



ALLEN PLANNING Ltd
Town Planning and Development Consultants

Planning, Design & Access Statement



In support of a proposal for a roof extension including a new dormer window and rooflight in the rear elevation and two rooflights to the front

Site at Flat No.3 146 Carlingford Road, London N15 3EU

September 2026

1.0 Introduction

- 1.1 This Planning & Design Statement has been prepared by Allen Planning Limited on behalf of our client to support a planning application for the creation of a roof extension including a dormer and also a rooflight into the rear elevation and two rooflights to the front elevation of the upper floor flat (No.3) within this building.
- 1.2 The purpose of this Statement is to describe the relevant site context and surrounding area together with the details of the proposed scheme development.
- 1.3 It also outlines the planning policy context and provides an assessment of those policies that apply to the scheme development.
- 1.4 Whilst in general terms extensions of this nature can constitute permitted development in this case the building is in lawful use as three apartments, as set out in the planning history section below, and therefore no permitted development rights exist to extend apartments without the benefit of planning permission.

2.0 Site Location

- 2.1 The site is formed by a three storey mid terraced property with a rear garden and a paved front curtilage used for refuse storage also. The street is residential with houses on all boundaries.
- 2.2 The building is not listed and not located within a Conservation Area and has a PTAL rating of 5. The site is located within Flood Zone 1.
- 2.3 The general location of the site is shown in Figure 1 below.



Figure 1 – General site location

3.0 Planning History

- 3.1 Most recently under reference HGY/2026/17280170 a Lawful development for the use of property as three flats was approved by the LPA earlier this year.
- 3.2 Previously under reference HGY/2010/0170 a Lawful development for the use of property as dwelling with care provided for six persons was approved in 2010.
- 3.3 Previous to this the planning history is set out below:

HGY/2004/1642-PERM DEV-03-08-04-146 Carlingford Road London -
Erection of a single storey rear extension.

HGY/2007/0345-REF-10-04-07-146 Carlingford Road Tottenham London -
Change of use from residential to HMO.

GY/2009/1797-WDN-15-12-09-146 Carlingford Road London -Erection of
second floor extension and erection of rear dormer window

4.0 Planning Policy

- 4.1 For the purposes of Section 38 of the Planning and Compulsory Purchase Act 2004, the Development Plan is made up of the 2026 revised National Planning Policy Framework, the London Plan and the Haringey Local Plan.

National Planning Policy Framework, 2026

- 4.2 Paragraph 1 of the revised Framework states that the document is “a *material consideration of critical importance in both contexts*”.

Annexe A of the Framework clarifies that “*development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in this Framework should be given very limited weight. The only exception to this is where they have been examined and adopted⁶⁶ or made against this Framework. Other development plan policies⁶⁷ should not be given reduced weight simply because they were adopted prior to the publication of this Framework*”

- 4.3 Paragraph 17 of the Framework advises:

Achieving sustainable development means that the planning system has three overarching objectives in providing for the homes, commercial development, facilities and infrastructure which society needs. These objectives are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across all three):

. **An economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

. **A social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible community facilities, public service infrastructure

and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

*. **An environmental objective** – to support efforts to mitigate and adapt to climate change, including moving to a low carbon economy; and to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, and minimising waste and pollution.*

4.4 NDMP policy **DM3**: Determining development proposals

Not refuse applications for development which should clearly be approved, having regard to their accordance with the development plan, the policies in this Framework and any other material considerations.

4.5 In addition **Policy S4**: Principle of development within settlements adds:

1. Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

2. In applying policy S4, the circumstances in which the benefits of approving development are likely to be substantially outweighed by adverse effects include (but are not restricted to) situations where the development proposal would:

a. Have a substantial adverse impact in relation to:

i) The allocation or safeguarding of land or buildings for particular uses in the development plan, unless there is no reasonable prospect of an application coming forward for the allocated use, or there is evidence that the safeguarding is no longer appropriate; or

ii) The application of the policies in this Framework for existing recreational land and facilities (HC7), Local Green Space (HC8), areas of particular importance for biodiversity and geodiversity (N6), Protected Landscapes (N4) and development within residential curtilages (L2(1)(d)).

b) Involve the whole or partial loss of undeveloped land which is used for a cemetery or burial ground; or for water storage and/or flood risk management (unless suitable compensatory provision is made that does not increase the risk of flooding either on or off-site); or

c) Fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances

4.6 Turning to matters of design, **Policy DP3**: Key principles for well-designed places

1. Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets. This should not preclude innovation or change where appropriate, especially where an increased scale or density of development is justified in accordance with policies L2 and L3.

