

Date: 29/08/2026

DESIGN AND ACCESS STATEMENT

Site address: 85 Maryland Road, Wood Green, London, N22 5AR
Proposal: Modification to As-Built single storey rear extension

Introduction

This Design and Access Statement has been prepared in support of a householder planning application at 85 Maryland Road, Wood Green, London, N22 5AR.

The application follows previous planning applications at the property and, importantly, a formal pre-application process undertaken with the London Borough of Haringey under reference PRE/2026/0120.

The purpose of the current application is to respond directly to the concerns previously raised by the Local Planning Authority and Planning Inspector regarding the scale, height, bulk and neighbouring amenity impacts of the as-built rear extension.

The proposal therefore incorporates a significant alteration to the as-built structure by reducing the final 3m of the rear extension to a maximum height of 2.5m above existing ground level.

The amended design has been developed specifically in response to the recommendations given by Haringey Council during the pre-application process and seeks to achieve an appropriate balance between retaining a functional extension to the dwelling and protecting the character of the host property and the residential amenity of adjoining occupiers.

The Existing Site and Surrounding Context

The application site comprises a two-storey residential dwellinghouse situated on the north side of Maryland Road.

Maryland Road is predominantly residential in character, comprising traditional terraced and semi-detached dwellings with relatively long rear gardens.

A number of properties within the immediate surroundings have been extended to the rear, including the adjoining properties on either side of No. 85. The Council's pre-application advice similarly records that the locality is residential in nature, that properties have long rear gardens and that several dwellings have been extended rearwards.

The property currently contains an as-built rear extension. The extension was constructed differently from the originally approved scheme (HGY/2022/4422); however, it is important to note that the drawings submitted as part of the original approved application did not accurately demonstrate the existing change in levels across the rear garden.

The rear garden sits at a lower level than the finished floor level of the dwelling, but this level difference was not clearly represented on the approved drawings. During construction, it therefore became necessary to incorporate steps down from the internal finished floor level to provide an appropriate transition to the lower rear garden level. As a consequence of the garden sitting significantly below the internal floor level, the extension has a greater apparent external height when viewed from the rear garden and adjoining properties than was evident from the originally approved drawings.

This discrepancy between the levels shown on the approved plans and the actual site levels subsequently led to uncertainty regarding the overall scale and appearance of the constructed extension and has since resulted in further planning applications, an appeal, enforcement proceedings and then a pre-application.

Relevant Planning History

The principal planning history relevant to the current proposal is as follows:

Application reference number: HGY/2022/4422

Proposal description: Ground floor rear extension.

Decision: Approved with conditions.

Application reference number: HGY/2024/2037

Proposal description: Retrospective erection of a ground floor rear extension with mezzanine.

Decision: Refused.

The subsequent appeal under reference APP/Y5420/W/24/3353655 was dismissed.

Application reference number: HGY/2024/3358

Proposal description: Erection of single-storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 2.85m.

Decision: Refused.

Application reference number: ENF/2024/0347

Proposal description: Unauthorised works – extensions.

An enforcement notice was served in relation to the unauthorised extension works. Appeals were subsequently submitted to the Planning Inspectorate, including **Appeal Ref. APP/Y5420/C/24/3351039** in respect of the enforcement notice and **Appeal Ref. APP/Y5420/W/24/3353655** in relation to the retrospective planning application for the erection of a ground-floor rear extension with mezzanine. The enforcement notice was subsequently upheld at appeal.

Pre-Application Consultation

Formal pre-application discussions were undertaken with the London Borough of Haringey under reference PRE/2026/0120, following a meeting held on 2 June 2026.

The purpose of the pre-application process was specifically to obtain guidance on how the existing rear extension could be altered to address the issues identified within the previous appeal decision.

During the pre-application assessment, the Council considered the principal concerns to relate to:

- the overall height and scale of the existing extension;
- its bulk and dominance in relation to the host dwelling;
- its relationship with neighbouring properties;
- potential loss of light and overshadowing;
- overbearing impact and increased sense of enclosure; and
- the need to respond appropriately to the conclusions of the Planning Inspector.

