



11 Colina Road, N15 3JA | Ground Floor Extension

Prior Approval: Larger Home Extension

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Planning Authority

London Borough of Haringey

Note: The images in this document are representational and are NOT to scale. For Scaled Drawings please refer to the separate numbered drawings. Images in this document are intended to provide supplementary information only.

1.1 Introduction

The applicant is seeking to renovate and upgrade their existing property with a new ground floor, single story, side return extension. To include an open plan kitchen and living space, utilising the properties rights under permitted development.

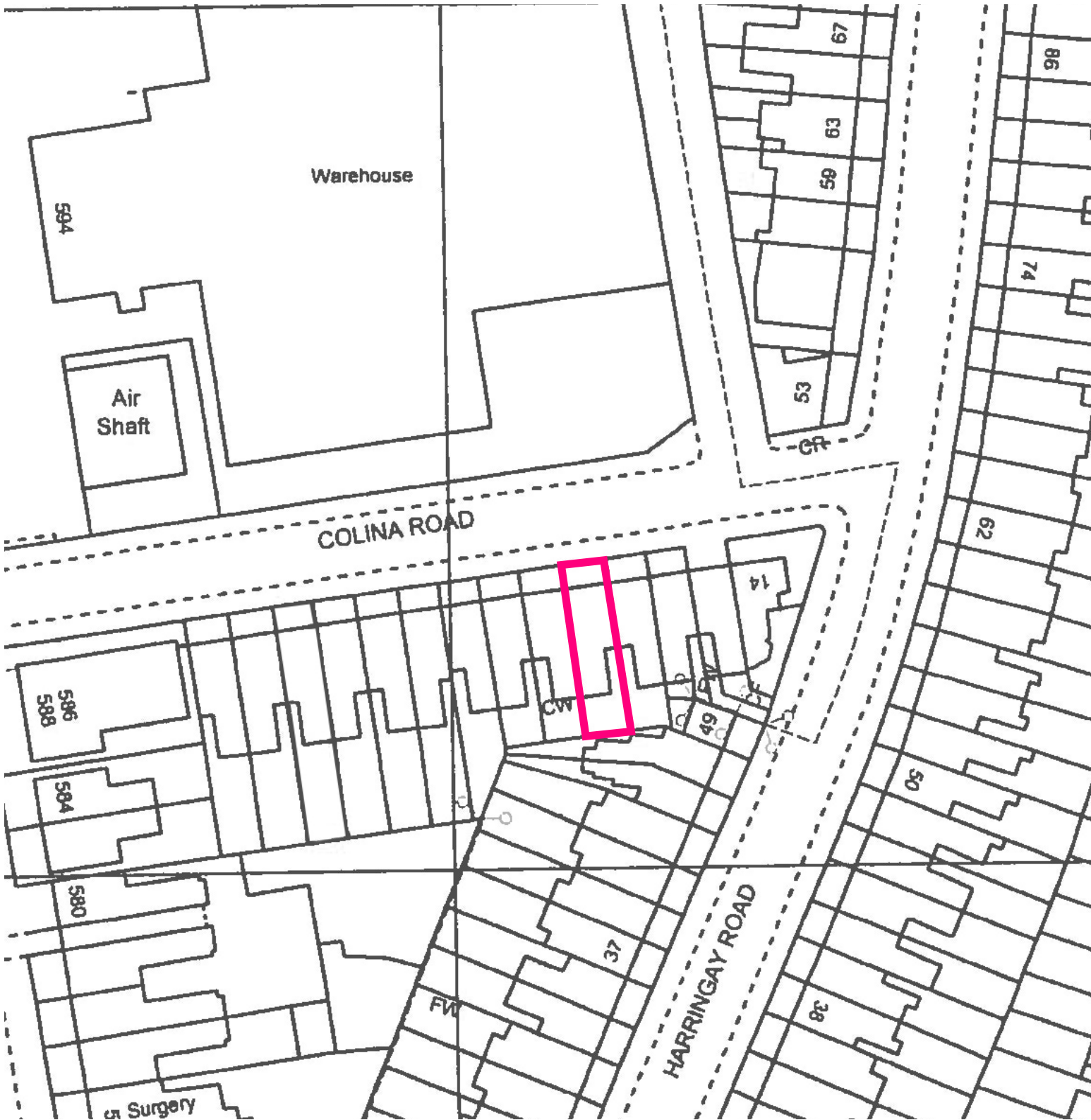
This document will outline the original, existing and proposed designs, demonstrating compliance with the Town and Country Planning (General Permitted Development) (Amendment)(England) Order 2015.

The proposal seeks to add will add 8.0m² gross internal area to the property, taking the total gross internal area of the property from 81.85m² to 89.85m².

