London Plan 2021;
- Haringey Development Management DPD Policies DM1, concerning high-quality design, and DM12, concerning residential extensions and alterations.

The National Planning Policy Framework requires development to function well, be visually attractive, respond sympathetically to local character and provide a high standard of amenity for existing and future occupiers. Haringey's Development Management DPD remains part of the adopted development plan used to determine planning applications in the borough.

4. Design, Character and Residential Amenity

The proposal is modest in scale and clearly subordinate to the original dwelling. By occupying the existing enclosed side return, it represents an efficient use of previously underused space without materially increasing the perceived bulk of the property.

Its position behind the main house means it would not be visible within the Allison Road street scene and would preserve the architectural character of the terrace. The simple contemporary glazing and restrained roof form distinguish the new work from the original building while remaining visually recessive.

The extension is limited to a single storey, with no raised terrace or new upper-level windows. Its restricted height and location alongside the existing rear projection would avoid an unacceptable loss of daylight, outlook or privacy to neighbouring occupiers. A substantial rear garden would remain available to the dwelling.

5. Conclusion

The proposed side-return infill extension provides a proportionate improvement to the existing family accommodation. It is subordinate to the original house, preserves the appearance of the street and would not cause material harm to neighbouring residential amenity.

The proposal therefore accords with the National Planning Policy Framework, the London Plan and Haringey Development Management Policies DM1 and DM12. Planning permission is respectfully requested.