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Planning, Design & Access Statement

For the proposed

“Erection of a single storey rear/side extension with sukkah roof”

at

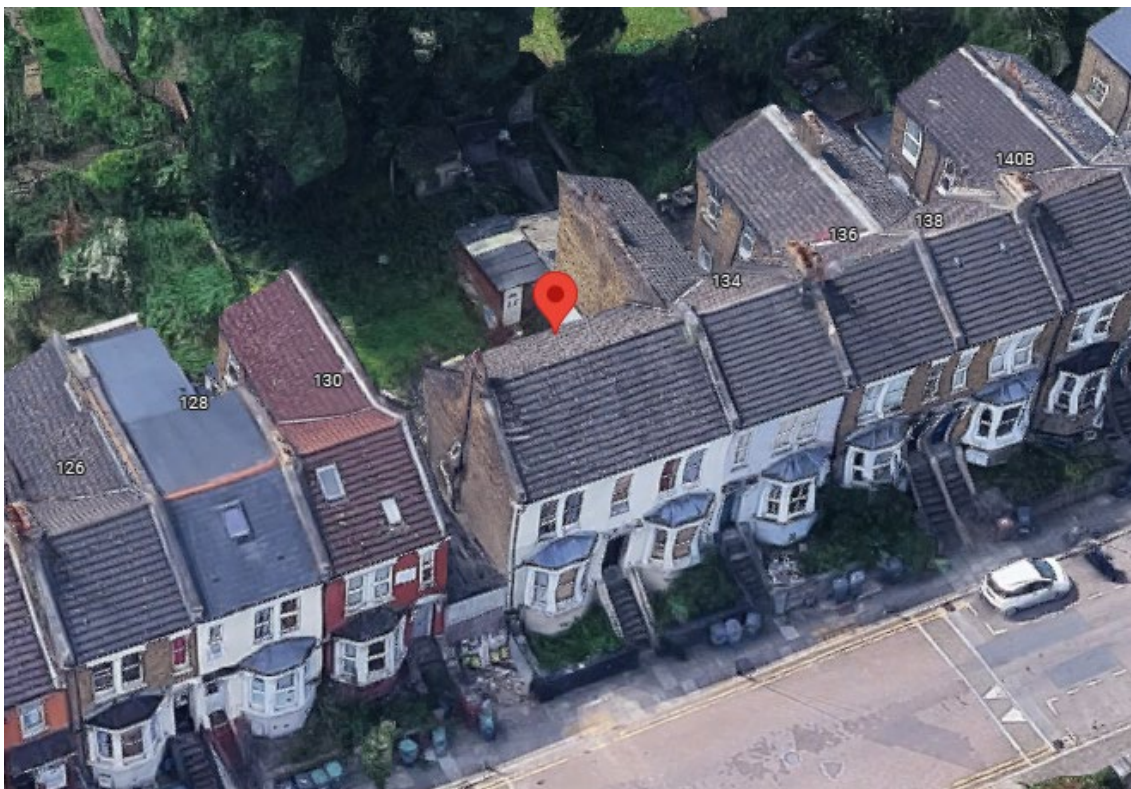
**132 Vartry Road, London,
N16 5JH**

Eade Planning Ltd

September 2026

Introduction

1. The land is at 132 Vartry Road, London, N16 5JH.
2. The property is a end-of-terrace house.
3. The application site comprises of what appears to be a two-storey building from street level. The property is in C3 use comprising of a single family dwellinghouse.
4. The application seeks planning permission for the expansion of the property to the rear.
5. The development consists of extending the ground floor to provide additional depth ensuring a large kitchen dining area for the growing family.
6. A number of properties along this terrace have been extended at ground level.
7. The site is pictured below.



Proposal Description

8. The description given is the 'Erection of a single storey rear/side extension with sukkah roof'.

The Proposal

Rear Extension

The additional massing to the rear provides additional habitable space to the existing layout. There are no impacts of loss of daylight, privacy or overlooking caused by this additional projection. The site is unique in this respect as it is double fronted where the adjacent terrace enjoys a first floor outrigger as per its original construction which is not replicated over to the application site.

The eastern adjacent neighbour also replicates this feature with the site isolated and boxed in by large flank walls, there can therefore be no impacts to the neighbouring amenity.

Most of the development is in fact already consented for under the approved scheme HGY/2026/1945; this provides a fallback position and is therefore a material consideration. The material proposed is inspired by other local extensions and is not harmful to the host architecture.

The positioning of this development is hardly visible from the street scene and is mostly obscured by the narrow passage and its boundary treatment. It should be noted that a few properties along the road have similar access points.

The proposed development in its totality would maximise the potential of the property increasing the floorspace and allowing the occupants to enjoy increased living space and private undisturbed access. There will be no new material harm on the neighbours in terms of privacy or noise given the scale of the development.

Plans

9. Existing and Proposed Plans are provided. The plans include, Site, Floor, Section, Roof and Elevation Plans. A location Plan and Planning Statement is also included in the application bundle together with the CIL additional information form.

Conclusion

10. The development improves a single family dwellinghouse within the local area, has policy support at National, London and Local level and therefore, the council are asked to grant permission on the presumption in favour of the development.