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PLANNING, DESIGN and ACCESS STATEMENT

Site: 117 Crowland Road, London N15 6UR

Prior Approval Application – Larger Home Extension (GPDO Class A.1(g))

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Date: August 2026



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1. Introduction

This Planning, Design & Access Statement accompanies a Prior Approval application for a Larger Home Extension submitted under Schedule 2, Part 1, Class A, Paragraph A.1(g) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The proposal seeks to extend the existing single-storey rear extension to achieve a total depth of 6 metres from the original rear elevation of the dwelling. The extension is positioned entirely within the rear garden, remains subordinate to the host property, and complies fully with the dimensional and procedural requirements of Class A.

Under Paragraph A.4(7), the Local Planning Authority is required to consider only the impact of the extension on the amenity of adjoining premises. This Statement provides a clear and comprehensive narrative demonstrating that the proposal does not result in any unacceptable impacts on daylight, sunlight, outlook or privacy. The submission is therefore fully compliant with the GPDO and eligible for Prior Approval.

2. Site and Existing Property

117 Crowland Road is a traditional three-storey terraced dwelling located within a long-established residential neighbourhood in South Tottenham. The surrounding area is characterised by deep rear gardens, enclosed boundaries, and a long-standing pattern of modest rear extensions that have evolved over time as households have adapted their homes to meet modern living requirements.

The property benefits from a generous rear garden and an existing single-storey rear extension approved under HGY/2012/0508. The rear elevation is not visible from Crowland Road or any public vantage point, and the extension sits within a private, enclosed environment typical of this part of the borough. The site therefore provides an appropriate and established context for a Larger Home Extension under the GPDO.

Figure 1 – Site Location Plan



Figure 2 – Rear Garden Pattern Along Crowland Road



3. Description of the Proposed Development

The proposal comprises the extension of the existing rear ground-floor structure to achieve a total projection of 6 metres from the original rear wall. The extension will enlarge the kitchen/living/dining area, improving internal functionality and providing modern, flexible accommodation for the occupants.

Dimensional Compliance

- **Depth from original rear wall:** 6.0m (compliant with A.1(g))
- **Maximum height:** approx. **2.90m** (well below the 4m GPDO limit)
- **Eaves height:** approx. **2.90m** (below the 3m boundary limit)
- **Single storey only**
- **No balconies, verandas or raised platforms**
- **No alteration to the principal elevation**

The extension will be finished in materials that match or complement the existing dwelling, ensuring visual continuity and a cohesive appearance.

4. Local Precedent Analysis

4.1 Introduction

Although Prior Approval applications under Class A.1(g) are assessed solely against the requirements of the GPDO, it remains helpful to understand how the proposed extension sits within the established pattern of residential development along Crowland Road and the wider neighbourhood. The presence of comparable rear extensions provides useful contextual evidence demonstrating that the proposal reflects a long-standing and accepted form of domestic enlargement within this part of Haringey.

117 Crowland Road is located within a mature residential environment where householders have routinely adapted their properties over many years. Rear extensions, loft conversions, replacement fenestration and internal reconfigurations are commonplace throughout the locality. Collectively, these developments illustrate a residential area that has evolved gradually in response to modern living requirements, with rear-facing additions forming a consistent and familiar part of the townscape.

The current proposal has therefore been considered within this established context. Particular attention has been given to rear extensions along Crowland Road, Gladesmore Road and Ferndale Road, where similar forms of development have been successfully integrated without giving rise to adverse amenity impacts. This contextual review supports the conclusion that the proposed 6-metre extension sits comfortably within the prevailing pattern of residential evolution.

4.2 Comparable Rear Extensions Within the Crowland Road Locality

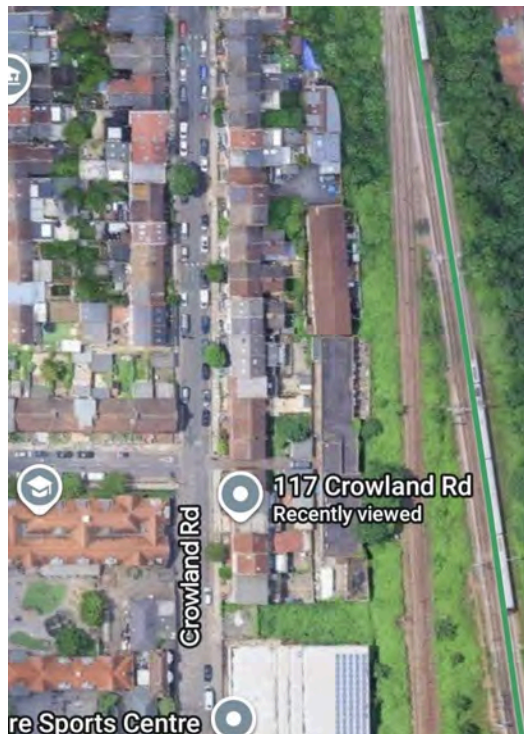
A review of planning history along Crowland Road confirms a clear and well-established pattern of domestic rear extensions approved by the London Borough of Haringey over an extended period. These examples demonstrate that rear extensions—often of comparable depth and scale to the current proposal—have been successfully accommodated without harm to neighbouring amenity or local character.

