PRESTIGE
PLANNING & BUILDING SERVICES

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

PLANNING, DESIGN and ACCESS STATEMENT

Date: October 2026

RE: 117 Crowland Road, London, N15 6UR

Prior Approval Application – Larger Home Extension (GPDO Class A.1(g))

Resubmission following Refusal Ref: HGY/2026/2330





CONTENTS

1. INTRODUCTION & RESUBMISSION RATIONALE	**3**
2. SITE AND EXISTING PROPERTY CONTEXT	**4**
3. DESCRIPTION OF PROPOSED DEVELOPMENT & DIMENSIONAL COMPLIANCE	**5**
4. RECTIFICATION OF PREVIOUS REFUSAL GROUNDS (REF: HGY/2026/2330)	**6**
5. LOCAL PRECEDENT & TOWNSCAPE CHARACTER ANALYSIS	**7**
6. GROSS INTERNAL AREA (GIA) & SPATIAL BREAKDOWN	**10**
7. AMENITY ASSESSMENT (GPDO PARAGRAPH A.4(7))	**11**
8. ACCESS & MOVEMENT	**11**
9. DESIGN, MATERIALS & ARCHITECTURAL INTEGRATION	**11**
10. SUMMARY & CONCLUSION	**12**

1. INTRODUCTION & RESUBMISSION RATIONALE

1.1. This Planning, Design & Access Statement has been prepared by Prestige Planning Ltd on behalf of our client, to support a Prior Approval application submitted under Schedule 2, Part 1, Class A, Paragraph A.1(g) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

1.2. The proposal seeks Prior Approval for a single-storey larger ground-floor rear extension extending 6.00 metres from the original main rear elevation of the dwellinghouse at 117 Crowland Road, London, N15 6UR. The extension is positioned entirely within the private rear garden, remains subordinate to the host property, and complies in full with all dimensional, height, and procedural requirements of Class A.

1.3. **Resubmission Rationale:** This application is a formal resubmission following the decision notice issued by the London Borough of Haringey under reference HGY/2026/2330. This updated submission incorporates corrected architectural drawings dated 15 October 2026 (Drawings PR01–PR05 & EX01–EX05) and provides a robust statutory and mathematical explanation demonstrating full compliance with Paragraphs A.1(b) and A.1(g) of the GPDO.

1.4. Under Paragraph A.4(7), the Local Planning Authority is required to consider only the impact of the extension on the amenity of adjoining premises. As confirmed during the previous application process (HGY/2026/2330), zero neighbour objections were received. This statement confirms that the proposal is fully compliant with statutory permitted development criteria and eligible for Prior Approval.

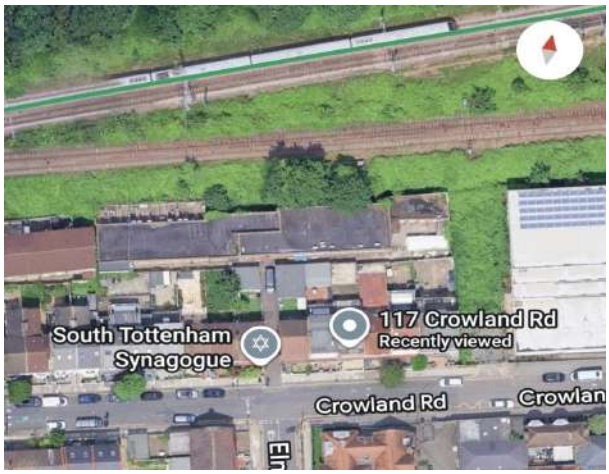
2. SITE AND EXISTING PROPERTY CONTEXT

2.1. The subject site, 117 Crowland Road, comprises a mid-terrace, three-storey single-family residential dwellinghouse (Use Class C3) situated on the northern side of Crowland Road in South Tottenham. The property features a rendered and brick facade under a pitched roof structure with a tiled dormer, reflecting the established architectural vernacular of the streetscape.

Figure 1 – Site Location Plan



Figure 2 – Rear Garden Pattern Along Crowland Road



2.2. The property benefits from a generous, deeply enclosed private rear garden plot. A single-storey ground-floor rear projection is currently present on site, established under planning permission reference HGY/2012/0508.

