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DESIGN AND ACCESS STATEMENT
72 Chester Road N17 6BZ

October 2026

This Design and Access Statement has been prepared in support of a Householder Planning Application with the London Borough of Haringey.





1. Introduction and Site Context

This Design and Access Statement has been prepared in support of a Householder Planning Application submitted to the London Borough of Haringey and should be read alongside the accompanying drawings CR_P_001 to CR_P_005.

72 Chester Road is a two storey mid-terrace dwelling in Tottenham N17, forming part of a consistent row of late Victorian terraced houses with front bay windows and two storey rear outriggers. The rear garden faces north. The neighbouring properties are 70 and 74 Chester Road.

The property is not identified within a Conservation Area and is not listed. There are no known Article 4 Direction restrictions affecting this application.

The existing ground floor comprises two reception rooms within the main house, with the dining room, kitchen and boiler room set within the rear outrigger alongside a narrow side return on the boundary with no. 70. A single storey flat roofed garden room, 2.5m in height, stands at the end of the rear garden. On the boundary with no. 74, an existing wall built on the neighbouring property extends beyond the rear of the outrigger, at a height of 3.2m to 3.7m.

2. Proposal

The application seeks consent for the following works:

- A single storey wrap-around extension at ground floor level, infilling the side return alongside the existing outrigger and extending 3.0m beyond the rear of the outrigger across the full width of the plot. The extension is held at a height of 2.4 metres along the boundary with no. 70, with the roof rising away from the boundary and incorporating a rooflight over the side infill.

- Replacement of the existing flat roofed garden room at the end of the garden with a new timber clad garden room on a similar footprint, with the eaves retained at 2.5m height to match the existing structure and a dual pitched roof with two rooflights in each pitch.

3. Planning Policy Context

The application has been prepared with regard to the following key policy and guidance documents:

- Haringey's Local Plan: Strategic Policies, in particular Policy SP11
- Haringey's Development Management Policies DPD, in particular Policy DM1
- The London Plan
- The National Planning Policy Framework

4. Design Approach

The design approach has been to rationalise the ground floor of the house, which is currently divided into smaller rooms along a narrow outrigger, into a single open plan kitchen and dining space connected directly to the garden. Infilling the side return is a characteristic and well established form of extension to terraced houses of this type, and makes efficient use of an otherwise awkward and underused strip of land.

The height of the extension along the shared boundary with No. 70 has been deliberately reduced to 2.4m to protect the daylight, sunlight and outlook of the neighbour. The roof pitches away from the boundary towards the existing outrigger, so that the greater part of the additional height sits within the centre of the plot rather than on the boundary line. The long rooflight over the side infill brings daylight deep into the plan, which is otherwise difficult to achieve in a terraced house of this depth. There is a 2m boundary fence along the boundary, therefore the extension sits only around 0.4m above that height.

A single storey side extension of comparable depth along the shared boundary was approved at 61 Grove Park Road (HGY/2016/2991). This property has a deeper existing plan form and the approval demonstrates that a similar length of a single storey side extension built on the boundary has been found acceptable on a terraced property in the local area.

The 3m rear projection beyond the existing outrigger is modest and is in line with the depth commonly accepted for single storey rear extensions to terraced houses. It sits alongside the existing wall built on no. 74, which is of a similar or greater height, so that the extension will be largely screened from that neighbour.

The replacement garden room is a like for like replacement of an existing outbuilding. Its eaves are held at the same 2.5m height as the existing structure, and the modest dual pitched roof is designed to give it a more considered, garden pavilion character than the current flat roofed unit. It will be used as an art studio and garden storage.

Internally, the proposal allows the ground floor layout to be reorganised to provide a utility and laundry room, a guest WC and coat and shoe storage, improving the day to day function of the house for the family.

5. Appearance

The wrap-around extension will be finished in brickwork to match the existing house so that it reads as a natural continuation of the original house. The rear elevation is designed with large glazed sliding doors and an angled corner window, giving a connection to the garden while remaining subordinate to the main house above.

The garden room will be clad in timber, a material that is appropriate to its garden setting and will soften its appearance in views from neighbouring gardens.

6. Amenity and Neighbouring Impact

The extension is single storey and has been designed specifically to limit any impact on the neighbouring properties:

- No. 70 Chester Road (east): retains its original side return, with windows facing towards the shared boundary. The extension is held at 2.4m along this boundary, only 0.4m above the 2m fence. This would not prevent no. 70 from carrying out a similar infill extension in the future.
- No. 74 Chester Road (west): the rear projection sits alongside the existing wall built on no. 74, which already extends beyond the rear of the outrigger at a similar or greater height. The extension therefore causes no material additional loss of light or sense of enclosure to that property.
- No new windows are proposed facing either neighbour. All new glazing faces into the applicant's own garden, so there is no additional overlooking or loss of privacy.
- The replacement garden room keeps the 2.5 metre eaves height of the existing structure, so any change in its impact on neighbouring gardens is limited to the gentle rise of the pitched roof, which slopes away from the boundaries.

7. Access

The proposal does not alter the principal means of access to the dwelling from the street.

The new kitchen and dining space provides direct, wide access from the house to the garden, and the garden room will continue to be reached across the garden as at present.

Refuse and recycling storage and on street parking arrangements remain unchanged.

8. Conclusion

The proposal is a modest single storey wraparound extension of a type that is common to terraced houses in the area, together with the like for like replacement of an existing garden room. The height of the extension along the boundary with no. 70 has been deliberate to protect that neighbour's amenity, and the rear projection sits alongside an existing wall at no. 74. The scheme makes better use of the ground floor and garden to meet the practical needs of the family without affecting the character of the street.

The scheme has had full regard to Haringey's design and amenity policies and is not considered to result in any unacceptable impact on the amenity of neighbouring occupiers or on the character of the area. On this basis, it is respectfully requested that the Local Planning Authority grants planning permission.