
20.12.2023

paul archer
design

Haringey Planning Service
6th Floor, River Park House
225 High Road
London, N22 8HQ

Design and Access Statement for 111 Chesterfield Gardens, N4 1LW

Dear Sir/Madam,

This report has been produced by Paul Archer Design on behalf of our client Troy Tunny. It describes the scheme design for the proposed alterations to 111 Chesterfield Gardens, N4 1LW in support of the planning application made to the local planning authority.

1.0 Site and Existing Building:

The site is a two-storey mid terraced property located on Chesterfield Gardens. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

2.0 Development Proposals:

The proposal is for a subservient single storey infill side extension and rear extension, that would wrap around to form an L-shaped extension to provide a larger kitchen/dining area. The extension would infill the gap towards 109 Chesterfield Garden and extend to the rear by 1.9 metres with a height of 3.3 metres.

The proposed extension will be finished in materials to match the existing. The extension will have a flat roof with two roof-lights.

The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

3.0 Neighbours amenities:

There will be no loss of privacy or amenity to neighbouring properties.

No 109 Chesterfield Gardens has an existing part-side infill extension and roof, covering the area between No's 109 and 111. The side wall of this extension is shared with number 111 and has been built on the boundary line.

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Given the existing structure on the side of number 109 we believe amenities of No 109 will not be harmed. In relation to no. 113, the proposed rear extension would be less than 3 metres deep which is permissible under permitted development. Therefore, we believe the proposed rear extension will be acceptable and the amenities of this property would not be harmed.

An extension, similar in size and proportion recently was approved at No 100 Chesterfield Gardens, Planning Application Reference No. HGY/2022/0336.

4.0 Planning policies:

The proposed development is in line with Policies DM1 & DM12 of the Development Management, Development Plan Document 2017, and policies SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

6.0 Trees:

No trees or shrubs in the rear garden or adjoining gardens will be affected by the proposed development.

Our client has personally informed neighbors on the side of number 109 & 113 Chesterfield Gardens about the project

Yours sincerely,

Emil Neumann
Director

cc client: Troy Tunny