2.3. The rear elevation of 117 Crowland Road is completely screened from Crowland Road and the public highway. It is enclosed by neighbouring residential boundaries, creating a private environment where rear additions represent an established feature of domestic evolution.

3. DESCRIPTION OF PROPOSED DEVELOPMENT & DIMENSIONAL COMPLIANCE

3.1. The development involves extending the existing ground-floor structure rearward to achieve a total projection of 6.00 metres beyond the main original rear wall of the dwellinghouse. The proposal will enlarge the internal kitchen, dining, and living accommodation, delivering a high standard of living space for the household.

3.2. Statutory Dimensional Compliance Checklist (GPDO Schedule 2, Part 1, Class A):

- Depth from original rear wall: 6.00m (Fully compliant with Paragraph A.1(g)(i) for a non-detached dwelling).
- Maximum height: 2.90m (Measured from natural grade line to flat roof apex; well below the 4.0m GPDO ceiling).
- Eaves height: 2.90m (Measured along party boundaries; well within the 3.0m GPDO limit for structures within 2m of a boundary).
- Storey count: Single storey only (Compliant with Paragraph A.1(h)).
- Verandas / Balconies / Raised Platforms: None proposed (Compliant with Paragraph A.1(k)).
- Principal Elevation: No alterations or extensions forward of the principal elevation facing Crowland Road (Compliant with Paragraph A.1(e)).
- Article 2(3) Land / Conservation Area: The site is not located within a designated Conservation Area or SSSI (Compliant with Paragraph A.1(g)).

4. RECTIFICATION OF PREVIOUS REFUSAL GROUNDS (REF: HGY/2026/2330)

4.1. The previous application (Ref: HGY/2026/2330) was refused on two specific grounds. This submission directly addresses and rectifies both points:

4.1 Correction of Rear Extension Depth (Class A.1(g))

- Refusal Reason Cited: The previous decision notice noted that the submitted drawings indicated a rearward projection of 6.25m.
- Rectification: This was a minor drafting annotation error on the former plan set. The updated drawing package dated 15 October 2026 (Drawing PR01 and Section PR05) explicitly confirms that the extension projects exactly 6.00 metres from the rear wall of the original dwellinghouse. This brings the depth strictly into full compliance with Paragraph A.1(g)(i) of the GPDO.

4.2 Rectification of Curtilage Coverage Calculation (Class A.1(b))

- Refusal Reason Cited: The previous officer report concluded that the works resulted in 84.76 sq m of building coverage out of a total site area of 136.84 sq m, equating to 61.94% coverage and breaching the 50% limit under Paragraph A.1(b).
- Rectification & Mathematical Demonstration: This finding resulted from a fundamental calculation error regarding the statutory definition of "curtilage" under Class A.1(b).

Paragraph A.1(b) explicitly states that development is not permitted if:

"the total area of ground covered by buildings within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)."

Ministry of Housing, Communities & Local Government (MHCLG) *Technical Guidance for Permitted Development Rights for Householders* explicitly instructs that:

1. The ground footprint of the original dwellinghouse must be excluded from the baseline curtilage calculation.
2. The ground footprint of the original dwellinghouse must be excluded from the building coverage total.
3. Only the outdoor amenity/garden space surrounding the original house forms the 100% baseline curtilage area.

In the previous officer report, the ground footprint of the original dwellinghouse was incorrectly included in the 84.76 sq m building coverage figure. When evaluated correctly against the statutory baseline (excluding the original dwellinghouse footprint), the proposed 6.00m rear extension covers substantially less than 50% of the original garden curtilage. The proposal therefore satisfies Paragraph A.1(b) in full.

5. LOCAL PRECEDENT & TOWNSCAPE CHARACTER ANALYSIS

5.1 Although Prior Approval applications under Class A.1(g) are assessed solely against the requirements of the GPDO, it remains helpful to understand how the proposed extension sits within the established pattern of residential development along Crowland Road and the wider neighbourhood. The presence of comparable rear extensions provides useful contextual evidence demonstrating that the proposal reflects a long-standing and accepted form of domestic enlargement within this part of Haringey.

117 Crowland Road is located within a mature residential environment where householders have routinely adapted their properties over many years. Rear extensions, loft conversions, replacement fenestration and internal reconfigurations are commonplace throughout the locality. Collectively, these developments illustrate a residential area that has evolved gradually in response to modern living requirements, with rear-facing additions forming a consistent and familiar part of the townscape.

