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

92b High Road, N15 6JU.

The Design and Access Statement is accompanying a planning application for an additional floor (Type 3 Loft) to extend the internal floorspace of existing first floor flat.

Pre-application (ref: PRE/2026/0193) for this application was sought and the proposal has been put together in line with the advice response provided by the Council.

The proposal by virtue of its **design, scale and position** is considered to relate well with the design character and materials of the existing host building and other buildings in the streetscene.

The proposed type 3 extension has been designed in accordance with the SPD which provides guidance on the design of house extensions being built in this part of the borough to provide additional habitable accommodation for large households. As such, the proposal complies with the relevant planning policies and the London Plan.

It is also noted that there are a number of buildings in the surrounding that have been granted planning permission for type 3 loft extension and it is therefore considered that the proposal in the context of the existing developments would relate well to the established character of the terrace and the streetscene.

The proposal is considered not adversely affect the **amenity of the neighbours** in terms of loss of light, loss of privacy, overlooking or sense of enclosure.

Conclusion:

The proposal overall is considered to be acceptable and there is no demonstrable adverse impact on the neighbouring properties. The proposal matches the scale, form and materials of the existing property and reflects the general design character of the buildings in the terrace and the streetcene. As such, the proposal complies with the relevant London Plan policies, Haringey Local Plan policies and guidance in the Supplementary Planning Document (SPD).