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Planning, Design & Access Statement

For the proposed

“Erection of first floor rear extensions across No’s 119-125”

at

**119-125 Craven Park Road, London,
N16 6BP**

By

Eade Planning Ltd

August 2026

Introduction

1. The land is at 119-125 Craven Park Road, London, N16 6BP.
2. The properties 121-125 are mid-terraced houses in a short row of five houses, with no119 being end-of-terrace.
3. The application site comprises of what appears to be three two-storey buildings from street level and No121 encompassing an additional floor at loft level. The properties are in C3 use comprising of x4 single dwellinghouses.
4. The application seeks planning permission for the expansion of the properties only at first floor level with No.121-123 benefitting from a full width first floor extension meanwhile the adjacent neighbours have part first floor rear extensions.
5. A number of properties within the local vicinity enjoy first floor rear extensions of varying scale individually and jointly.
6. This development takes inspiration from consented schemes nearby - HGY/2022/1683 and HGY/2022/0338
7. The site is pictured below.



Proposal Description

8. The description given is the 'Erection of first floor rear extensions across No's 119-125.

The Proposal

First Floor Extensions

As mentioned above the proposal is inspired by approved schemes and follows similar design principles. The surrounding character of the area forms a material consideration in respect of this proposal give part and full first floor width extensions exist.

As evidenced in previous reports for similar applications officers have agreed the design principles are deemed acceptable and the first floor extension would appear to be sufficiently subordinate in scale.

The extensions do not breach the 45° line of sight from the centre of neighbouring habitable rooms, it will therefore not have any detrimental effect on to the neighbouring properties nor will it result in additional overlooking or privacy concerns.

The proposed development in its totality would maximise the potential of the property increasing the floorspace and allowing the occupants to enjoy increased living space and private undisturbed access. There will be no new material harm on the neighbours in terms of privacy or noise given the scale of the development.

Plans

9. Existing and Proposed Plans are provided. The plans include, Site, Floor, Section, Roof and Elevation Plans. A location Plan and Planning Statement is also included in the application bundle together with the CIL additional information form.

Conclusion

10. The development improves four dwellinghouses within the local area, has policy support at National, London and Local level and therefore, the council are asked to grant permission on the presumption in favour of the development.