The current proposal has therefore been considered within this established context. Particular attention has been given to rear extensions along Crowland Road, Gladesmore Road and Ferndale Road, where similar forms of development have been successfully integrated without giving rise to adverse amenity impacts. This contextual review supports the conclusion that the proposed 6-metre extension sits comfortably within the prevailing pattern of residential evolution.

5.2 Comparable Rear Extensions Within the Crowland Road Locality

A review of planning history along Crowland Road confirms a clear and well-established pattern of domestic rear extensions approved by the London Borough of Haringey over an extended period. These examples demonstrate that rear extensions—often of comparable depth and scale to the current proposal—have been successfully accommodated without harm to neighbouring amenity or local character.

Relevant examples include:

- **99 Crowland Road (HGY/2018/0632)** – rear extension approved as part of wider residential improvements.
- **101–103 Crowland Road (HGY/2018/0619)** – single-storey rear extensions approved to two adjoining properties.
- **117 Crowland Road (HGY/2012/0508)** – existing rear extension already approved at the application property.
- **107 Crowland Road (HGY/2011/0530)** – single-storey rear extension approved.
- **101–103 Crowland Road (HGY/2015/2762)** – glazed conservatory extension approved.

These approvals illustrate the flexibility with which the Council has historically approached domestic extensions along Crowland Road and confirm that rear-facing additions of varying forms and materials have been successfully integrated into the residential environment. The proposed 6-metre extension at No. 117 aligns with this established pattern and represents a proportionate and familiar form of residential enlargement within the locality.

Figure 3 – Surrounding Residential Context



5.3 Comparable Development Within Adjacent Streets

A review of adjoining streets, including Elm Park Avenue and the residential blocks positioned behind Crowland Road, further reinforces the presence of a well-established pattern of rear-facing domestic development across the wider neighbourhood. The spatial arrangement of long rear gardens, staggered building lines and clearly defined private amenity areas has historically enabled householders to construct modest rear additions without disrupting the prevailing townscape.

Properties along Elm Park Avenue and neighbouring terraces exhibit a variety of rear-facing alterations, including single-storey projections, enlarged kitchen/dining spaces and extended ground-floor footprints. These developments mirror the scale and form of the proposed extension at No. 117 and confirm that rear extensions have become an accepted and integrated component of residential evolution within the broader locality.

The enclosed nature of rear gardens ensures that such development remains visually discreet and functionally appropriate. Accordingly, the proposed extension at 117 Crowland Road aligns with the established pattern of development across adjacent streets and represents a natural continuation of the domestic improvements already present within the wider area.

Figure 5 – Comparable Rear Extensions Within Adjacent Streets



6. GROSS INTERNAL AREA (GIA) & SPATIAL BREAKDOWN

6.1. The spatial breakdown across all floor levels, derived from the drawing set dated 15 October 2026 (Drawings EX01–EX05 and PR01–PR05), is detailed below:

- Existing Ground Floor GIA: 60.04 sq m
- Proposed Ground Floor GIA: 69.99 sq m (Drawing PR01 dated 15.10.26)
- Net Ground Floor GIA Increase: 9.95 sq m
- First Floor GIA (Unchanged): 39.65 sq m
- Second Floor GIA (Unchanged): 39.17 sq m
- Total Existing Building GIA: 138.86 sq m
- Total Proposed Building GIA: 148.81 sq m



EXISTING
GROUND FLOOR PLAN



PROPOSED
GROUND FLOOR PLAN

6.2. The net GIA addition of 9.95 sq m arises solely from extending the existing ground-floor rear footprint to the full 6.00m depth permitted under Class A.1(g).

7. AMENITY ASSESSMENT (GPDO PARAGRAPH A.4(7))

7.1. Under Paragraph A.4(7) of the GPDO, the Local Planning Authority is required to consider only the impact of the extension on the amenity of adjoining premises. During the consultation period for HGY/2026/2330, zero neighbour objections were received.

7.2. Daylight and Sunlight: The extension features a low flat-roof height of 2.90m. Set within a deep rear garden plot, it causes no unacceptable overshadowing or loss of daylight/sunlight to 115 or 119 Crowland Road.

7.3. Outlook and Visual Impact: The flat roof profile maintains a subordinate appearance relative to the three-storey host dwelling. Boundary wall heights are maintained at a modest 2.90m, preventing any overbearing impact or sense of enclosure.