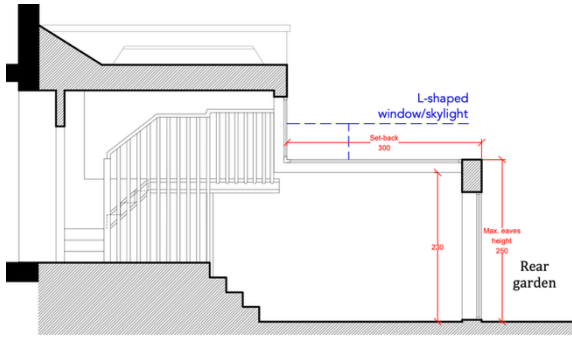
The Council noted that the as-built extension had a height of approximately 4.26m above ground level and a depth of approximately 6.79m and considered that alterations were required to reduce its bulk and visual dominance.

Importantly, during the pre-application process the Council specifically advised that the final 3m of the extension should be reduced to a maximum height of 2.5m along the boundary, with the reduced section extending beyond the extension at No. 83 Maryland Road.

In considering neighbouring amenity, the Council further stated that reducing the height of the extension was necessary to lessen the perceived overbearing impact. The pre-application advice expressly identified a height of 2.5m above existing ground level to the top of the parapet for the final 3m as a means of reducing that potential harm.

The current proposal has therefore been developed in direct response to this advice.

Proposed Development



The current application proposes alterations to the existing as-built rear extension.

The principal alteration comprises a reduction of the final 3m of the rear extension to a maximum height of 2.5m above existing ground level.

The reduction relates to the rearmost portion of the extension and is clearly illustrated within the submitted proposed plans, sections and elevations.

The proposed drawings show the altered roof profile and the reduction to a maximum height of 2.5m at the rear, together with the relationship between the application property and the adjoining extensions at No. 83 and 87 Maryland Road.

The proposal does not seek to introduce a materially greater footprint or further projection beyond the existing as-built extension. Rather, the application represents a physical reduction in the scale and massing of the existing structure.

The proposal therefore constitutes a clear improvement when compared with the current as-built situation.

Design, Scale and Appearance

The principal design objective of the current proposal is to reduce the visual prominence and perceived bulk of the rear extension.

The Council's previous concerns focused principally upon the height of the as-built extension and the way its scale caused it to appear dominant in relation to the host dwelling and surrounding development.

The reduction of the rearmost 3m to a height of 2.5m directly responds to this concern.

By stepping the extension down towards the rear garden, the amended proposal:

- reduces the overall mass and bulk of the structure;
- provides a substantially lower relationship with adjoining boundaries;
- reduces the visual dominance of the extension when viewed from neighbouring gardens;
- creates a more subordinate rearward form;
- improves the relationship between the extension and adjoining development; and
- directly reflects the design approach specifically discussed with the Local Planning Authority at pre-application stage.

The reduction in height provides a considerably softer termination to the rear extension and ensures that its most sensitive section, closest to the open rear garden environment and neighbouring outlook, is substantially reduced in scale.

To improve the provision of natural daylight within the rear extension, the amended design incorporates two rooflights within the lowered roof section together with two windows to the rear elevation, as illustrated on the submitted drawings. These openings are modest in scale and have been introduced solely to improve the

internal quality and usability of the space. Other than the reduction in height of the rearmost 3m of the extension to a maximum of 2.5m above existing ground level, and the introduction of these windows and rooflights, no further alterations to the as-built extension are proposed as part of this application.

The proposal therefore represents a material improvement over the as-built arrangement.

Residential Amenity

A principal consideration arising from the previous applications, appeal and pre-application process is the effect of the extension upon the residential amenity of adjoining occupiers.

The Council's pre-application advice identified the height of the as-built extension as an important contributor to the perceived overbearing impact and potential effects upon daylight, sunlight and outlook.

The current proposal has been designed specifically to address these matters.

Height Reduction:

The most significant change is the reduction of the final 3m of the extension to only 2.5m in height above existing ground level.

At this height, the rearmost section of the extension would have a substantially reduced presence when viewed from the neighbouring properties and gardens.

