



**6 Grosvenor Way,
London,
E5 9ND.
T:020 3935 3434
E:planning@thepgroups.co.uk**

August 2026

London Borough of Haringey Planning Department

RE: 117 Crowland Road, London N15 6UR

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

This submission seeks Prior Approval for a Larger Home Extension under Class A.1(g) of the GPDO. The proposal extends 6 metres from the original rear elevation and complies fully with the dimensional limits, height limits and procedural requirements set out in Paragraph A.1(g) and Paragraph A.4.

The National Planning Policy Framework (August 2026) confirms that permitted development rights form an important component of national housing policy and supports proportionate extensions that optimise existing residential plots. The proposal represents a modest enlargement of the existing rear extension approved under HGY/2012/0508, and the resulting development remains subordinate, appropriate and consistent with the established pattern of rear extensions within the locality.

The only matters for consideration relate to neighbour amenity under A.4(7). The extension is positioned entirely within the rear garden, is not visible from Crowland Road, and does not result in unacceptable impacts on daylight, sunlight, outlook or privacy.

The proposal therefore satisfies all GPDO requirements and should be granted Prior Approval.

This application builds directly upon the existing single-storey rear extension established under planning permission reference HGY/2012/0508, extending its overall depth to a total of 6m from the main rear elevation.

The submitted drawings illustrate the existing three-storey dwelling and the proposed single-storey rear extension extending in total with the existing and proposed extensions, 6 metres from the original rear elevation. The extension will provide an enlarged and improved kitchen / living / dining space at ground-floor level, enhancing the functionality of the home and delivering a modern standard of accommodation for the occupants.

The proposal has been designed to integrate sensitively with the existing building, retaining the established roof form, materials and proportions visible from the public realm.

The extension is positioned entirely to the rear of the property and will not be visible from Crowland Road. The scale and massing of the proposal remain modest and are consistent with similar rear extensions found throughout the surrounding residential area. The development does not result in unacceptable impacts on neighbouring amenity, daylight, sunlight or outlook. The proposal maintains appropriate separation distances, respects boundary relationships and avoids any form of overbearing or overshadowing effect.

The extension will be constructed using materials that complement the existing dwelling, ensuring a cohesive appearance and preserving the character of the property. No alterations are proposed to the front elevation, and the established streetscene will remain unchanged.

The proposal represents a proportionate and well-considered form of residential improvement that satisfies all requirements of Schedule 2, Part 1, Class A of the GPDO. The development complies with the dimensional limits, height limits and amenity considerations set out in Paragraph A.1(g) and Paragraph A.4, and no matters arise that would prevent Prior Approval from being granted.

We trust that the enclosed plans and supporting documentation provide sufficient information for validation and determination of the application. Should the Council require any further details or clarification, please contact Prestige Planning Ltd using the details provided above.

Yours faithfully,

Prestige Planning Ltd

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London E5 9ND

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