

Our Ref: 26-1047
1 September 2026

Development Management
Planning Service
London Borough of Haringey
River Park House, 225 High Road
London N22 8HQ

Submitted via the Planning Portal

Dear Sir or Madam,

FULL PLANNING APPLICATION

Ground Floor Flat A, 95 Broadwater Road, London N17 6EP

Erection of a single storey side and rear wraparound extension, installation of two rooflights and internal reconfiguration to enlarge the existing ground floor flat from a 1-bed 2-person unit to a 2-bed 3-person unit (Use Class C3(a))

On behalf of our client, Mr S Patel, we enclose a full planning application for the above development at Ground Floor Flat A, 95 Broadwater Road, London N17 6EP. As the host property is a flat, the works do not benefit from permitted development rights and express planning permission is sought.

The proposal is a modest single storey side and rear wraparound extension of 19.3 sqm, enlarging the flat from 51.6 sqm to 71.5 sqm GIA and providing a two-bedroom, three-person dwelling that fully complies with the Nationally Described Space Standard. All works are confined to ground floor level; the front elevation and the separately owned first floor flat are unaffected, and a generous private rear garden of 100.8 sqm is retained. The scheme follows the directly comparable wraparound extension consented and implemented at the adjoining property, No. 97 Broadwater Road (ref. HGY/2019/0286), and the accompanying statements demonstrate compliance with the relevant policies of the London Plan (2021) and the Haringey Local Plan.

The application comprises the following:

- Planning Portal online completed application form incorporating Certificate B (notice under Article 13 has been served on the leaseholder & freeholder);
- Drawing 26-1047-PL01 — existing and proposed floor and roof plans, elevations, sections, block plan and site location plan, with area schedules and room areas annotated;
- Design, Access & Planning Statement ;
- Fire Safety (Reasonable Exception) Statement pursuant to London Plan Policy D12 ;
- Surface Water Drainage Assessment Statement pursuant to London Plan Policy SI 13 ;
- The CIL form completed;
- Site photographs with signed confirmation that they were taken within 21 days of submission; and
- The requisite application fee, paid via the Planning Portal.

The site lies within Flood Zone 1 with a very low risk of surface water flooding, is not within a conservation area, and the building is neither statutorily nor locally listed. The development is not CIL liable, being below 100 sqm and creating no new dwelling.

We trust the submission is complete for validation purposes. Should any further information be required, or should the case officer wish to discuss any aspect of the proposal, please contact the undersigned in

the first instance — we would of course welcome the opportunity to resolve any matters that may arise during the course of the application.

The applicant wishes to engage with your fast track planning service, please let me details of the additional fees required.

Yours faithfully,

Shahid Ali BSc(HONS) PGDip(Arch)

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Enc.