1.2 Ariel



1.3 Location Plan



Scale 1:1250 @A3



2.0 | Historic Assessment

2.1 Planning History

In compliance with the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, research has been undertaken to understand the “original” property as defined (the “building as it existed on 1 July 1946 where it was built before that date”).

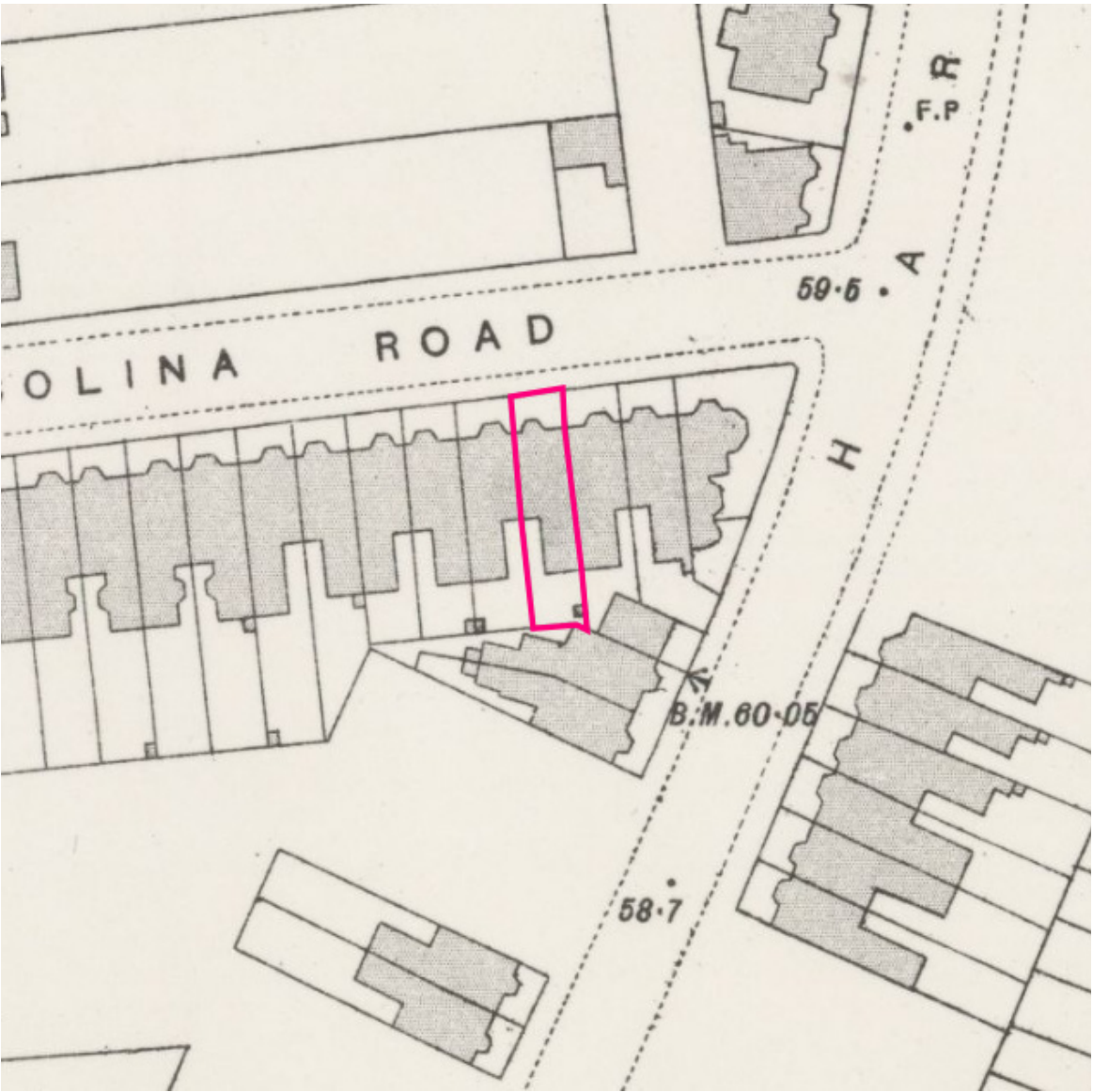
Having reviewed historic maps, relating to the site, and the planning history of the property, the applicant property is as “original” with no modification or additions.

