



DETAILED **PLANNING**

Architectural & Planning Consultants
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5th December 2023

Haringey Council London Planning Department

Dear Planning Department,

This application is on behalf of the applicant, for erection of a ground floor infill extension including replacing existing pitched roof with a flat roof on existing rear extension at 60 Palace Road, London, N11 2PR

The documents included are:

- Planning Form
- Design & Planning Statement (this document)
- CIL Form
- Drawings (2232AH_HH_REV0)



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The Existing Property

The property is a three-storey family terraced house situated on Palace Road. The house is located in a quiet residential area. The property already consists of a single storey rear extension which is in a poor condition. The property comprises living, playroom, dining, wc, utility and kitchen on the ground floor and further two bedrooms, office and bathroom on the first floor. Loft consists of two bedrooms and one en-suite.

Proposal

The proposed wrap-around extension would extend up to the existing rear extension with eaves height at 2.1m on the boundary with no.58 to reduce impact on their daylight and sense of enclosure. The proposal also includes replacing the existing pitched roof with a flat roof with a rooflight addition to achieve 2.9m eaves height and maximum height of 3.125. The proposed extension will be finished with brick and featuring a glazed pitched roof.

Access

The proposed development will improve access to the property.

Impact to Neighbours

The proposal does not impact the neighbour at no.62 since we are not extending further than the existing extension.

On the boundary with No.58, the side extension is 2.1m high. There is a reasonable distance between the proposed extension and their habitable window on the ground floor which suggests it would have an acceptable impact on their daylight and sense of enclosure. It is also important to note that no.58's ground level is higher than ours which also helps to reduce the impact.

Similar Approved Applications

Application no. HGY/2023/0403 at 107 Broad Lane Tottenham London N15 4DP was approved in 03/2023 with an eaves height at 2.5m on the boundary which is 0.4m higher than our proposal.

Another application approved by Haringey council is HGY/2023/0783 located on 21 Northbrook Road Wood Green London N22 8YQ with eaves height at 2.6m which is 0.5m higher than our proposal.

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One more application approved by Haringey Council is HGY/2023/0592 approved on 06/2023 at 5 Foyle Road Tottenham London N17 0NL with eaves height at 2.3m on the boundary which is 0.2m higher than our proposal.

Conclusion

In conclusion, the proposed wrap-around extension would extend up to the existing rear extension with eaves height at 2.1m on the boundary with no.58 to reduce impact on their daylight and sense of enclosure. The proposal also includes replacing the existing pitched roof with a flat roof with a rooflight addition to achieve 2.9m eaves height and maximum height of 3.125. The proposed extension will be finished with brick and featuring a glazed pitched roof.

Detailed Planning Ltd (The Agent), look forward to any discussions with the planning department throughout this application. I trust that the enclosed information is sufficient to approve the application, however, should you require any further information, please do not hesitate to contact our office.

Kind Regards,

Daniel Cieslak, BEng (Hons), ACIAT, he/him

Architectural Technologist

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