2. To create well-designed places, development proposals should also reflect relevant aspects of the following principles, as appropriate to the nature of the development and its location⁴⁵:

a. Liveability: support healthy, mixed, vibrant and integrated communities, which will function well over the lifetime of the development, by incorporating a range of uses and tenures, employing features which promote social interaction, and which are robust, durable and easy to look after;

b. Climate: contribute to climate change mitigation and adaptation and the transition to net zero by using building layouts, building orientation, massing, landscaping and materials which conserve energy and other resources, and which minimise risks from the impacts of climate change including overheating;

c. Nature: incorporate and/or connect to a network of high quality, accessible, multi-functional green infrastructure to provide opportunities for recreation and healthy living, strengthen habitats, improve climate change resilience and improve air and water quality. This should include maintaining and enhancing tree cover and incorporating sustainable drainage systems in accordance with policies N3 and F8;

d. Movement: provide transport infrastructure and choices which support the design vision for the site, provide good connections to the wider settlement (or those nearby), and prioritise walking, wheeling, cycling and public transport;

e. Built Form: use the pattern of buildings to define the arrangement of streets, squares and other spaces, promote compact forms of development to optimise the site's potential, distinguish between public and private areas, create focal points and, where appropriate, enhance views into and out of the scheme;

f. Public Space: include spaces that are safe, secure, inclusive, and accessible for all ages and abilities, including for groups such as women and girls; and which facilitate and encourage social interaction, play and healthy lifestyles (for example by providing high quality, clear and legible pedestrian and cycle routes, a variety of recreational spaces and places to meet, integrating lighting and making building entrances and windows face onto streets and other public spaces to provide natural surveillance); and

g. Identity: create visually attractive, distinctive and characterful development to establish or maintain a strong sense of place and pride, including through the use of a coherent palette of materials, design features and planting.

3. Development proposals should be refused if, without clear justification, they conflict with paragraph 1 of this policy or relevant aspects of the principles in paragraph 2, or with any explicit design standards set out in the development plan (including those in locally-specific policies, guides, codes or masterplans). Substantial weight should be given to compliance with relevant development plan policies when assessing the design quality of proposals.

4. The principles set out in the Design and Placemaking planning practice guidance should be used to inform how this policy is applied in the absence of locally-produced design policies, guides, codes or masterplans.

5. Substantial weight should also be given to outstanding or innovative designs which promote high levels of sustainability, or which help raise the standard of design more

generally in an area, so long as they are consistent with the overall form and layout of their surroundings.

London Plan 2021

- 4.7 **Policy D3** deals with optimising site capacity through the design-led approach stating:

A All development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. The design-led approach requires consideration of design options to determine the most appropriate form of development that responds to a site's context and capacity for growth, and existing and planned supporting infrastructure capacity (as set out in Policy D2 Infrastructure requirements for sustainable densities), and that best delivers the requirements set out in Part D.

B Higher density developments should generally be promoted in locations that are well connected to jobs, services, infrastructure and amenities by public transport, walking and cycling, in accordance with Policy D2 Infrastructure requirements for sustainable densities. Where these locations have existing areas of high density buildings, expansion of the areas should be positively considered by Boroughs where appropriate. This could also include expanding Opportunity Area boundaries where appropriate.

C In other areas, incremental densification should be actively encouraged by Boroughs to achieve a change in densities in the most appropriate way. This should be interpreted in the context of Policy H2

- 4.8 **Policy D4** in terms of delivering good design adds:

Design analysis and development certainty

A Masterplans and design codes should be used to help bring forward development and ensure it delivers high quality design and place-making based on the requirements set out in Part B of Policy D3 Optimising site capacity through the design-led approach.

