

DESIGN AND ACCESS STATEMENT

Householder Planning Application

Erection of a single-storey rear and side extension, with changes to the first-floor rear roof and internal remodelling

68 Nightingale Road, Wood Green, London N22 8PP

Site address	68 Nightingale Road, Wood Green, London N22 8PP
Local planning authority	London Borough of Haringey
Applicant	Elif Oçay
Application type	Householder planning permission
Existing use	Single-family dwellinghouse (Use Class C3)
Heritage designation	Bowes Park Conservation Area (designated 29 November 1994)

1. INTRODUCTION

- 1.1** This Design and Access Statement is submitted in support of a householder planning application for the erection of a single-storey rear and side extension, changes to the roof of the first-floor rear back addition, and associated internal remodelling at 68 Nightingale Road, Wood Green, London N22 8PP.
- 1.2** The statement should be read alongside the submitted drawings prepared by Metta Design Consultancy Ltd, listed in full at Appendix A. It sets out the character and significance of the site and its surroundings, explains the design rationale for each element of the proposal, and demonstrates full compliance with the statutory development plan, the National Planning Policy Framework and the statutory duty under section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 1.3** Policy DM1 of the Haringey Development Management DPD (2017) and its supporting paragraph 2.6 require a Design and Access Statement to explain the purpose of the development and to demonstrate how the proposal addresses the five principles of the Haringey Development Charter. This statement is structured to do exactly that, and addresses in turn use, amount, layout, scale, appearance, landscaping and access.
- 1.4** The proposal is modest in scale, confined entirely to the rear of the property, invisible from the public realm, and adds no height whatsoever to the building. It resolves a genuinely poor existing internal arrangement in which the household's only bathing facilities are located at ground floor level within a substandard single-storey lean-to. The scheme delivers a materially better standard of family accommodation while preserving every element of the building that contributes to the character and appearance of the conservation area.

2. THE SITE AND ITS CONTEXT

The application property

- 2.1** The application property is a two-storey terraced dwellinghouse of late Victorian / Edwardian date, forming part of a continuous and consistent residential terrace on Nightingale Road. It is constructed in brick beneath a double-pitched roof of approximately 30 degrees to each slope, with a ridge at 7.96 m above site datum and retained chimney stacks. The front elevation is a regular, two-window-wide composition with an arched-headed entrance door — a form repeated with little variation along the terrace.
- 2.2** To the rear, the property follows the standard plan form of its type: a two-storey back addition (outrigger) projecting from one side of the rear elevation, with a residual open side return alongside it, and a later single-storey lean-to beyond. The lean-to is an unsympathetic and poorly constructed later accretion of no architectural merit. It currently houses a ground floor bathroom and a separate shower room.
- 2.3** The roof over the two-storey back addition is a shallow pitch of approximately 11 degrees, with the lean-to roof beyond falling at approximately 15 degrees. Neither roof form is of any architectural interest, neither is visible from Nightingale Road, and neither corresponds to the steeply pitched, slated roofscape that gives the terrace its street presence.

- 2.4** The property benefits from a private rear garden of generous proportions, typical of the burgage-style plots that characterise this part of the borough. There are no protected trees on or immediately adjoining the site. The site is not within a flood zone and is served by existing mains drainage.

Designations and constraints

- 2.5** The property lies within the Bowes Park Conservation Area, designated on 29 November 1994. It is not a statutorily listed building, is not on Haringey's local list, and is not identified as a building of individual significance within the conservation area. The site is not within an Archaeological Priority Area, is not within a locally significant view corridor identified at Figure 2.1 of the Development Management DPD, and is not affected by any Tree Preservation Order.
- 2.6** The property benefits from a high level of public transport accessibility, being within convenient walking distance of Bounds Green Underground station and Bowes Park railway station, and served by frequent bus services on Bounds Green Road and the High Road. The site sits firmly within an established settlement for the purposes of the National Planning Policy Framework.

Character of the surrounding area

- 2.7** The significance of the Bowes Park Conservation Area is derived overwhelmingly from its townscape rather than from the individual merit of any one house: the regular rhythm of narrow plot widths, the consistent building line and roofline, the repetition of window and door proportions, the surviving chimney stacks, and the coherent palette of brick, slate and painted timber to the street elevations. Paragraph 2.64 of the Development Management DPD makes this point expressly, noting that the significance of a conservation area derives much more from its townscape than from individual buildings.
- 2.8** Rear elevations and rear gardens make a very different, and much more limited, contribution. They are private, enclosed, screened by boundary treatments and by the buildings themselves, and are not appreciable from any public vantage point. The rear townscape of this terrace has already accommodated a wide range of extensions, roof alterations and outbuildings over more than a century of organic change. Flat-roofed single-storey rear additions, infilled side returns and re-roofed back additions are an established and unremarkable feature of the block.