2.3 Related Planning Applications

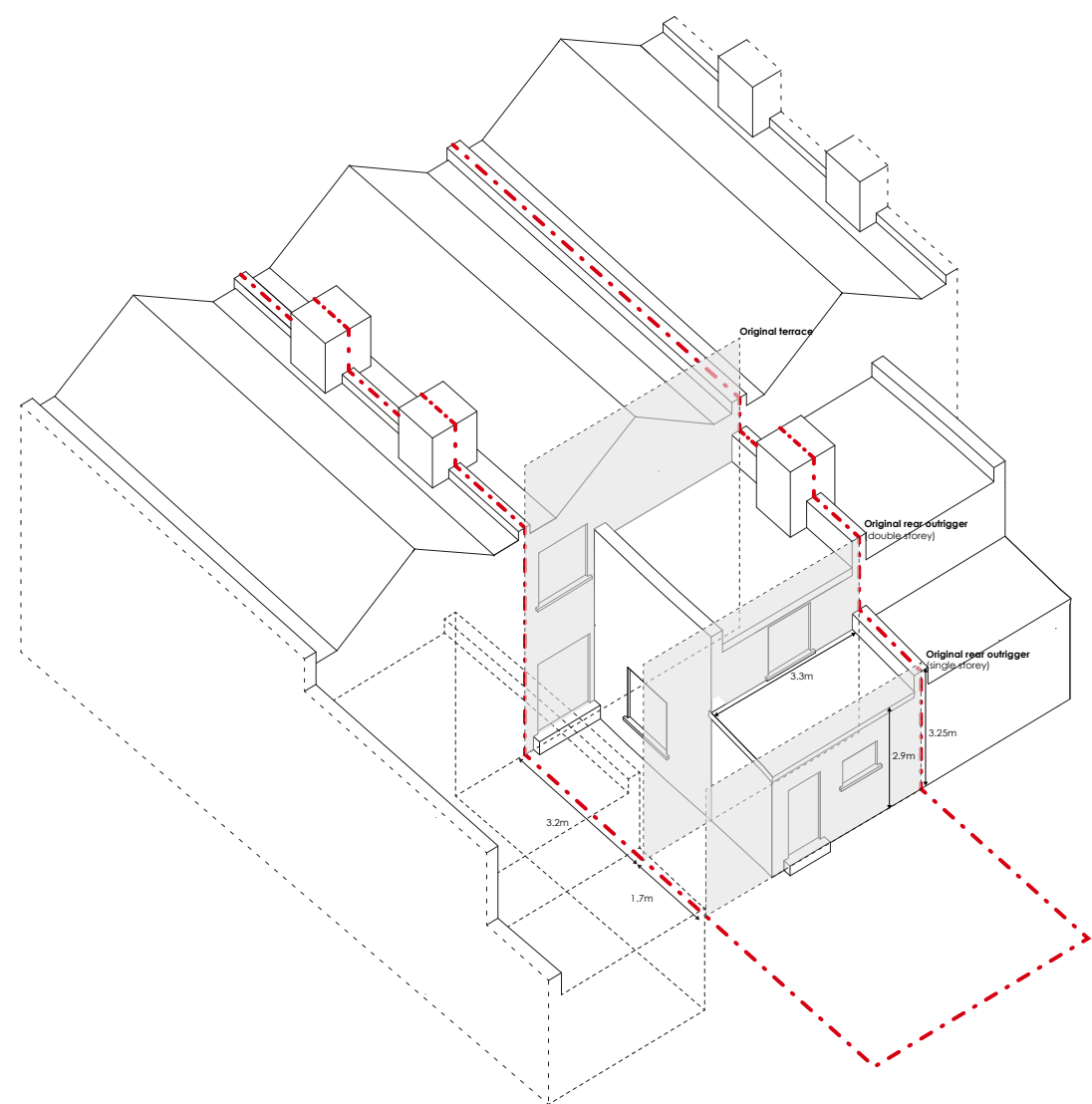
The related planning applications include the previously approved Permitted Development application [HGY/2022/4062](#) for a roof extension creating 2 additional bedrooms and bathroom, which the applicant intends to construct alongside this application, subject to approval.

This application is being submitted in tandem with an application for Permitted Development approval for modifications to the existing single story rear outrigger.

