Eade Planning Ltd.

OCC, Building A, 105 Eade Road, London N4 1TJ

**Email:**info@eadeplanning.com
**Office:**020 8150 1820
**Mobile:**07815 794 958

# Planning,

# Design & Access Statement

**For the proposed**

**“Erection of a Type 2 roof extension”**

at

**15 Grovelands Road**

**London N15 6BT**

Eade Planning Ltd

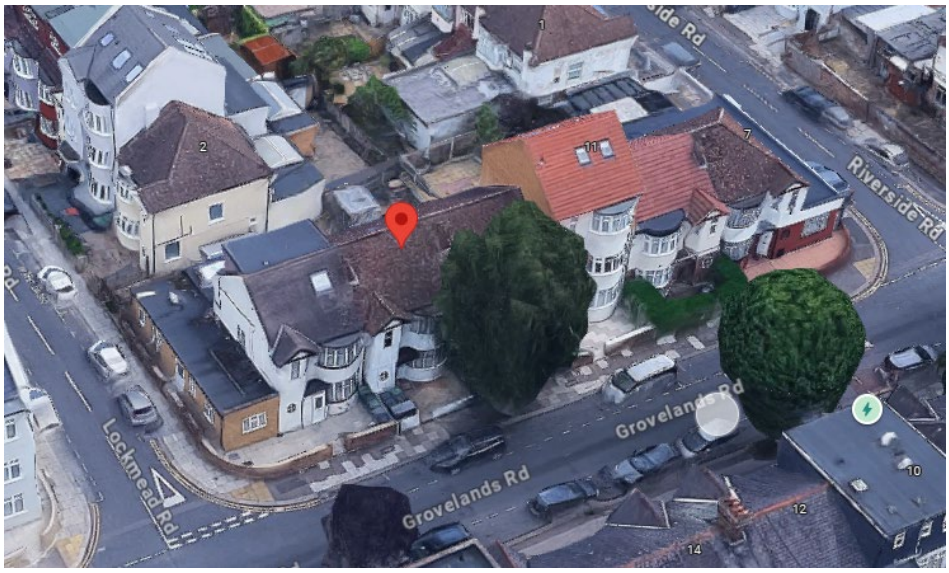
November 2026

## Introduction

1. The application site comprises of what appears to be a single family dwellinghouse, a traditional two-storey building from street level. The property is in C3 use.
2. The application seeks planning permission for the expansion of the property at roof level with an additional floor.
3. The development consists of erecting an additional floor to introduce a second floor, permission to raise the roof has once been consented under REF: HGY/2022/1228. This consent has since lapsed and the homeowner now intends to pursue a Type 2 roof extension.
4. The application is made for the landowner to maximise the available space as suggested in the South Tottenham design guidance.

## The Site

5. The land is at 15 Grovelands Road, London N15 6BT.
6. The property is mid-terraced.
7. Several properties along this terrace and within the immediate area have been extended similarly. Many enjoy well integrated type 1, 2 and 3 extensions. As the adjacent neighbour enjoy such extensions it would very much improve the street scene on this terrace.
8. The site is pictured below.



## Proposal Description

9. The description given is the ‘Erection of a Type 2 roof extension’.

## The Proposal

Roof Extension

There are no impacts of loss of daylight, privacy or overlooking caused by the additional floor level. No other works are proposed to the property other than the optimisation of the roof level.

As mentioned above a roof extension has already been granted, by way of the GPDO the rear dormer can be erected in any event given it falls within permitted development rights, the proposal in essence is purely for the elements on the front slope.

The extension would not appear incongruous or bulky to neighbours given that many houses in the local area enjoy similarly scaled extensions. In fact it would appear lesser in scale as No.17 has also recently benfitted from a granted scheme.

The additional second floor level is designed in accordance with the Design Guide and is therefore acceptable in design terms.

## Plans

10. Existing and Proposed Plans are provided. The plans include, Site, Floor, Section, Roof and Elevation Plans. A location Plan and Planning Statement is also included in the application bundle together with the CIL additional information form.

## Conclusion

11. The development improves a single family dwellinghouses within the local area, has policy support at National, London and Local level and therefore, the council are asked to grant permission on the presumption in favour of the development.