B Where appropriate, visual, environmental and movement modelling/assessments should be undertaken to analyse potential design options for an area, site or development proposal. These models, particularly 3D virtual reality and other interactive digital models, should, where possible, be used to inform plan-making and decision-taking, and to engage Londoners in the planning process.

Design scrutiny

C Design and access statements submitted with development proposals should demonstrate that the proposal meets the design requirements of the London Plan.

D The design of development proposals should be thoroughly scrutinised by borough planning, urban design, and conservation officers, utilising the analytical tools set out in Part B, local evidence, and expert advice where appropriate. In addition, boroughs and applicants should make use of the design review process to assess and inform design options early in the planning process. Development proposals referable to the Mayor must have undergone at least one design review early on in their preparation before a planning application is made, or demonstrate that they have undergone a

local borough process of design scrutiny, based on the principles set out in Part E if they:

- 1) include a residential component that exceeds 350 units per hectare; or*
- 2) propose a building defined as a tall building by the borough (see Policy D9 Tall buildings), or that is more than 30m in height where there is no local definition of a tall building*

E The format of design reviews for any development should be agreed with the borough and comply with the Mayor's guidance on review principles, process and management, ensuring that:

- 1) design reviews are carried out transparently by independent experts in relevant disciplines*
- 2) design review comments are mindful of the wider policy context and focus on interpreting policy for the specific scheme*
- 3) where a scheme is reviewed more than once, subsequent design reviews reference and build on the recommendations of previous design reviews*
- 4) design review recommendations are appropriately recorded and communicated to officers and decision makers*
- 5) schemes show how they have considered and addressed the design review recommendations*
- 6) planning decisions demonstrate how design review has been addressed.*

Maintaining design quality

F The design quality of development should be retained through to completion by:

- 1) ensuring maximum detail appropriate for the design stage is provided to avoid the need for later design amendments and to ensure scheme quality is not adversely affected by later decisions on construction, materials, landscaping details or minor alterations to layout or form of the development*
- 2) ensuring the wording of the planning permission, and associated conditions and legal agreement, provide clarity regarding the quality of design*
- 3) avoiding deferring the assessment of the design quality of large elements of a development to the consideration of a planning condition or referred matter*
- 4) local planning authorities considering conditioning the ongoing involvement of the original design team to monitor the design quality of a development through to*

Haringey Local Plan

4.9 **Policy DM1** deals with design and is set below

Haringey Development Charter

A All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:

- a Relate positively to neighbouring structures, new or old, to create a harmonious whole;*
- b Make a positive contribution to a place, improving the character and quality of an area;*
- c Confidently address feedback from local consultation;*
- d Demonstrate how the quality of the development will be secured when it is built;*

and

e Are inclusive and incorporate sustainable design and construction principles.

Design Standards

Character of development

B Development proposals should relate positively to their locality, having regard to:

a Building heights;

b Form, scale & massing prevailing around the site;

c Urban grain, and the framework of routes and spaces connecting locally and more widely;

d Maintaining a sense of enclosure and, where appropriate, following existing building lines;

e Rhythm of any neighbouring or local regular plot and building widths;

f Active, lively frontages to the public realm; and

g Distinctive local architectural styles, detailing and materials

Landscaping

C Development proposals shall demonstrate how the landscaping and planting are integrated into the development as a whole. The Council will expect development proposals to respond to:

a Landform;

b Levels, slopes and the fall of the ground;

c Trees on and close to the site;

d Landscaped boundary and treatments; and

e Any other significant biodiversity (including prioritising native over invasive species) on or close to the site.

Privacy and amenity

D Development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that:

a Provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land;

b Provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development; and

c Address issues of vibration, noise, fumes, odour, light pollution and microclimatic conditions likely to arise from the use and activities of the development.