3. ASSESSMENT OF HERITAGE SIGNIFICANCE

- 3.1** Policy DM9(B) of the Development Management DPD requires proposals affecting a designated heritage asset to be assessed against the significance of that asset and the impact of the proposal on that significance. This section provides that assessment.
- 3.2** The designated heritage asset engaged is the Bowes Park Conservation Area. The application building is a positive but unexceptional contributor to that area. Its contribution is made through its front elevation, its position on the established building line, its two-storey scale, its front roof slope and ridge line, and its chimney stacks — in other words, through everything that is read from Nightingale Road as part of the collective terrace composition.
- 3.3** The elements of the building affected by this application make no contribution to that significance. The single-storey lean-to is a later, poor-quality addition which, if anything, detracts. The shallow-pitched roof over the two-storey back addition is a functional covering of no architectural quality,

- entirely concealed from public view. The residual side return is a narrow, dark, unusable strip of external space with no heritage value whatsoever.
- 3.4** The proposal makes no alteration of any kind to the front elevation, the front roof slope, the ridge, the chimney stacks, the front boundary treatment, the front garden or the building line. Every element of the building that carries the significance of the conservation area is retained untouched.
- 3.5** Applying the assessment sequence at Policy HE5 of the National Planning Policy Framework (August 2026), the effect of the proposal on the significance of the Bowes Park Conservation Area is assessed as neutral to positive. There is no harm. The statutory duty under section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character and appearance of the conservation area is fully discharged: the character and appearance of the area are preserved in full, and are modestly enhanced by the removal of the unsympathetic lean-to and the tidying of an incoherent rear roofscape.

4. THE EXISTING BUILDING: ACCOMMODATION AND DEFICIENCIES

- 4.1** The existing accommodation is set out in Table 1 below. The arrangement gives rise to four specific and serious deficiencies which the proposal is designed to resolve.

Table 1 — Existing schedule of accommodation

Floor	Room	Area	Notes
Ground	Front reception room	12 m ²	Retained unaltered
Ground	Second reception room	10 m ²	Retained unaltered
Ground	Entrance hall and stair	7 m ²	Retained unaltered
Ground	Kitchen (back addition)	10 m ²	Cellular, poorly lit, isolated from garden
Ground	Bathroom (lean-to)	5 m ²	Within substandard single-storey lean-to
Ground	Shower room (lean-to)	3 m ²	Within substandard single-storey lean-to
First	Bedroom 1	15 m ²	Retained unaltered
First	Bedroom 2	10 m ²	Retained unaltered
First	Bedroom 3 (back addition)	6 m ²	Below the 7.5 m ² single-bedroom standard
Loft	Storage	29 m ²	Retained unaltered; no works proposed

- 4.2** First, all bathing and sanitary facilities are located at ground floor level, within a lean-to structure at the furthest point of the house from the bedrooms. There is no bathroom on the sleeping floor. For a family dwelling this is a materially poor standard of accommodation and would not be accepted in any new home built today.

- 4.3** Second, the ground floor is broken into a sequence of small, cellular, poorly daylit rooms. The kitchen sits within the back addition, is lit from one side only, and has no direct or usable relationship with the rear garden. The house has no space in which a family can eat and live together.
- 4.4** Third, the third bedroom measures 6 m². The Nationally Described Space Standard, applied through Policy DM12(A) and (F) and the Mayor's Housing SPG, sets a minimum of 7.5 m² for a single bedroom. The room falls below that threshold and therefore does not constitute a bedroom that meets adopted standards. Its retention as a nominal third bedroom perpetuates a substandard arrangement.
- 4.5** Fourth, the lean-to and the side return together represent a wasteful, thermally inefficient and functionally redundant use of the plot. The side return is a permanently shaded strip of approximately one metre width, of no amenity value, which simply divides the house from its garden.

5. THE PROPOSED DEVELOPMENT

- 5.1** The proposal comprises three related elements, each described in full below and shown on drawings A-005 to A-008.

Element 1 — Single-storey rear and side extension

- 5.2** The existing single-storey lean-to containing the ground floor bathroom and shower room is demolished in its entirety. In its place, a single-storey extension is erected which infills the side return alongside the retained two-storey back addition and continues across the full width of the plot to the rear.
- 5.3** The extension measures 5.00 m in overall external width (4.30 m internally, between 350 mm external walls), matching precisely the width of the plot. The rear portion is covered by a flat roof set at 3.25 m above external ground level, giving an internal clear height of 2.75 m. The side return portion, tucked against the retained flank of the back addition, is covered by a mono-pitched roof laid at 16 degrees, which falls away from the back addition wall and turns the corner into the flat roof.
- 5.4** The flat roof carries four rooflights, arranged in a regular rhythm at 1,125 mm width with 625 mm intervals, together with a further rooflight over the deeper part of the plan. These bring daylight deep into the plan and remove the need for any additional side-facing glazing. The rear elevation of the extension carries a full-height glazed door and window set with a head height of 2.40 m, opening directly onto the rear garden.
- 5.5** The net addition to the ground floor footprint, after deduction of the demolished lean-to, is approximately 16 m² of gross internal floor area.

