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Design & Access Statement

Date: 30/03/2022

Site Address: 15, Gladesmore Road, London N15 6TA

Planning application reference number: HGY/2023/2756

Contents

Introduction:	2
Relevant Planning History:	2
The Site and Its Surroundings:	3
Principle of Development:	3
Conclusion:.....	3

Introduction:

The Design and Access Statement has been prepared in support of a planning application for Erection of Type 3 loft extension.

SAM Planning is the acting agent on behalf of the owner of the site.

Relevant Planning History:

Application Reference	<u>HGY/2022/2140</u>	Proposal	Erection of Type 3 loft extension
Application Status	Decision Made	Site Address	15 Gladesmore Road London N15 6TA
Date Valid	19/7/2022	Decision	Approve with Conditions
Decision Notice Sent Date	16/6/2023		
Application Reference	<u>HGY/2022/1792</u>	Proposal	Certificate of lawfulness for an outrigger roof extension - proposed use.
Application Status	Decision Made	Site Address	15 Gladesmore Road London N15 6TA
Date Valid	11/7/2022	Decision	Permitted Development
Decision Notice Sent Date	12/7/2022		
Application Reference	<u>HGY/2022/1730</u>	Proposal	Certificate of lawfulness for an outrigger roof extension - proposed use
Application Status	Decision Made	Site Address	15 Gladesmore Road London N15 6TA
Date Valid	29/6/2022	Decision	Permission Required CoL
Decision Notice Sent Date	07/7/2022		
Application Reference	<u>HGY/2021/2196</u>	Proposal	Erection of single storey rear infill extension with bi-fold doors
Application Status	Decision Made	Site Address	15 Gladesmore Road London N15 6TA
Date Valid	08/7/2021	Decision	Approve with Conditions
Decision Notice Sent Date	09/9/2021		

The Site and Its Surroundings:

The application site is a four-storey mid terrace property including the loft and basement space. At the front there is a single storey bay window and a 2-storey rear outrigger. The rear of the property is accessed from the garden by 2 steps.

The property is not located within any conservation area and is not listed.

Principle of Development:

An extract from the officer's report of the previous application HGY/2022/2140:

In this instance, properties on this side of Gladesmore Road, as outlined in the 'House Extensions in South Tottenham' (2013), are not suitable for this type of upward extension. As stated, these older homes in the area that have large, second floor gabled roofs may not be suitable for the Type 2/3 design. Following detailed discussions with the Council's design officer, a suitable alternative for a front/rear mansard style roof extension has been suggested by the Council and agreed. This design now supersedes the original submitted proposal.

In response to the recent approval (HGY/2022/0390) for a Type 3 loft extension at 45 Gladesmore Road, it is important to emphasize the evolving perspectives on upward extensions within the locality. While past considerations, as outlined in the 'House Extensions in South Tottenham' (2013), suggested limitations for upward extensions on this side of Gladesmore Road, the recent approval at 45 Gladesmore Road indicates a reassessment of the suitability of Type 3 extensions. In light of this precedent and the dynamic nature of planning considerations, we propose that a nuanced evaluation be applied to each case, acknowledging the unique characteristics of the properties involved. This approach aligns with Haringey Council's commitment to context-sensitive and flexible decision-making, ensuring that the design suits the specific conditions of each property.

Conclusion:

The proposal overall is considered to be acceptable and there would be no unacceptable impacts to adjacent properties or to the character of the area/appearance of the existing building. It is therefore our understanding that planning permission should be granted.