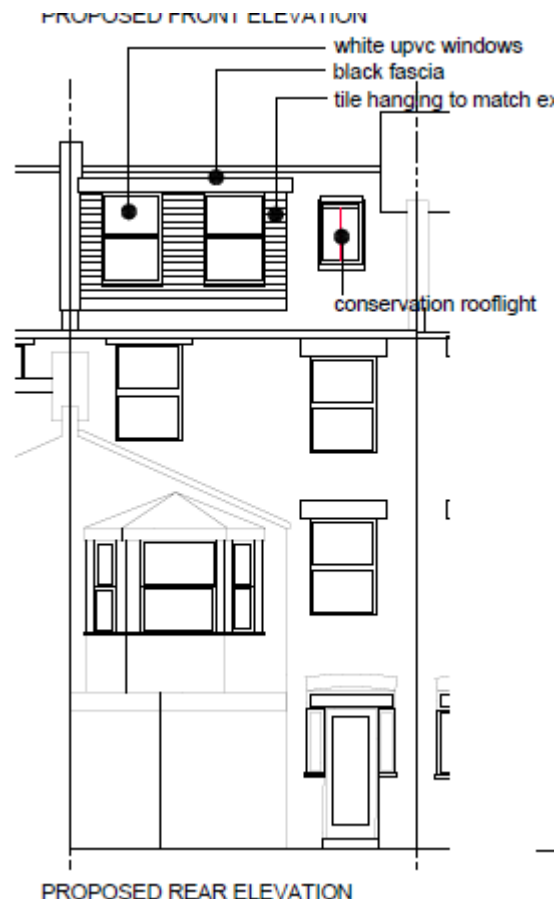
5.0 Planning Issues

- 5.1 The site is currently three flats and given the form and type of this application the material considerations for this application are matters of impacts on design/townscape and the amenities of any neighbouring residential properties.

Design and Townscape

- 5.2 Development requiring a high standard of design forms part of the backbone of the NPPF as do various policies within the development plan including Policy DM1.
- 5.3 It is proposed to create a dormer extension into the rear elevation with a rooflight also and two small rooflights to the front elevation.

- 5.4 The site is not within a conservation area and the building lies within a residential area where many similar extensions exist.
- 5.5 The character of the immediate area is predominantly residential many of which have been extended over time, including incursions into the roof space
- 5.6 It is proposed within the rear elevation to create a dormer which would sit above the eaves and below the ridge and central chimney feature as shown below.



- 5.7 Given the varied appearance of buildings within the locality it is submitted that the proposed alterations would in themselves constitute an appropriate and well considered change to the appearance of the existing building and indeed to the wider visual context of the site.
- 5.8 In addition, the two small rooflights in the front elevation would sit successfully into the roof slope given their design and limited size and there are existing rooflights in the street including at Nos 160, 165 and 162.
- 5.9 **On this basis it is submitted that these proposals comply with the design guidance within the NPPF and the development plan seeking new development to achieve high standards of design.**

Impact upon neighbouring buildings

- 5.10 Securing a good standard of amenity for all existing and future occupants of land and buildings is one of the core principles of the NPPF and of course similar policy aspirations exist within the development plan.

5.10 In this regard Policy DM10d amongst other matters seeks all development to:

D Development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that:

a Provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land;

b Provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development; and

c Address issues of vibration, noise, fumes, odour, light pollution and microclimatic conditions likely to arise from the use and activities of the development.

5.11 Both neighbouring buildings to the site are residential and across the road there would be no loss of privacy from the rooflights.

5.12 To the rear of the site properties are some distance away given the length of back gardens. The dormer extension could result in some overlooking of the neighbouring gardens either side such would be at an oblique angle and already occurs in terms of existing upper floor windows.

5.13 In light of the above we consider that these proposals take due account of the amenity of neighbouring land uses and are wholly compliant with the requirements of development plan in these regards.

Other matters

5.14 The additional space created would create a separate home office for Flat 3 of circa 18m² and would be open to the stairwell to the existing flat on the floor below.

5.15 there would be no BNG issues or matters of flood risk or highway safety and there is no CIL requirement as less than 100m² is proposed and no new residential units are created.

6.0 Conclusion

6.1 These proposals seek to create a dormer extension and rooflight into the roof of the rear elevation of this building and two small dormers to the front elevation it is submitted that the design, style and position of such would not adversely impact upon the design of the host building or the wider visual amenities of the area.

6.2 Furthermore, the proposed development would avoid any adverse impacts upon the amenities of neighbouring land uses.

6.3 On the basis of all of the above, it is concluded that the development proposed is in accord with the development plan.