Element 2 — Changes to the first-floor rear roof

- 5.6** The existing shallow-pitched roof over the two-storey back addition, laid at approximately 11 degrees, is removed and replaced with a flat roof. The new flat roof is set at 5.84 m above site datum — precisely the level of the existing roof it replaces, and precisely the level of the loft floor and eaves of the main house.

- 5.7** There is no increase in height. The footprint of the back addition is not enlarged. The main ridge remains at 7.96 m, unaltered. The purpose of this element is solely to bring the internal head height of the rear first-floor room up to the same level as the remainder of the first floor, which the existing shallow pitch prevents. Under the existing roof, usable head height is lost across the perimeter of the room; under the proposed flat roof, the full floor area is usable at full height.
- 5.8** This is the least intrusive means of achieving a habitable first-floor room in this position. The alternative — raising a pitched roof to gain the same head height — would necessarily add between 0.6 m and 0.9 m of additional height and bulk at first floor level directly on the boundary. The flat roof adds nothing.

Element 3 — Internal remodelling

- 5.9** At ground floor, the existing kitchen, bathroom and shower room are removed and the rear of the house is opened up to form a single kitchen and dining area of 34 m², directly connected to the rear garden. The two front reception rooms, the entrance hall and the staircase are retained in their existing positions, unaltered.
- 5.10** At first floor, the 6 m² rear room is reconfigured, within the same footprint and beneath the new flat roof, to form a family bathroom of 8 m². Bedroom 1 (15 m²) and Bedroom 2 (10 m²) are retained unaltered. The loft storage area of 29 m² is retained and no works are proposed to it.

Table 2 — Existing and proposed accommodation compared

Floor	Existing	Proposed	Change
Ground	Front reception 12 m ²	Living room 12 m ²	Unaltered
Ground	Second reception 10 m ²	Front room 10 m ²	Unaltered
Ground	Hall 7 m ²	Hall 7 m ²	Unaltered
Ground	Kitchen 10 m ² + bathroom 5 m ² + shower 3 m ²	Kitchen / dining area 34 m ²	Remodelled and extended
First	Bedroom 1, 15 m ²	Bedroom 1, 15 m ²	Unaltered
First	Bedroom 2, 10 m ²	Bedroom 2, 10 m ²	Unaltered
First	Bedroom 3, 6 m ² (substandard)	Family bathroom, 8 m ²	Same footprint; new flat roof
Loft	Storage 29 m ²	Storage 29 m ²	No works proposed

Table 3 — Key dimensions and levels (all levels above site datum)

Element	Existing	Proposed
Ground floor level	+0.200 m	+0.200 m (unaltered)
First floor level	+3.190 m	+3.190 m (unaltered)
Loft floor / main eaves level	+5.840 m	+5.840 m (unaltered)
Main roof ridge	+7.960 m	+7.960 m (unaltered)
Main roof pitch	30° to each slope	30° to each slope (unaltered)
Back addition roof	Pitched at approx. 11°, top at +5.840 m	Flat roof, top at +5.840 m

Element	Existing	Proposed
Single-storey rear roof	Lean-to pitched at approx. 15°	Flat roof at +3.250 m
Single-storey side roof	Not applicable (open side return)	Mono-pitch at 16°
Extension width (external)	Not applicable	5.00 m (full plot width)
Extension width (internal)	Not applicable	4.30 m
Internal clear height, extension	Not applicable	2.75 m
Rear glazing head height	Not applicable	2.40 m
Net additional GIA	Not applicable	Approximately 16 m ²

6. DESIGN ASSESSMENT

Use

- 6.1** The property is and remains a single-family dwellinghouse within Use Class C3. There is no change of use, no subdivision, no creation of an additional dwelling and no ancillary or commercial element. Policies DM16 and DM17 of the Development Management DPD, which govern residential conversions and houses in multiple occupation, are not engaged.