Relevant examples include:

- **99 Crowland Road (HGY/2018/0632)** – rear extension approved as part of wider residential improvements.
- **101–103 Crowland Road (HGY/2018/0619)** – single-storey rear extensions approved to two adjoining properties.
- **117 Crowland Road (HGY/2012/0508)** – existing rear extension already approved at the application property.
- **107 Crowland Road (HGY/2011/0530)** – single-storey rear extension approved.
- **101–103 Crowland Road (HGY/2015/2762)** – glazed conservatory extension approved.

These approvals illustrate the flexibility with which the Council has historically approached domestic extensions along Crowland Road and confirm that rear-facing additions of varying forms and materials have been successfully integrated into the residential environment. The proposed 6-metre extension at No. 117 aligns with this established pattern and represents a proportionate and familiar form of residential enlargement within the locality.

Figure 3 – Surrounding Residential Context



4.3 Comparable Development Within Adjacent Streets

A review of adjoining streets, including Elm Park Avenue and the residential blocks positioned behind Crowland Road, further reinforces the presence of a well-established pattern of rear-facing domestic development across the wider neighbourhood. The spatial arrangement of long rear gardens, staggered building lines and clearly defined private amenity areas has historically enabled householders to construct modest rear additions without disrupting the prevailing townscape.

Properties along Elm Park Avenue and neighbouring terraces exhibit a variety of rear-facing alterations, including single-storey projections, enlarged kitchen/dining spaces and extended ground-floor footprints. These developments mirror the scale and form of the proposed extension at No. 117 and confirm that rear extensions have become an accepted and integrated component of residential evolution within the broader locality.

The enclosed nature of rear gardens ensures that such development remains visually discreet and functionally appropriate. Accordingly, the proposed extension at 117 Crowland Road aligns with the established pattern of development across adjacent streets and represents a natural continuation of the domestic improvements already present within the wider area.

Figure 5 – Comparable Rear Extensions Within Adjacent Streets



6. Amenity Assessment (Paragraph A.4(7))

The GPDO requires the Local Planning Authority to consider only the impact on the amenity of adjoining premises. A detailed assessment has been undertaken and demonstrates that the proposal is acceptable.

Daylight & Sunlight

The extension is modest in height (approx. 2.90m) and positioned within a deep rear garden. It does not cause unacceptable overshadowing to neighbouring properties.

Outlook

The extension remains subordinate and low-profile. Boundary relationships are maintained, and no harmful sense of enclosure is created.

Privacy

The extension contains no elevated platforms, balconies or new first-floor openings. Rear garden privacy levels remain unchanged.

Noise

The extension accommodates normal domestic living space. No intensification of residential use occurs.

Character

The extension is typical of the residential pattern along Crowland Road and is not visible from the public realm.

No amenity impacts arise that would prevent Prior Approval from being granted.

7. Access

The proposal does not alter existing access arrangements. The main entrance remains at the front of the property, and the rear garden continues to be accessible as existing. The extension does not affect pedestrian or vehicular access.

8. Design and Materials

The extension has been designed to integrate sensitively with the existing dwelling. Materials will match or complement the host property, ensuring visual continuity. The flat roof profile maintains a subordinate appearance and avoids visual dominance.

The design reflects the established pattern of rear extensions within the locality and maintains the architectural rhythm of the terrace.

9. Conclusion

The proposed 6-metre rear extension complies fully with Schedule 2, Part 1, Class A.1(g) of the GPDO and meets all procedural requirements under Paragraph A.4.

The extension is modest, subordinate, positioned entirely within the rear garden, and does not result in any unacceptable amenity impacts under Paragraph A.4(7).

The proposal is therefore eligible for Prior Approval.