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Planning, Design & Access Statement

For the proposed

**“Erection of part single part two storey side, double storey front
extension, roof dormer and front rooflights and elevational
alterations”**

at

**3 Wakefield Road
London N15 4NN**

By

Eade Planning Ltd

September 2026

Introduction

1. The land is at 3 Wakefield Road, London N15 4NN.
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 which involve extensions at ground first and loft level.
5. This scheme includes roof extensions which have already been approved under REF: HGY/2025/2914 and the bulk of the front and side extension consented under HGY/2025/3196
6. The development consists of extending the existing ground floor to the side filling in the existing courtyard space, extending the front elevation an additional 1.5m whilst retaining all features, a first-floor side extension with similar proportions to that of HGY/2010/1971 at 7 Wakefield Rd.
7. The property is unique in appearance along Wakefield Road with the only defined pair being No.7 which adjoins Pembroke Road.
8. The site is pictured below.



Proposal Description

9. The description given is the 'Erection of part single part two storey side, double storey front extension, roof dormer and front rooflights and elevational alterations.'

The Proposal

Approved Extensions

As mentioned above the majority of the scheme enjoys permission the statement will delve into the additional massing.

Proposed Development

Outside of the consented scheme the development adds an additional 50cm height to the two-storey side extension. The approved scheme provides a legitimate fallback position and is a material consideration in determining this application.

The height is a marginal improvement which as per the submitted section plans provides a logical and impactful change for the future homeowners who will benefit from having entirely flat ceilings at first floor level.

The two-storey side extension will continue to be a subservient addition to the main dwellinghouse. Given the setback from the boundary the existing urban grain is replicated as per the outrigger formation along all the properties of Colless Road.

The increase in height will have a negligible impact on the neighbours from the approved scheme yet would be of great benefit to a young family.

There will be no new material harm on the neighbours in terms of privacy or noise given the scale of the development.

The first-floor side extension would in many ways bridge the appearance of the street allowing the front roof slope of No.5 and the proposed first floor side extension to improve the roofscape.

Plans

10. 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

11. The development improves a single 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.