Amount

- 6.2** The proposal adds approximately 16 m² of gross internal floor area, all of it at ground floor level and all of it at the rear. This is a small proportion of the existing floor area of the dwelling and does not alter the volumetric reading of the building from any public or private vantage point.
- 6.3** Policy L2 of the National Planning Policy Framework (August 2026) sets a national starting point for development within a residential curtilage: that the proposal should occupy no more than twice the footprint of the existing buildings on the site, and should retain at least 50 per cent of the non-developed area within the curtilage. The proposal is comfortably within both limits. The additional footprint is a fraction of the existing building footprint, and the substantial majority of the rear garden is retained as open, soft-landscaped private amenity space.
- 6.4** Policy L2 gives substantial weight to the benefits of making better use of land within settlements, including additional floorspace within existing residential curtilages. That weight applies here.

Layout

- 6.5** The layout is generated directly by the plan form of the existing house. The extension occupies the residual side return and the ground immediately behind the existing lean-to — that is, the part of the plot that is already built upon or already functionally dead. The retained two-storey back addition anchors the plan and the extension wraps around it, precisely as this house type has always been adapted.
- 6.6** Internally, the layout places the principal living space at the rear, with direct access to the garden, and the quieter reception rooms at the front, away from the garden and towards the street. Circulation is unchanged: the entrance hall and staircase remain exactly as existing, avoiding any disturbance to the historic plan form of the front of the house.
- 6.7** At first floor, no walls are moved beyond those enclosing the rear room. Bedrooms 1 and 2 are untouched, so the historic room proportions and window relationships at the front and middle of the house are preserved intact.

Scale and the full-width form

- 6.8** Paragraph 3.14 of the Development Management DPD requires extensions to be subordinate in scale to the original building and to respect the architectural unity of the terrace. Paragraph 3.15 adds that full-width rear extensions are not normally considered acceptable and that they should be lower than the ridge height of the host building. These are matters of supporting text rather than policy tests, and paragraph 3.15 is expressly qualified by the word "normally". The proposal satisfies the underlying objective of both paragraphs, for the following reasons.

- The extension is genuinely subordinate. It is single storey throughout, rising to 3.25 m — less than half the height of the two-storey host building and far below the 7.96 m ridge. It reads unambiguously as an addition to the house, not as an alteration of it.
- Its full width is the direct consequence of infilling a side return that is only approximately one metre wide. On a narrow terraced plot, an extension that leaves that strip open produces a dark, damp, permanently shaded slot of no use to anyone, and a house that turns its back on its own garden. Infilling it is the established and logical adaptation of this house type.
- Because the extension is single storey and low, its full width has no bulk consequence at the level where bulk matters. The rear elevation of the terrace above 3.25 m — the two-storey mass that defines the rear townscape — is entirely unchanged.
- No part of the proposal comes anywhere near the ridge height of the host building. The requirement in paragraph 3.15 that a rear extension be lower than the ridge is met by a margin of more than 4.7 m.
- The resulting footprint remains subordinate to the main house and, as set out at paragraph 6.3 above, retains the substantial majority of the garden.

6.9 It is also material that the site's location within a conservation area is what brings the whole of this scheme before the Council. Article 2(3) land removes permitted development rights for extensions beyond a side elevation and for cladding. On an equivalent terraced house outside the conservation area, a single-storey rear extension of comparable depth across the full width of the rear elevation would fall within Class A of Part 1 of Schedule 2 to the General Permitted Development Order and would require no permission at all. The single-storey rear element of this proposal is therefore of a scale that national policy treats as acceptable in principle for terraced houses generally. That is a real and relevant comparator against which the modest additional effect of the side return infill should be judged.

6.10 The change to the first-floor roof adds no scale at all. Height, footprint and volume above 3.25 m are all unchanged. The proposal replaces one low roof covering with another at exactly the same level.

Appearance

6.11 The architectural approach is deliberately quiet. The extension is a simple, well-proportioned brick box with a flat roof and a generous glazed opening to the garden. It does not attempt a pastiche of the Victorian house, and it does not compete with it. Policy DM9(E) requires alterations and extensions in conservation areas to complement the architectural style, scale, proportions, materials and details of the host building and not to appear overbearing or intrusive. The proposal complements the host building through its materials and its restraint, and it cannot be overbearing or intrusive at a height of 3.25 m behind a two-storey terrace.

6.12 The choice of a flat roof to the rear and a mono-pitch to the side is a considered response, not a default. The mono-pitch at 16 degrees resolves the junction with the retained flank wall of the back addition cleanly and drains away from it. The flat roof over the wider rear portion keeps the extension as low as possible and allows rooflights to be set flush within it, drawing daylight into the centre of a deep plan without any side-facing glazing that could overlook a neighbour.

6.13 The flat roof over the first-floor back addition is a plain, unobtrusive covering concealed behind the existing parapet line and read against the retained brickwork and chimney. It is not visible from Nightingale Road and is barely appreciable from within neighbouring gardens.

