

DESIGN, ACCESS AND PLANNING STATEMENT

RUHUL CHOWDHURY

**77 WOOD VALE, LONDON N10
3DL**

PROJECT NUMBER UK26099

DATE: 25/09/2026



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WE CONSIDER OUR CREDENTIALS, HOW WE HAVE STRUCTURED OUR BID AND OUR PROPOSED CHARGING RATES TO BE COMMERCIALY SENSITIVE INFORMATION. WE REQUEST THAT THESE BE TREATED AS CONFIDENTIAL.

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1 INTRODUCTION

- 1.1.1. This Design, Access and Planning Statement supports a householder planning application for alterations and extensions to 77 Wood Vale, London N10 3DL, within the London Borough of Haringey.
- 1.1.2. It has been prepared by AC Design Solution Ltd on behalf of the applicant, and should be read alongside the submitted existing and proposed drawings.
- 1.1.3. The application seeks permission for:
- conversion of the existing garage into a habitable room;
 - a single storey rear extension, 3.0m deep across the full width of the dwelling, with a flat roof 3.4m high, set at garden level;
 - a first floor side extension, set back 1.8m from the front elevation and finishing flush with the rear elevation;
 - a rear dormer loft conversion.
- 1.1.4. The statement follows the structure Haringey officers use when assessing householder applications on Wood Vale. It covers design and appearance, impact on neighbouring amenity,

and other considerations. It draws on recent approvals on the same road, including HGY/2023/2174 at No. 95 Wood Vale and HGY/2023/2874 at No. 53 Wood Vale, both of which share the N10 3DL postcode and sit on the same side of the road, and HGY/2025/3594 at No. 72 Wood Vale opposite.

2 SITE AND SURROUNDINGS

- 2.1.1. The site is a two-storey dwelling in use as a single-family home, located on Wood Vale in Hornsey. It has an attached single storey garage to the side and a rear garden. Its neighbours are Nos. 75 and 79 Wood Vale.
- 2.1.2. In common with No. 72 Wood Vale opposite, the property is not located within a conservation area. It is not a listed building and does not fall within the curtilage of one.
- 2.1.3. In assessing HGY/2025/3594, the Council described the character of Wood Vale as follows:
- “The character of Wood Vale is defined by large detached and semi-detached properties dating from the early twentieth century in both design and appearance. The rear gardens along this part of Wood Vale are generous in size and enclosed by mature planting along shared boundaries. The gardens are notably undulating... A variety of roof alterations, patio areas and extensions are evident to the rear of these two-storey houses.”*
- 2.1.4. This description applies equally to No. 77. The street has an established pattern of side extensions, first floor additions over garages, rear extensions and rear dormers. It has no single uniform roofscape or rear building line. In approving No. 95 Wood Vale, the Council found that “the properties here are not characterised by rigid building lines, rather the footprint and position of houses in their respective plot vary somewhat”.
- 2.1.5. The site has a change in level to the rear. The existing house and patio sit above the level of the garden. This level change has directly informed the design of the rear extension, as explained in Section 6. The same is true of No. 95 Wood Vale, which the Council described as sloping “from front to back”.

3 THE PROPOSAL

- 3.1.1. Table 1 below summarises each element of the proposal.

Element	Key dimensions and design
Garage conversion	Existing garage converted to a habitable room within the existing footprint. Garage door replaced with a window and brick/render infill to match the main house.

Element	Key dimensions and design
Single storey rear extension	Maximum depth 3.0m; full width of the dwelling; flat roof, 3.4m high measured from garden level. Floor set at garden level, not at the raised patio level.
First floor side extension	Built over the converted garage. Set back 1.8m from the front elevation; rear wall finishes flush with the existing rear elevation, projecting no further to the rear than the main house. Roof continues the main roof form without a stepped-down ridge.
Rear dormer loft conversion	Rear-facing dormer within the main roof slope, set in from the roof edges, providing additional bedroom accommodation.

Table 1. Summary of the proposed works.

- 3.1.2. Materials will match or complement the existing dwelling. This includes facing brick or render to match, roof tiles to match the main roof, and windows to match the existing in style and colour.
- 3.1.3. The proposals provide improved family accommodation. They do not create any new separate dwelling.

4 PLANNING HISTORY AND LOCAL PRECEDENTS

- 4.1.1. The Council has recently approved extensions of the same type and scale at several properties on Wood Vale. These decisions are material considerations and are summarised in Table 2.

Address	Reference	Approved development	Relevance to No. 77
95 Wood Vale, N10 3DL	HGY/2023/2174 (approved with conditions)	Ground floor rear extension of approximately 4.0m across the full width of the house, with a flat roof and its floor set lower than the main house; replacement side extension on the footprint of the existing garage; Juliet balcony and dormer alterations	Same postcode and same side of the road. The officer accepted a flat-roofed rear extension “higher than a typical extension which can be built under permitted development” because its floor level sits lower than the main house. This is the same approach as No. 77. Approved despite 38 objections.

