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DESIGN AND ACCESS STATEMENT

84 Leadale Road, London, N15 6BH



Introduction

This Design and Access Statement has been prepared in support of a householder planning application at 84 Leadale Road, London, N15 6BH.

The proposal seeks permission for modest alterations to the existing dwelling comprising an infill and limited enlargement of the existing ground-floor rear extension, enclosure of the existing front porch and a Type 3 roof extension.

The scheme has been designed having regard to the established pattern of extensions along Leadale Road and to Haringey's House Extensions in South Tottenham SPD.

Site and Surroundings

The application property is a mid-terraced single-family dwelling on Leadale Road. The street is residential in character and contains a varied pattern of domestic alterations, including rear extensions, enclosed porches and roof extensions.

The site is within the South Tottenham House Extension Policy Area.

The property is not within a conservation area and is not a listed building.

Relevant Planning History

The planning history supplied for the site records the following relevant permission:

- 16/11/88 Erection of single storey rear extension. - Approved.

The Proposal

The proposed development comprises three related elements:

- A modest infill and enlargement of the existing ground-floor rear extension.
- Enclosure of the existing front porch within its established frontage.
- A Type 3 roof extension designed in accordance with the form promoted by the South Tottenham SPD.

Ground Floor Rear Extension

The dwelling already benefits from a ground-floor rear extension. The current proposal does not seek to replace this with a wholly new large extension; instead, it principally fills the remaining recessed area and extends the rear building line only modestly to provide a more practical internal layout.

The proposed drawings identify approximately 7.3 sqm of additional ground-floor extension area. The resulting form is therefore a limited addition to an already extended dwelling rather than a substantial new projection.

The proposed rear line responds directly to the established pattern of development along the terrace, including the adjoining property to the left, which extends to a comparable depth. This helps the proposal sit comfortably within the existing built context and avoids an isolated or excessive form of development.

Approximately 39 sqm of rear garden is shown as remaining on the proposed ground-floor plan. The proposal therefore retains usable private amenity space while providing the applicant with additional family living accommodation.

Front Porch

The porch proposal is modest, relates to the existing entrance arrangement and would, in any case, be lawful under PD. Given that several similar porch enclosures have been erected along the street, including at the adjacent properties and in the wider area, this part of the development would be suitable for the street scene and local character and would remain subordinate to the principal elevation.

The porch would therefore be consistent with the established street scene and would not detract from the character or appearance of the host dwelling.

Type 3 Roof Extension

The proposed Type 3 roof extension follows the design guidance set out in Haringey's House Extensions in South Tottenham SPD.

This part of the application is suitable for the street scene and local character.

Given the array of roof extensions along the street, the proposal would have no detrimental effect on the character of the area.

Design and Appearance

The overall design is modest and reflects the established character of the dwelling and surrounding properties, with matching materials, windows and detailing so that the proposed additions integrate naturally with the existing house and wider street scene.

This approach is also supported by the approval at 23 Clifton Gardens, N15 (HGY/2024/0950), where a ground-floor rear extension, porch and Type 3 roof extension were found acceptable in design and amenity terms, including a rear extension beyond the standard SPD depth where surrounding properties established a comparable pattern of development.

Impact on Residential Amenity

The ground-floor rear extension would allow the applicant to increase internal floor space in a manner comparable to the adjoining properties. Given its relationship with neighbouring extensions, the proposal would not result in any unacceptable impact in terms of privacy, loss of outlook, daylight or sunlight.

Access and Amenity Space

The proposal would not materially alter the existing pedestrian access arrangements from Leadale Road. The front entrance would remain in its existing general position, with the porch enclosure providing a modest improvement to the entrance area.

The proposed ground-floor plan identifies approximately 39 sqm of rear garden remaining after the works. This provides continued private outdoor amenity space for the dwelling.

Planning Policy Context

The proposal has been designed having regard to the National Planning Policy Framework, the London Plan, Haringey's Local Plan and Development Management policies, and the House Extensions in South Tottenham SPD.

The South Tottenham SPD recognises the need for additional family accommodation in this part of the borough and provides a clear framework for acceptable roof extensions. The proposed Type 3 form follows that established approach, while the ground-floor and porch elements respond to the existing pattern of extensions in the immediate street.

Plans and Supporting Information

Existing and proposed drawings accompany the application, including floor plans, roof plans, elevations, section drawings, location information and a proposed 3D view. The drawings identify the proposed ground-floor addition, porch and Type 3 roof extension together with the retained garden area.

Conclusion

The proposal represents a well-considered and proportionate enlargement of an existing family dwelling and provides additional living space.

The development responds to neighbouring forms of extension, retains usable garden space and would not result in unacceptable harm to the character of the area or the amenity of adjoining occupiers.

For these reasons, the proposal is considered acceptable in planning terms and the Council is respectfully requested to grant planning permission.