- 6.14** The front elevation is untouched in every respect: the arched entrance door, the window openings and their proportions, the brickwork, the front roof slope, the chimney stacks and the front boundary all remain exactly as existing.

Landscaping

- 6.15** The rear garden is retained as the principal area of private amenity space and remains substantially larger than the extended building footprint. No trees are removed. The area immediately outside the new glazed doors is finished as a permeable paved terrace laid to fall away from the building, with the remainder of the garden retained in soft landscaping.
- 6.16** Existing boundary walls and fences are retained at their current heights and are made good where affected by the demolition of the lean-to. Policy DM1(C) is satisfied: the landscape treatment is integral to the scheme and responds to the levels and existing boundary conditions of the plot.

7. MATERIALS AND DETAILING

- 7.1** Policy DM12(E) requires high quality matching or complementary materials to be used sensitively in relation to context. The materials specified below are fixed as part of this application and will be used in the construction of the development.

Table 4 — Schedule of materials

Element	Specification
External walls	Facing brickwork in London stock to match the existing rear elevation in colour, size and texture, laid in stretcher bond with a lime-based mortar matched to the existing joint colour, profile and finish
Flat roof coverings	Single-ply membrane or high-performance GRP in mid to dark grey, laid to falls to internal rainwater outlets, with a slim powder-coated aluminium edge trim in RAL 7016 anthracite grey
Mono-pitched side roof	Natural slate to match the existing main roof covering in colour, size and lap, laid at 16 degrees
Rooflights	Flush-glazed, low-profile rooflights with anthracite grey powder-coated frames, set flush within the flat roof plane with no upstand visible from ground level
Rear glazing	Powder-coated aluminium doors and windows in RAL 7016 anthracite grey, with slim sightlines and double glazing to a whole-window U-value not exceeding 1.4 W/m ² K
First-floor bathroom window	Retained opening; obscure glazing to Pilkington Level 3 or better, with any opening light restricted above 1.7 m from finished floor level
Rainwater goods	Powder-coated aluminium in anthracite grey, discharging to existing and extended below-ground drainage
Boundary treatments	Existing walls and fences retained at existing heights and made good in matching materials

8. IMPACT ON THE CONSERVATION AREA

- 8.1** Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. Policy DM9 of the Development Management DPD and Policies HE5, HE6 and HE9 of the National Planning Policy Framework (August 2026) give effect to that duty. The proposal satisfies it comfortably, for the following reasons.
- There is no change of any kind to the front elevation, the front roof slope, the ridge, the chimney stacks, the front garden or the front boundary. The terrace composition seen from Nightingale Road is entirely unaffected.
 - There is no increase in the height of the building at any point. The main ridge remains at 7.96 m and the back addition roof remains at 5.84 m.
 - No part of the proposal is visible from Nightingale Road or from any other public vantage point. The works are contained within the rear of a deep plot, screened by the host building and by existing boundary treatments.
 - The proposal removes an unsympathetic single-storey lean-to of no architectural merit and replaces it with a carefully detailed, brick-faced addition using materials matched to the host building. This is a modest but real enhancement.
 - The proposal replaces two incoherent shallow-pitched roof coverings at the rear with a simpler, quieter arrangement, tidying a rear roofscape that has accumulated without design.
 - The scale, proportions, materials and detailing of the new work complement the host building, as required by Policy DM9(E). Nothing about a single-storey brick addition at 3.25 m behind a two-storey terrace can be described as overbearing or intrusive.
- 8.2** Applying Policy HE5 of the National Planning Policy Framework, the effect on the significance of the Bowes Park Conservation Area is neutral to positive. No harm arises, and the balancing exercise under Policy HE6 is therefore not engaged. Paragraph 2.64 of the Development Management DPD records that the emphasis of conservation area policy is to guide and manage development, not to prevent it; and paragraph 2.66 records that conservation areas can be enhanced through the removal of features that detract. This proposal is precisely the kind of sensitive, well-managed change that those paragraphs contemplate.

9. IMPACT ON NEIGHBOURING AMENITY

- 9.1** Policy DM1(D) requires development to provide appropriate sunlight, daylight and open aspects to adjacent buildings and land, to provide an appropriate degree of privacy, and to address noise and related effects. Each is addressed in turn.

Daylight, sunlight and outlook

- 9.2** The rear and side extension is single storey and rises to only 3.25 m above external ground level. It sits below the first-floor cill line of the adjoining properties and therefore has no effect whatsoever on daylight, sunlight or outlook to any first-floor window on either side.

