



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

London Borough of Haringey Planning Department

Site: 84 Wellington Avenue, London N15 6BB

Proposal: Householder Application for Proposed 3m Ground-Floor Rear Extension (Full Width) and 3m First-Floor Rear Extension (Part Width)

Subject: Cover Letter

Date: 10 September 2026

RE: 84 Wellington Avenue, London N15 6BB

Householder Planning Application – Rear Extensions (Ground Floor and First Floor)

This letter accompanies a householder planning application seeking permission for a 3-metre rear extension at ground-floor level across the full width of the property, together with a 3-metre rear extension at first-floor level across part of the width of the dwelling. The proposal has been designed to improve internal functionality, provide modern living accommodation and remain fully in keeping with the residential character of Wellington Avenue.

The ground-floor extension enlarges the kitchen/dining/living space, delivering a more coherent and usable layout. The first-floor extension provides additional bedroom and bathroom accommodation while maintaining appropriate proportions relative to neighbouring properties. Both extensions are positioned entirely to the rear of the dwelling and will not affect the appearance of the streetscene.

The scale and massing of the extensions are modest and consistent with similar street scenes found throughout the surrounding area. The proposal does not result in unacceptable impacts on neighbouring amenity, daylight, sunlight or outlook. Boundary relationships remain appropriate, and the development avoids any form of overbearing or overshadowing effect.

Materials will match the existing dwelling to ensure a cohesive appearance. No alterations are proposed to the front elevation, and the established character of Wellington Avenue will be preserved.

The site lies within Flood Zone 1, and a Flood Risk Assessment is submitted confirming that the development does not increase flood risk on-site or elsewhere.

The proposal represents a proportionate and policy-compliant form of residential improvement that enhances living accommodation for the occupants while maintaining the residential character of the area. The development does not give rise to any adverse areas or impacts that would hold planning permission.

We trust that the enclosed plans and supporting documentation provide sufficient information for validation and determination. Should the Council require any further details, Prestige Planning Ltd will be pleased to assist.

Yours faithfully,
Prestige Planning Ltd
6 Grosvenor Way
London E5 9ND