PLANNING SERVICES
Part of the SAM Group

Unit 9b, The High Cross Centre,
Fountayne Rd, London N15 4BE
T: 020 8802 3480 D: 020 3846 6745
E: info@samplanning.co.uk

Design and access statement

Introduction:

This Design and Access Statement accompanies a householder planning application for the erection of a single storey ground floor rear extension at 9 Riverside Road, N15 6DA.

The application relates to an existing residential dwellinghouse (Use Class C3). The proposal seeks to enlarge the existing mini kitchen and improve the functionality and internal layout of the property through a modest rear extension at ground floor level.

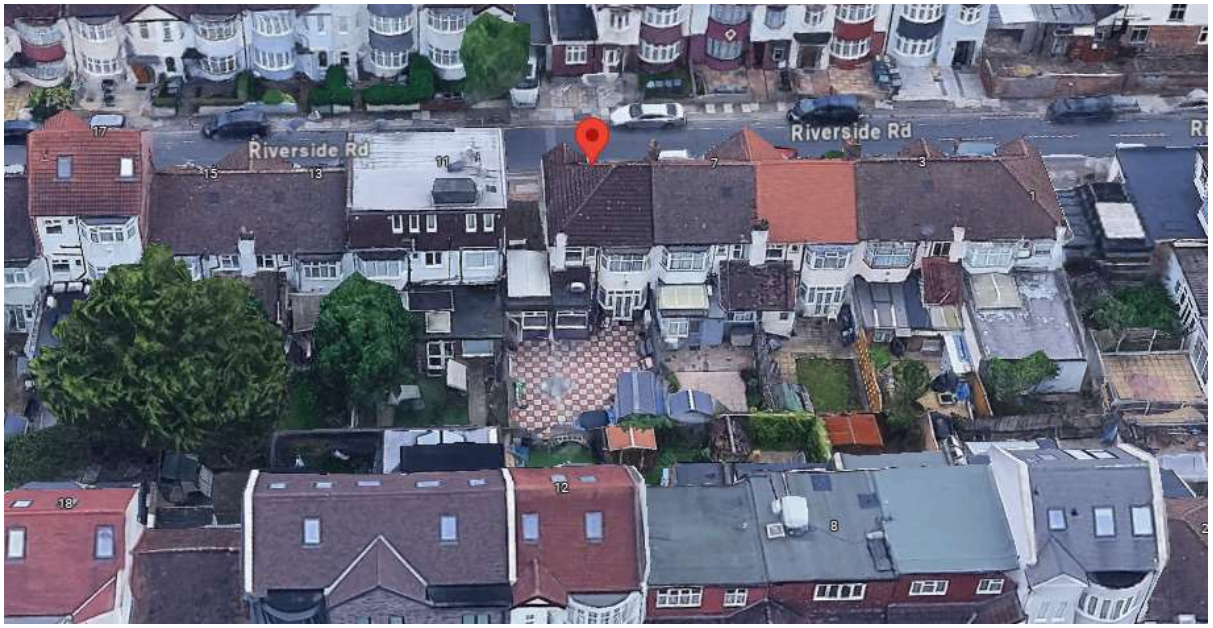
Site and Surroundings:



9 Riverside Road forms part of a residential terrace characterised by two-storey dwellings with rear extensions and modest rear gardens. The immediate area is residential in

PLANNING SERVICES
Part of the SAM Group
Unit 9b, The High Cross Centre,
Fountayne Rd, London N15 4BE
T: 020 8802 3480 D: 020 3846 6745
E: info@samplanning.co.uk

character, with similar examples of wraparound extensions along the terrace at numbers 1, 7 & 17 Riverside Road including a large wraparound extension facing the rear garden of the subject property. Wraparound extensions in the streetscene appear to be an established characteristic of the area.



The proposal relates to the ground floor and does not alter the principal street-facing elevation.

Policy Context:

National Policy

The proposal aligns with the National Planning Policy Framework, which supports high-quality design and sustainable development.

Regional Policy

The scheme accords with the London Plan, in particular:

- **Policy D3** (Optimising Site Capacity through the Design-Led Approach)
- **Policy D4** (Delivering Good Design)

The proposal is design-led, proportionate, and responds positively to its context.

PLANNING SERVICES
Part of the SAM Group

Unit 9b, The High Cross Centre,
Fountayne Rd, London N15 4BE
T: 020 8802 3480 D: 020 3846 6745
E: info@samplanning.co.uk

Local Policy – Haringey

The proposal complies with policies within the Haringey Local Plan, including:

- **SP11 – Design**: Requires high-quality design that respects local character
- **SP13 – Open Space and Biodiversity**: Protects amenity and environmental quality
- **DM1 – Delivering High Quality Design**: Ensures development is sympathetic to its surroundings
- **DM12 – Housing Design and Quality**: Ensures housing design is of high quality and meets the needs of the occupiers.

The scheme also aligns with Haringey's **Residential Extensions and Alterations SPD**, which supports modest rear and side extensions where impacts are acceptable.

Scale and Massing:

The extension is single storey in scale and subordinate to the host dwelling. It is similar to the typical scale of rear extensions within the borough and remains proportionate to the depth of the plot.

The proposed extension is similar in scale to the existing rear extensions in the terrace/streetscene and in keeping with other developments in the area. Overall, the scale and massing are modest and domestic in character.

Appearance:

The extension will be constructed in materials to match or complement the existing dwelling, ensuring visual continuity with the host building.

As the development is located to the rear and not visible from the public highway, there will be no impact on the character or appearance of the wider streetscene.

The design approach is consistent with the prevailing pattern of development in the terrace.

Impact on Residential Amenity:

The proposal has been designed to ensure no unacceptable impact on neighbouring occupiers, particularly the adjacent properties of No. 7and 11 Riverside Road.

PLANNING SERVICES
Part of the SAM Group

Unit 9b, The High Cross Centre,
Fountayne Rd, London N15 4BE
T: 020 8802 3480 D: 020 3846 6745
E: info@samplanning.co.uk

Given the modest depth, single-storey scale, and considered roof design, the proposal would not result in unacceptable loss of light, outlook, or privacy.

Access:

There are no changes to the existing access arrangements. The proposal does not affect pedestrian or vehicular access to the property.

The extension improves internal circulation and functionality at ground floor level, enhancing usability for occupants.

Conclusion

The proposed single storey ground floor rear extension represents a well-considered, proportionate and policy-compliant form of householder development.

The scale, height and roof design have been carefully arranged to minimise impacts on neighbouring amenity, particularly at the adjacent properties and other properties in the terrace. The development would preserve the character and appearance of the host property and surrounding residential area.

Accordingly, the proposal is considered to comply with the London Plan and Haringey Local Plan policies and we respectfully request that planning permission be granted.

PLANNING SERVICES
Part of the SAM Group