- 9.3** At ground floor level, the extension is a low structure alongside a boundary that is already enclosed by existing walls and fences, and behind a rear building line that is already occupied by the existing two-storey back addition and lean-to. Its effect on daylight to adjoining ground floor rear windows is negligible, and it does not breach a 45-degree line taken in plan or in section from the nearest habitable room windows of the adjoining properties.
- 9.4** The change to the first-floor roof adds nothing at all in daylight or outlook terms. The roof is replaced at exactly the same height, with the same footprint. A neighbour looking at the rear of the property will see no additional built form above 3.25 m.

Privacy and overlooking

- 9.5** The proposal creates no new window in any flank elevation. Daylight to the deeper part of the ground floor plan is delivered entirely through rooflights set flush in the flat roof, which look upward and provide no outlook towards any neighbouring property or garden.
- 9.6** The new glazing at the rear of the extension faces directly down the length of the applicant's own garden, in the same direction and from the same low level as the existing rear openings. No new or increased overlooking of any neighbouring garden or window arises.
- 9.7** The first-floor bathroom window is obscure-glazed to Pilkington Level 3 or better, with any opening light restricted above 1.7 m from finished floor level. This is a fixed element of the proposal.
- 9.8** No roof terrace, balcony, raised platform or elevated amenity area is proposed at any level. The flat roofs are not designed for, and will not be used as, amenity space. Access will be for maintenance only.

Noise, disturbance and construction

- 9.9** The proposal generates no new source of noise or disturbance. The use remains a single-family dwellinghouse and the household size is unchanged. No plant, flue or mechanical equipment is proposed on any external elevation.
- 9.10** Construction will be carried out within the Council's standard permitted hours, with materials and welfare facilities contained wholly within the application site. All party wall matters will be regulated under the Party Wall etc. Act 1996, independently of the planning process.

10. STANDARD OF ACCOMMODATION

- 10.1** Policy DM12(A) and (F) require new and extended residential accommodation to meet or exceed the minimum internal space standards of the London Plan and the Mayor's Housing SPG, which apply the Nationally Described Space Standard.
- 10.2** The dwelling as proposed is a two-bedroom, four-person house arranged over two storeys, with a total gross internal area substantially in excess of the 79 m² minimum set by the standard for a dwelling of that size and configuration. Bedroom 1, at 15 m², exceeds the 11.5 m² double-bedroom minimum by a wide margin. Bedroom 2, at 10 m², also exceeds it. Both bedrooms exceed the 2.75 m minimum width for a double bedroom.
- 10.3** The reconfiguration of the 6 m² rear room into an 8 m² family bathroom is a clear improvement in the standard of accommodation, not a loss. At 6 m² that room fell below the 7.5 m² minimum for a single bedroom and could not properly be counted as bedroom accommodation meeting adopted standards. In exchange, the household gains bathing facilities on the sleeping floor for the first time,

and the ground floor gains a 34 m² family living, dining and kitchen space with direct access to the garden.

- 10.4** Daylight and outlook to the new accommodation are excellent. The kitchen and dining area is lit from the full width of the rear elevation and from five rooflights, giving a daylight depth and quality that the existing cellular arrangement cannot approach. The retained loft storage of 29 m² provides generous ancillary storage well in excess of the standard.
- 10.5** The rear garden is retained and remains a generous private amenity space serving the dwelling, exceeding the expectations of Policy DM12(B) for ground floor family housing.

11. ACCESS

- 11.1** The existing pedestrian access from Nightingale Road is retained unaltered. There is no change to the position of the front door, no change to the front boundary, and no new or altered vehicular access, crossover or hardstanding. Policies DM33, DM34 and DM35 are not engaged.
- 11.2** The proposal improves accessibility within the dwelling. The removal of the internal partitions at the rear of the ground floor creates a single, level, generously proportioned living space with wide circulation routes suitable for a wheelchair or pushchair, in place of a sequence of narrow doorways between small rooms.
- 11.3** The new doors to the rear garden are formed with a level threshold, giving step-free access between the principal living space and the private amenity space. No such access exists at present. This is a direct improvement measured against Policy DM2(A), which requires development to be capable of being used safely, easily and with dignity by all.
- 11.4** Refuse and recycling storage arrangements are unchanged and continue to be accommodated within the site in the existing position, with the same collection route to the highway. Cycle storage is accommodated within the retained rear garden and the extended ground floor, accessible through the property. Policy DM4 is satisfied.
- 11.5** Emergency access and means of escape are unaffected. The staircase, entrance hall and front door are retained in their existing positions and the proposal will be constructed in full accordance with the Building Regulations, including Part B and Part M.

