Wednesday, 7 October 2026

Planning Statement

128 Osier Crescent, London, N10 1RF



1. Front view of the property



2. Rear view of the property

1. Introduction

This Planning Statement has been prepared in support of a householder planning application for 128 Osier Crescent, London, N10 1RF.

The application proposes a modest programme of improvements to the existing dwelling, comprising:

- a full-width, single-storey rear extension approximately 4 metres deep with single pitch roof;
- two rooflights within the roof of the rear extension;
- new rear bi-folding doors;
- matching exposed brickwork to the rear extension; and
- replacement of the existing three-panel front window with a four-panel window of a similar design and proportions to the window arrangement at No. 130 Osier Crescent. Including matching exposed brickwork on the potion of wall under the windowsill.

The proposals have been designed to provide additional living space and improve the functionality and appearance of the dwelling, while respecting the established character of the terrace and the residential amenity of neighbouring properties.

2. Site and Local Context

No. 128 Osier Crescent forms part of an established residential terrace in Osier Crescent. The properties within the terrace have evolved over time, with a number of dwellings having been adapted to meet changing residential needs, including through rear extensions and alterations to windows and doors.

The proposed development responds to this established pattern of residential improvement and has been designed to remain sympathetic to the original dwelling and the character of the wider terrace.

The planning history and existing development along Osier Crescent provide useful contextual evidence. In particular, No. 130 Osier Crescent provides a relevant local comparison in relation to the proposed rear extension and the front window arrangement. The proposed four-panel front window at No. 128 has been informed by the existing window treatment at No. 130, helping to establish a consistent and complementary appearance within the terrace.

These examples demonstrate the established pattern of residential alterations within Osier Crescent and the way in which the properties have evolved since their original construction.

3. Single-Storey Rear Extension

The proposed rear extension will extend approximately 4 metres from the existing rear wall and will run across the full width of the property.

Its simple pitched roof form, will remain subordinate to the original house and minimise its visual impact when viewed from neighbouring properties and the surrounding area.

Two rooflights are proposed within the roof of the extension to provide additional natural daylight to the enlarged living accommodation. New rear bi-folding doors will provide an improved connection between the internal living space and the rear garden.

The extension will be constructed in exposed brickwork to match the existing house, ensuring a coherent visual relationship between the original dwelling and the new addition.

The scale and form of the proposed extension are consistent with the established pattern of rear development within the terrace. The existing development at No. 130 Osier Crescent provides a particularly relevant example of rear enlargement within the immediate surroundings and demonstrates the established principle of extending the rear of properties within this part of Osier Crescent.

The proposed extension is therefore considered to represent an appropriate and proportionate continuation of the established residential character of the terrace.

4. Replacement Front Window

The application also proposes the replacement of the existing three-panel front window with a four-panel window.

The existing front window opening will be widened and proposing a four-panel window like the existing front window arrangement at No. 130 Osier Crescent.

The replacement window is considered to be a modest and sympathetic alteration which will improve the appearance and functionality of the front elevation without adversely affecting the architectural character of the dwelling or the wider terrace.

The applicants are also planning to match the exposed brickwork with matching bricks on the potion of wall under the windowsill.

5. Design and Residential Amenity

The overall design approach is restrained and contextual, using forms and materials that complement the existing house and respond to the established character of Osier Crescent.

The replacement front window will retain the established opening and general proportions of the existing elevation, while adopting a four-panel arrangement that reflects the neighbouring property at No. 130. The proposal will therefore enhance the relationship between the two properties rather than introducing an incongruous feature.

The rear extension will remain subordinate to the existing dwelling, with a simple single pitch roof and matching brickwork. The proposals have also been designed with regard to neighbouring residential amenity.

The rear bi-folding doors and rooflights are appropriate to the use of the enlarged ground-floor accommodation and are not considered to give rise to unacceptable privacy impacts.

Overall, the development is considered unlikely to result in unacceptable overlooking, loss of privacy, loss of outlook or other material harm to neighbouring residential amenity.

6. Conclusion

The proposed development at 128 Osier Crescent represents a carefully considered improvement to the existing dwelling.

The development has been designed to respect the character of the existing dwelling and surrounding terrace while protecting neighbouring residential amenity.

Overall, the proposal constitutes a high-quality and proportionate form of householder development which responds appropriately to the established character of Osier Crescent.