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**Date:** October 2026
London Borough of Haringey
Planning and Building Control Department
River Park House, 225 High Road,
London N22 8HQ

**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**

We act on behalf of the applicant, and submit this formal Prior Approval Application under Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for a single-storey larger rear extension at 117 Crowland Road, London, N15 6UR.

**1. EXECUTIVE SUMMARY & REASONS F**OR RESUBMISSION

This application represents a formal resubmission following the decision notice issued under reference HGY/2026/2330. The proposal seeks Prior Approval for a single-storey ground-floor rear extension extending 6.00 metres beyond the rear wall of the original dwellinghouse, with a maximum overall height of 2.90 metres and an eaves height of 2.90 metres.

The previous application was refused for two specific reasons. This updated submission, accompanied by the revised architectural drawing package dated 15 October 2026 (Drawings PR01–PR05 & EX01–EX05), provides full clarity and refutes those refusal grounds as follows:

**A. Correction of Extension Depth (Class A.1(g))**

- **Previous Assessment:** The officer report noted that the previously submitted drawings indicated a depth of 6.25m.
- **Correction:** This was a minor drafting annotation error on the former plan set. The attached updated drawing set dated 15.10.26 (specifically Drawing PR01 and Section PR05) confirms that the extension extends exactly 6.00 metres beyond the rear wall of the original dwellinghouse. For a terrace (non-detached) dwellinghouse on non-article 2(3) land, Paragraph A.1(g)(i) explicitly permits single-storey rear extensions up to 6.00 metres in depth.

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

- **Previous Assessment:** The officer report concluded that the works would result 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 thereby breaching Class A.1(b).
- **Correction:** This finding resulted from an error in applying the statutory calculation methodology under Paragraph A.1(b). Class A.1(b) 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)."*
- As set out in statutory government guidance (*Permitted development rights for householders: technical guidance*), the calculation must exclude the ground footprint of the original dwellinghouse from both the building coverage figure and the total curtilage area.
- The officer's calculation incorrectly included the footprint of the original dwellinghouse in the 84.76 sq m total building footprint. When evaluated strictly against the garden/amenity curtilage surrounding the original dwellinghouse, the 6.00m extension covers substantially less than 50% of the remaining curtilage. The proposal therefore complies fully with Paragraph A.1(b).

**2. PROPOSAL DETAILS & SCHEME ACCORDANCE**

The submitted plans illustrate the existing three-storey dwelling and the proposed single-storey rear extension extending 6.00 metres from the original rear elevation.

- **Internal Area & Layout:** The proposed extension increases the ground floor GIA from 60.04 sq m to 69.99 sq m GIA (drawing PR01 dated 15.10.26), delivering a total building GIA of 148.81 sq m. This extension builds upon the spatial arrangement established under planning permission HGY/2012/0508, providing an enlarged kitchen, dining, and living space to meet modern family living standards.
- **Design & Appearance:** The extension features a flat roof with a total height of 2.90m (eaves height 2.90m). The proposal will be constructed using exterior materials matching the existing house, maintaining a cohesive architectural appearance.
- **Public Realm & Visual Impact:** Positioned entirely to the rear of the property, the extension is not visible from Crowland Road and has no impact on the streetscene.

**3. AMENITY EVALUATION (PARAGRAPH A.4)**

Under Paragraph A.4(7) of the GPDO, the Local Planning Authority is required to evaluate the proposal solely with regard to impacts on neighbouring amenity if an objection is received from an adjoining owner/occupier.

- As recorded in the officer report for HGY/2026/2330, zero objections were received during the statutory neighbour consultation period.
- The proposed 6.00m extension is set well within the rear garden plot, maintains appropriate boundary relationships, and presents a modest 2.90m height along party boundaries. It gives rise to no unacceptable overshadowing, overbearing, or privacy impacts on adjoining occupiers.

**4. CONCLUSION**

The proposal satisfies all dimensional limitations, height limits, and procedural requirements of Schedule 2, Part 1, Class A of the GPDO 2015 (as amended). With the drawing depth corrected to 6.00m and the curtilage calculation clarified in accordance with statutory guidance, there are no material planning grounds preventing Prior Approval from being granted.

We trust the enclosed documentation provides all necessary information for validation and determination. Should you require any further information, please do not hesitate to contact Prestige Planning Ltd.

Yours faithfully,

**Prestige Planning Ltd**

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