12. SUSTAINABILITY, DRAINAGE AND WASTE

- 12.1** Policies DM1(A)(e) and DM21 of the Development Management DPD require development to incorporate sustainable design and construction principles. The proposal does so in several concrete ways.
- It retains and reuses the overwhelming majority of the existing building, avoiding the embodied carbon cost of demolition and rebuilding. Only the poor-quality lean-to and the shallow-pitched back addition roof are removed.
 - It replaces an uninsulated, thermally poor lean-to structure with new construction built to current Building Regulations standards, with insulated walls, roof and floor and continuous airtightness detailing at all junctions with the existing fabric.

- Glazing is specified to a whole-window U-value not exceeding 1.4 W/m²K, and the new rooflights are located to maximise useful daylight and reduce reliance on artificial lighting in the deepest part of the plan.
- The measured improvement in the thermal performance of the rear of the dwelling reduces both space-heating demand and running costs across the whole house.

12.2 Surface water from the new flat and pitched roof areas is collected in aluminium rainwater goods and discharged to the existing and extended below-ground drainage system, which has adequate capacity for the modest additional roof area. Hard surfacing within the rear garden is limited to a permeable paved terrace laid to fall away from the building, so that the proposal does not increase surface water run-off from the site. The substantial majority of the rear garden remains as soft, permeable landscaping. Policies DM24 and DM25 are satisfied.

12.3 Construction and demolition waste will be segregated on site and removed by a licensed carrier, with materials from the demolished lean-to recovered and recycled where practicable. Household waste and recycling storage is unchanged, as set out at paragraph 11.4 above. Policy DM4 is satisfied.

13. POLICY COMPLIANCE

13.1 The statutory development plan comprises Haringey's Local Plan Strategic Policies (2013–2026, consolidated with alterations since 2017), the Haringey Development Management DPD (adopted 24 July 2017), the Haringey Site Allocations DPD (2017) and the London Plan (2021). The National Planning Policy Framework (August 2026) is a material consideration of critical importance. Table 5 sets out compliance with each relevant policy.

Table 5 — Assessment against the development plan and national policy

Policy	Requirement	How the proposal complies
SP11 — Design	New development in residential areas must protect existing local character and residential quality	The proposal is confined to the rear, adds no height, and preserves the terrace composition and street scene in full
SP12 — Conservation	Protect and positively manage the significance of Haringey's heritage assets and their setting	The character and appearance of the Bowes Park Conservation Area are preserved and modestly enhanced
DM1(A) — Development Charter	Relate positively to neighbouring structures; make a positive contribution; secure quality in construction; incorporate sustainable design	The extension follows the established adaptation pattern of the house type, uses matched materials, and improves the thermal performance of the rear of the dwelling
DM1(B) — Character	Have regard to building heights, form, scale and massing, urban grain, building lines and local materials	No change to height, building line or grain; brickwork matched to the host building; single-storey form subordinate throughout
DM1(C) — Landscaping	Demonstrate integration of landscaping, levels and boundary treatment	Rear garden retained as the principal amenity space; permeable terrace; boundaries retained at existing heights
DM1(D) — Privacy and amenity	Provide appropriate daylight, sunlight, outlook and privacy to the development and its neighbours	Single-storey form below neighbouring cill levels; no new flank windows; rooflight-only daylighting; obscure-glazed bathroom window

Policy	Requirement	How the proposal complies
DM2 — Accessible environments	Development should be usable safely, easily and with dignity by all	Level threshold to the garden created for the first time; wide, level internal circulation at ground floor
DM4 — Waste	Adequate internal and external waste and recycling storage	Existing arrangements retained; construction waste segregated and removed by licensed carrier
DM9(B) and (C) — Historic environment	Assess significance and the impact of the proposal on that significance	Section 3 of this statement provides that assessment; no harm arises
DM9(E) — Conservation areas	Extensions should complement the architectural style, scale, proportions, materials and details of the host building and must not appear overbearing or intrusive	Matched London stock brick; subordinate single-storey scale at 3.25 m; no height increase; not visible from the public realm
DM12(A) and (F) — Housing quality	Meet or exceed London Plan and Housing SPG internal space standards	The dwelling substantially exceeds the 79 m ² minimum for a two-bedroom, four-person house; both bedrooms exceed the double-bedroom minimum
DM12(B) — Amenity space	Ground floor family housing should have access to private garden space	Generous rear garden retained, with new step-free access to it
DM12(E) — Residential extensions	High quality, site-specific and sensitive design; respect the form, period and detailing of the original building; matching or complementary materials	Chimneys, front porch, front roof and all street-facing detail retained; brick and slate matched; contemporary elements confined to the rear
DM21, DM24, DM25 — Sustainability and drainage	Sustainable design and construction; no increase in surface water run-off	Existing fabric retained and upgraded; permeable terrace; garden retained as soft landscaping
London Plan D3 and D4 — Design	Design-led approach; high quality design appropriate to context	The design responds directly to the plan form, height and materials of the host terrace
London Plan D6 — Housing quality	Meet minimum space standards and provide good daylight and outlook	Space standards exceeded; daylight to the new living space substantially improved
London Plan HC1 — Heritage	Development should conserve and take account of the significance of heritage assets	Significance assessed at Section 3; the elements affected make no contribution to significance
NPPF S4 — Decisions within settlements	Development within settlements should be approved unless the benefits would be substantially outweighed by adverse effects	The site is within an established settlement; there are no adverse effects to weigh against the benefits
NPPF DP3 — Well-designed places	Development should meet the key principles for well-designed places	The proposal is functional, contextually appropriate, materially well-matched and improves the environmental performance of the dwelling
NPPF L2 — Use of land	Curtilage development within twice the existing building footprint, retaining at least 50 per cent of the non-developed	Both thresholds are met with a substantial margin; substantial weight applies to the additional floorspace within a settlement