Address	Reference	Approved development	Relevance to No. 77
72 Wood Vale, N10 3DN	HGY/2025/3594 (approved with conditions)	Single storey wrap-around extension about 4.0m beyond the rear footprint; rear dormer; new render, windows and rooflights	Opposite the site. Rear extension deeper than ours at 3.0m. Officer found “several large extensions in the surrounding area” and a dormer of permitted development scale acceptable.
53 Wood Vale, N10 3DL	HGY/2023/2874	Single storey rear extension with a 3.3m high flat roof	Same postcode and same side of the road. Direct comparison for roof height. Ours is 3.4m, only 0.1m higher, and sits at the lower garden level.
39 Wood Vale, N10 3DJ	HGY/2026/0687	First floor extension above the existing garage for an en-suite, with a roof not stepped down from the main ridge; conversion of the garage to a snug	Confirms that first floor extensions over garages, continuous rooflines on side extensions, and garage conversions are all acceptable on this road.

Table 2. Relevant approvals on Wood Vale.

- 4.1.2. Taken together, these decisions show that each element of the proposal has been accepted by the Council on Wood Vale in recent years.

5 PLANNING POLICY CONTEXT

- 5.1.1. The development plan comprises the London Plan (2021) and the Haringey Local Plan, including the Strategic Policies (2017) and the Development Management DPD (2017). The National Planning Policy Framework (NPPF) is a material consideration. Section 12 of the NPPF, “Achieving well-designed places”, supports development that is sympathetic to local character.

Policy	Requirement
London Plan D6 – Housing quality and standards	Development must not harm the amenity of surrounding housing, and should provide appropriate daylight and sunlight while minimising overshadowing.
London Plan D14 – Noise	Reduce, manage and mitigate noise impacts.
Local Plan SP11 – Design	The highest standard of design that respects local context, character and historic significance.

Policy	Requirement
DM1 – Delivering High Quality Design	Relate positively to the locality; ensure a high standard of privacy and amenity for users and neighbours, including sunlight, daylight, aspect and privacy.
DM12 – Housing Design and Quality	Extensions and roof extensions to be high quality, site specific and sensitive, respecting the form, setting, period and features of the original building, using matching or complementary materials.

Table 3. Relevant development plan policies.

- 5.1.2. The main considerations are therefore design and appearance, and impact on neighbouring amenity. These are the same issues the Council identified at No. 72.

6 DESIGN AND APPEARANCE

- 6.1.1. Each element is subordinate to the host dwelling, uses matching materials, and reflects forms the Council has already approved on Wood Vale.

6.2 Garage conversion

- 6.2.1. The conversion takes place within the existing garage footprint. The only external change is to the front of the garage, where the door is replaced with a window and infill to match the house. This gives the frontage a more domestic appearance and brings it in line with the main house.
- 6.2.2. The Council approved a garage conversion at No. 39 Wood Vale under HGY/2026/0687, alongside a first floor extension above the garage. The principle is therefore established on this road.

6.3 Single storey rear extension

- 6.3.1. The rear extension projects a maximum of 3.0m across the width of the house. This is a modest depth for a large family dwelling on a generous plot, and less than the approximately 4.0m rear projections approved at No. 95 under HGY/2023/2174 and at No. 72 under HGY/2025/3594.
- 6.3.2. The extension has been designed around the site's levels. Rather than build out from the raised patio, the extension floor has been dropped to garden level. The 3.4m height is measured from this lower garden level. Seen from the house and patio level, and from neighbouring patios, it therefore reads as a lower structure than its height alone suggests.
- 6.3.3. The Council has already accepted this exact approach on the same side of Wood Vale. In approving a full-width, flat-roofed rear extension at No. 95 Wood Vale (HGY/2023/2174), the officer concluded:

“Although higher than a typical extension which can be built under ‘permitted development’, the extension as per the amended plans is a subordinate addition. Specifically, as per the amended plans the floor level to the rear extension sits lower than that to the main part of the house, as such appearing subordinate in relation to the main dwelling.”

- 6.3.4. The rear extension at No. 77 follows the same design principle. Its floor is set at garden level, below the main house, so its height is read against the lower ground and it remains subordinate to the host dwelling. No. 95 was also approximately 4.0m deep, against 3.0m proposed here.
- 6.3.5. The Council approved a 3.3m high flat-roofed single storey rear extension at No. 53 Wood Vale under HGY/2023/2874. The proposal is only 0.1m higher, and the difference is absorbed by setting the extension at garden level. The Council has therefore already accepted flat roof heights of this order on Wood Vale.
- 6.3.6. The extension is at the rear and not visible from the street. Its flat roof keeps it clearly below the first floor windows and eaves, so the original rear elevation remains legible above it.

