Householder Planning Application

Construction of a side ground floor extension to the property
75R Etherley Rd, London, N15 3AT

PLANNING STATEMENT



Front Elevation



Rear Elevation

Site:

The site is a terraced dwelling house located at 75R Etherley Rd, London, N15 3AT. The dwelling is a two-storey residential building. The property is not listed or located in a Conservation Area.

Proposal:

The proposed scheme consists of the construction of a side extension at the ground floor level to provide additional habitable area.
The proposed ground floor extension is lawful because:

- it is single storey positioned at the side of the property
- the height of the eaves of the enlarged part that is within 2 metres of the boundary of the curtilage of the dwellinghouse does not exceed 3 metres, it is 2.4m
- the width of the enlarged part is not greater than half the width of the original dwellinghouse
- the maximum height will not exceed the 4m
- the material that will be used will match the existing
- the depth of the proposed side extension is 3.065m, which more than 3m but less than 6mm.
- as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)

Precedent:

- Right Flat 80 Etherley Road London N15 3AT
  HGY/2022/0689| Erection of a single storey extension which extends beyond the rear wall of the original house by 3.17m, for which the maximum height would be 3.51m and for which the height of the eaves would be 2.59m.

This creates a clear and direct precedent for the proposed design.