Policy	Requirement	How the proposal complies
	area	
NPPF HE5, HE6 and HE9 — Heritage	Assess the effect on significance; apply the conservation area decision route	The assessed effect is neutral to positive; no harm arises and no balancing exercise is engaged
Section 72, 1990 Act	Special attention to preserving or enhancing the character or appearance of the conservation area	The character and appearance of the area are preserved in full and modestly enhanced

14. PLANNING BALANCE AND CONCLUSION

- 14.1** The proposal is a carefully considered, modest and entirely rear-facing adaptation of a terraced family house. It is fully compliant with the statutory development plan and with national policy, and it engages no policy conflict.
- 14.2** The heritage position is straightforward. The significance of the Bowes Park Conservation Area is carried by the street-facing composition of its terraces, and this proposal does not touch a single element of it. The front elevation, front roof slope, ridge, chimney stacks and front boundary are all retained exactly as existing. Nothing proposed is visible from the public realm. There is no increase in height anywhere on the building. The effect on the significance of the conservation area is neutral to positive, and the statutory duty under section 72 is discharged in full.
- 14.3** The amenity position is equally clear. A single-storey addition rising to 3.25 m, set behind an existing two-storey back addition and lean-to and below the first-floor cill line of the adjoining properties, has no material effect on the daylight, sunlight, outlook or privacy of any neighbour. The proposal introduces no new flank windows, no roof terrace and no plant.
- 14.4** Set against that absence of harm are real and specific benefits:
- bathing facilities are provided on the sleeping floor for the first time, correcting a genuinely poor existing arrangement in which the only bathroom is at the far end of the ground floor;
 - a substandard 6 m² room, below the adopted minimum for a single bedroom, is put to a use it can properly serve;
 - a cellular, poorly daylight ground floor is replaced by a 34 m² family living, dining and kitchen space with excellent daylight and direct, step-free access to the garden;
 - an unsympathetic single-storey lean-to of no architectural merit is removed and replaced with a well-detailed, brick-faced addition in matched materials;
 - the thermal performance of the rear of the dwelling is brought up to current standards, reducing energy demand and running costs;
 - step-free access between the principal living space and the private garden is created where none exists;
 - an existing family home is retained, improved and made fit for long-term family occupation, in line with the Council's objective of retaining families in the borough.
- 14.5** Policy S4 of the National Planning Policy Framework (August 2026) provides that development within settlements should be approved unless the benefits would be substantially outweighed by adverse effects assessed against the national decision-making policies. Here there are no adverse

- effects to weigh at all. Policy SP0 of the Strategic Policies Local Plan requires the Council to take a positive approach, working proactively to find solutions so that proposals can be approved wherever possible, and provides that applications which accord with the Local Plan will be approved without delay.
- 14.6** The proposal accords with the development plan read as a whole, and no material consideration indicates otherwise. Section 38(6) of the Planning and Compulsory Purchase Act 2004 therefore points firmly to approval. Planning permission is respectfully requested.

APPENDIX A — SCHEDULE OF SUBMITTED DRAWINGS

- A.1** All drawings are prepared by Metta Design Consultancy Ltd at a scale of 1:100 at A3, dated 21 August 2026.

Drawing number	Title	Scale
A-001	Existing plans — ground, first, loft and roof	1:100 @ A3
A-002	Existing elevations — front, rear, right side and left side	1:100 @ A3
A-003	Existing sections — Sections 1 and 2	1:100 @ A3
A-004	Existing 3D views	1:100 @ A3
A-005	Proposed plans — ground, first, loft and roof	1:100 @ A3
A-006	Proposed elevations — front, rear, right side and left side	1:100 @ A3
A-007	Proposed sections — Sections 1, 2 and 3	1:100 @ A3
A-008	Proposed 3D views	1:100 @ A3