6.4 First floor side extension

- 6.4.1. The first floor side extension is set back 1.8m from the front elevation. This set-back is the key design move. It makes the extension clearly subordinate in the street scene, keeps the original front elevation as the dominant feature, and preserves a visual break between the main house and the addition.
- 6.4.2. The rear wall finishes flush with the existing rear elevation. The extension therefore adds no rear projection at first floor level and does not change the house’s relationship with its neighbours to the rear.
- 6.4.3. The extension roof continues the main roof form rather than stepping down from the ridge. With a 1.8m set-back already providing subordination, a further step in the ridge is not needed. A continuous roof gives a simpler, more coherent form and avoids an awkward secondary roof junction. The Council accepted the same approach at No. 39 Wood Vale under HGY/2026/0687, which is also a first floor extension built over a garage.

6.5 Rear dormer loft conversion

- 6.5.1. The rear dormer sits within the rear roof slope, is set in from the roof edges, and is not visible from Wood Vale. At No. 72 the Council found that a dormer “positioned centrally within the primary roofspace... set in from all principal roof edges” was acceptable and of a scale that could be built under permitted development. The proposed dormer follows the same approach.

6.6 Conclusion on design

- 6.6.1. The proposal is a coherent set of subordinate additions that respect the form, character and materials of the house. It is consistent with DM1, DM12, SP11 and London Plan D6.

7 IMPACT ON NEIGHBOURING AMENITY

- 7.1.1. The proposal causes no material harm to the amenity of Nos. 75 and 79 Wood Vale in terms of daylight, sunlight, outlook, overshadowing, privacy or sense of enclosure.

7.2 First floor side extension

- 7.2.1. The first floor extension finishes flush with the existing rear elevation. It does not project beyond the rear building line of the house, so it does not affect light to, or outlook from, the neighbours' rear windows or gardens.

- 7.2.2. The 1.8m set-back from the front elevation further reduces its bulk when seen from the neighbouring property and the street. Any window in the side elevation facing the neighbour will be obscure-glazed and fixed below 1.7m above floor level, so there is no overlooking.

7.3 Single storey rear extension

- 7.3.1. The rear extension projects 3.0m, a modest depth consistent with extensions found along Wood Vale. Because it is set at garden level rather than on the raised patio, the part of the wall seen from neighbouring patios and ground floor windows is lower than 3.4m. This reduces any sense of enclosure and keeps overshadowing to a minimum. At No. 95 Wood Vale, where the rear extension was set lower than the house in the same way, the officer found that it "would be too low in height to lead to a material loss of light" to the neighbouring bay window at No. 93.

- 7.3.2. Boundary planting and fencing provide further screening, as noted by the officer at No. 72. The applicant accepts a condition, as imposed on HGY/2025/3594, preventing use of the flat roof as a terrace or balcony.

7.4 Rear dormer

- 7.4.1. The dormer windows face the rear garden, giving views equivalent to those from the existing first floor rear windows. This is the normal mutual relationship between neighbouring rear gardens in a residential street. As at No. 72, a dormer of this scale raises no amenity concerns.

7.5 Garage conversion

- 7.5.1. The garage conversion is within the existing footprint and has no effect on neighbouring amenity.

7.5.2. The proposal therefore accords with London Plan Policy D6 and DM1.

8 ACCESS, PARKING AND OTHER MATTERS

8.1 Quality of accommodation

8.1.1. The proposal improves the dwelling as a family home. It provides a larger ground floor living space with direct access to the garden, and additional bedroom space at first floor and in the roof. All new rooms receive good natural light and outlook.

8.2 Access

8.2.1. The main entrance and access arrangements are unchanged. The new ground floor space at garden level improves level access between the house and garden.

8.3 Parking

8.3.1. The front forecourt and vehicle access are unchanged, so the garage conversion does not add pressure for on-street parking.

8.4 Trees

8.4.1. The works are confined to the house and the area immediately to its rear. No trees are proposed for removal.

8.5 Sustainability

8.5.1. The new fabric will be built to current Building Regulations standards for insulation and air-tightness, improving the energy performance of the dwelling.

8.6 Community Infrastructure Levy

8.6.1. The CIL additional information form, setting out the additional floor area, is submitted with the application. Householder extensions adding less than 100 sq m of internal floor area are not liable for Mayoral or Haringey CIL.

9 CONCLUSION

9.1.1. The proposal is acceptable in design and amenity terms, and planning permission should be granted. In summary:

- the garage conversion takes place within the existing footprint, and the principle is established at No. 39 Wood Vale under HGY/2026/0687;
- the 3.0m rear extension is shallower than the approximately 4.0m extensions approved at No. 95 (HGY/2023/2174) and No. 72, its 3.4m height is comparable to

the 3.3m approved at No. 53 (HGY/2023/2874), and setting it at garden level follows the approach the Council accepted at No. 95, where a lower floor level made a taller extension subordinate;

- the first floor side extension is set back 1.8m and finishes flush at the rear, so it is subordinate and causes no loss of light to neighbours, and its continuous roof follows the approach accepted at No. 39 (HGY/2026/0687);
- the rear dormer follows the approach the Council accepted at No. 72.

9.1.2. The proposal complies with London Plan Policies D6 and D14, Local Plan Policy SP11, Development Management Policies DM1 and DM12, and the NPPF. The applicant respectfully requests that the Council grant planning permission.

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