The reduction materially decreases the amount of built form adjacent to the shared boundaries and therefore substantially reduces the potential for:

- overshadowing;
- loss of daylight and sunlight;
- overbearing impact;
- increased sense of enclosure; and
- harm to neighbouring outlook.

The 2.5m height is not an arbitrary design response but is the specific height identified by the Local Planning Authority during the pre-application process as an appropriate means of reducing the potential harm arising from the existing extension.

The submitted drawings also illustrate the relationship with the existing extensions at both 83 and 87 Maryland Road, allowing the reduced scale of the proposal to be understood in its immediate context.

Furthermore, the adjoining properties sit at a higher level than the proposed reduced rear section of the extension. In conjunction with the proposed maximum height of 2.5m, this level relationship further reduces the visual presence of the rearmost element when experienced from the neighbouring properties and gardens. The amended arrangement would therefore provide a substantially improved relationship with the shared boundaries and would not result in an unduly overbearing or enclosing form of development.

Given the substantial reduction in height to the sensitive rearmost 3m of the development, it is considered that the amended proposal would *not result in an unacceptable loss of daylight or sunlight, unacceptable overshadowing, or an unduly overbearing relationship with the adjoining residential properties.*

Instead, the proposal materially improves the existing relationship with neighbouring occupiers and specifically responds to the amenity concerns previously identified.

Planning Policy Considerations

The Council's formal pre-application advice identifies the relevant planning policy framework as including the National Planning Policy Framework, the London Plan, Haringey's Local Plan Strategic Policies, the Development Management DPD and the emerging/draft Haringey Local Plan.

Of relevance to the current proposal are Strategic Policy SP11 and Development Management Policies DM1 and DM12, which relate to matters including design quality, scale, massing, the relationship of extensions with the host dwelling and surrounding development, and the protection of residential amenity.

The amended proposal has been developed specifically in response to these considerations and to the concerns identified through the previous planning, appeal and pre-application processes. The principal alteration comprises the reduction of the rearmost 3m of the existing extension to a maximum height of 2.5m above existing ground level, thereby substantially reducing its overall bulk, visual prominence and relationship with the shared boundaries.

The resulting stepped-down form creates a more subordinate rearward element and materially improves the relationship of the extension with both the host dwelling and the adjoining properties at No. 83 and 87 Maryland Road. In particular, the reduction in height addresses the previously identified concerns relating to overbearing impact, outlook, enclosure and potential effects on neighbouring amenity.

The proposal therefore represents a direct and proportionate response to the relevant design and amenity considerations identified by the Local Planning Authority and is considered to accord with the objectives of Policies SP11, DM1 and DM12.

Access

The proposal relates solely to alterations to the existing rear extension of the residential dwelling and does not involve any material change to the existing pedestrian access, principal entrance or access arrangements serving the property. Accordingly, the proposal would have no adverse implications in respect of access.

Conclusion

This application has been prepared following detailed consideration of the site's planning history, the previous appeal decision and, importantly, the formal pre-application advice provided by the London Borough of Haringey.

The scheme has been specifically amended in response to the concerns previously raised.

The final 3m of the rear extension is now proposed at a maximum height of 2.5m above existing ground level, directly reflecting the design intervention discussed and recommended during the pre-application process.

The reduced height substantially decreases the scale, bulk and visual prominence of the rear extension and materially improves its relationship with both the host dwelling and neighbouring properties.

Of particular importance, the reduction to 2.5m significantly reduces the potential for overshadowing, loss of daylight and sunlight, overbearing impact and increased sense of enclosure to neighbouring occupiers.

The revised scheme therefore constitutes a substantial improvement when compared with the existing as-built arrangement and demonstrates that the applicant has engaged positively with the Local Planning Authority and sought to respond directly to the concerns previously identified.

It is therefore respectfully considered that the amended proposal represents an appropriate and proportionate design response to the site and its planning history and that planning permission should be granted. Should the Council require any further information or amendments, we would be pleased to engage constructively and work collaboratively to address any outstanding matters and assist in achieving a positive outcome.