7.4. Privacy: The extension is strictly single-storey and contains no balconies, roof terraces, or elevated platforms. Ground-floor glazing faces down the private rear garden, maintaining baseline privacy relationships.

7.5. Noise: The proposal enlarges standard domestic living space for a single household (C3 use), giving rise to no intensification of noise or disturbance.

8. ACCESS & MOVEMENT

8.1. Pedestrian and vehicular access arrangements remain completely unchanged. Primary access is maintained via the front entrance off Crowland Road.

8.2. Secondary access to the private rear garden is provided via a door within the new rear elevation (Drawing PR01). Refuse and recycling bin storage remains situated within the front curtilage, as annotated on Drawing PR01.

9. DESIGN, MATERIALS & ARCHITECTURAL INTEGRATION

9.1. The extension has been designed to integrate cleanly with the host building.

9.2. External Finishes: External walls will be clad in materials matching or complementing the existing rear facade. High-performance double-glazed composite doors and windows will be installed along the rear elevation.

9.3. Roof Form: The flat roof design maintains a low profile (2.90m max height) and incorporates a high-specification rooflight as illustrated on Drawing PR02 (Roof Plan), maximising natural daylight within the living space without giving rise to light spill or visual clutter.

10. SUMMARY & CONCLUSION

10.1 Summary of Compliance & Resubmission Rationale

10.1.1. This resubmission provides a technically complete and robust justification for a single-storey Larger Home Extension under Schedule 2, Part 1, Class A, Paragraph A.1(g) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) at 117 Crowland Road, London, N15 6UR.

10.1.2. The proposal seeks Prior Approval for an extension extending 6.00 metres beyond the original rear wall of the dwellinghouse, with a flat-roof height of 2.90 metres and an eaves height of 2.90 metres, increasing the ground-floor Gross Internal Area to 69.99 sq m GIA (total dwelling GIA: 148.81 sq m) as illustrated on drawing set PR01–PR05 (dated 15 October 2026).

10.1.3. As set out in detail in Section 4, this submission refutes and rectifies both grounds of refusal cited under the previous application reference HGY/2026/2330:

1. Dimensional Depth Compliance (Paragraph A.1(g)): The revised drawing set dated 15 October 2026 (specifically Drawing PR01 and Section PR05) corrects the previous drafting annotation error, explicitly demonstrating that the extension projects exactly 6.00 metres from the rear elevation of the original dwellinghouse. This falls strictly within the 6.00-metre depth threshold permitted for non-detached dwellinghouses on non-article 2(3) land under Paragraph A.1(g)(i).

2. Statutory Curtilage Coverage Compliance (Paragraph A.1(b)): The previous officer calculation incorrectly included the footprint of the original dwellinghouse in the total building footprint figure. In accordance with statutory guidance set out in the MHCLG *Permitted development rights for householders: technical guidance*, the footprint of the original dwellinghouse must be excluded from both the baseline curtilage area and the building coverage calculation. When calculated against the correct statutory baseline (excluding the original house footprint), the 6.00-metre rear extension covers substantially less than 50% of the remaining garden/amenity curtilage, ensuring complete compliance with Paragraph A.1(b).

3. Residential & Neighbour Amenity Protection (Paragraph A.4(7)): Under Paragraph A.4(7), the Local Planning Authority's assessment is strictly confined to evaluating impacts on neighbouring amenity. The extension is modest in height (2.90m max/eaves height), single-storey, set within a deep rear garden, and completely screened from public viewpoints. As confirmed during the previous application process, zero neighbour objections were received. The extension causes no unacceptable loss of daylight, sunlight, outlook, or privacy to adjoining occupiers at 115 or 119 Crowland Road.

10.2 Final Conclusion & Determination Request

10.2.1. The proposed single-storey rear extension represents a proportionate, well-considered domestic enlargement that satisfies every statutory condition, limitation, and restriction set out under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

10.2.2. The development optimises existing residential living space for the household without causing harm to neighbouring living conditions, the visual amenity of the surrounding area, or local drainage and highway infrastructure.

10.2.3. Having regard to the statutory framework governing Permitted Development and the clear technical evidence provided within this submission, it is respectfully requested that the London Borough of Haringey grant Prior Approval