2.3 1895 Map



3.1 Existing Massing

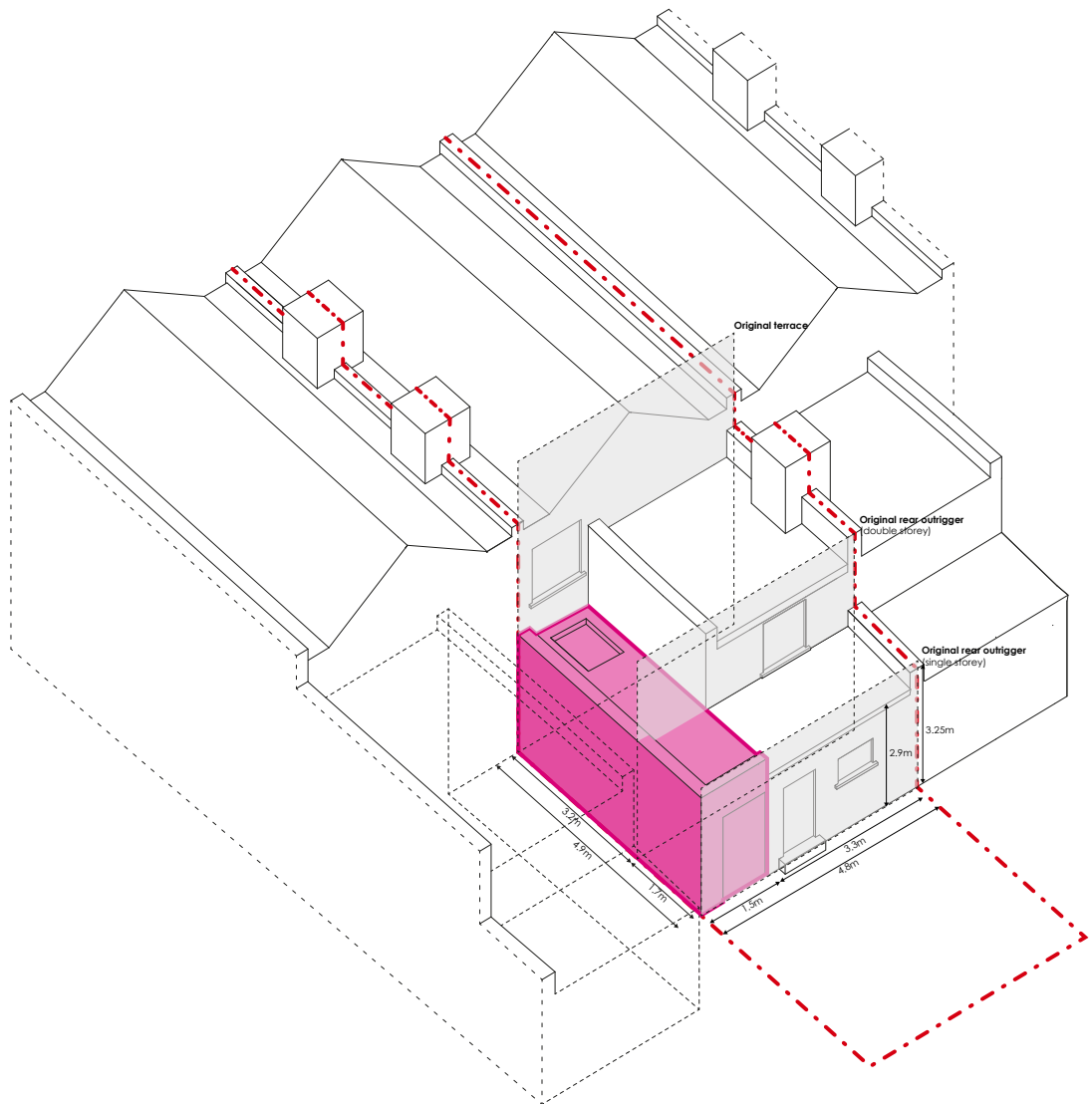


3.1.1 Existing

This Diagram illustrates the existing massing (and as outlined in previous section, the “original” massing, as defined by Permitted Development legislation) of 11 Colina Road and immediate neighbouring properties.

The property is comprised of the main terraced house, containing 2 downstairs reception rooms (with the rear being used as an additional bedroom) and upstairs containing two additional bedrooms. The rear projecting outrigger is divided into a double story section, containing a kitchen and a bedroom, and a single story section containing a bathroom.

3.2 Proposed Massing



3.2.1 Proposed

The proposal seeks to expand the amenity space of the property, creating an open plan kitchen, living and dining room at the rear. The proposal extends to the plane of the existing rear single story outrigger, preserving the rear garden amenity. The proposal will occupy 17.44% of the existing curtilage of the property. The proposed extension measures 4.9m long by 1.5m wide.

The south elevation, facing the rear yard, features a floor to ceiling window and a new skylight is to be incorporated. Internally, the side wall of the rear outrigger is to be removed at ground floor, to open up the space within and the existing downstairs bathroom is reduced in size and location changed to maximise internal space.

Original Building Plane

Proposed Extension

4.0 | Compliance Statement

4.1 Permitted Development Compliance

This submission is in compliance with the “Permitted development rights for householders - Technical Guidance” as set out by the Ministry of Housing, Communities & Local Government(Sept 2019).

The proposal has been prepared in line with the “Class A - enlargement, improvement or alteration” criteria.

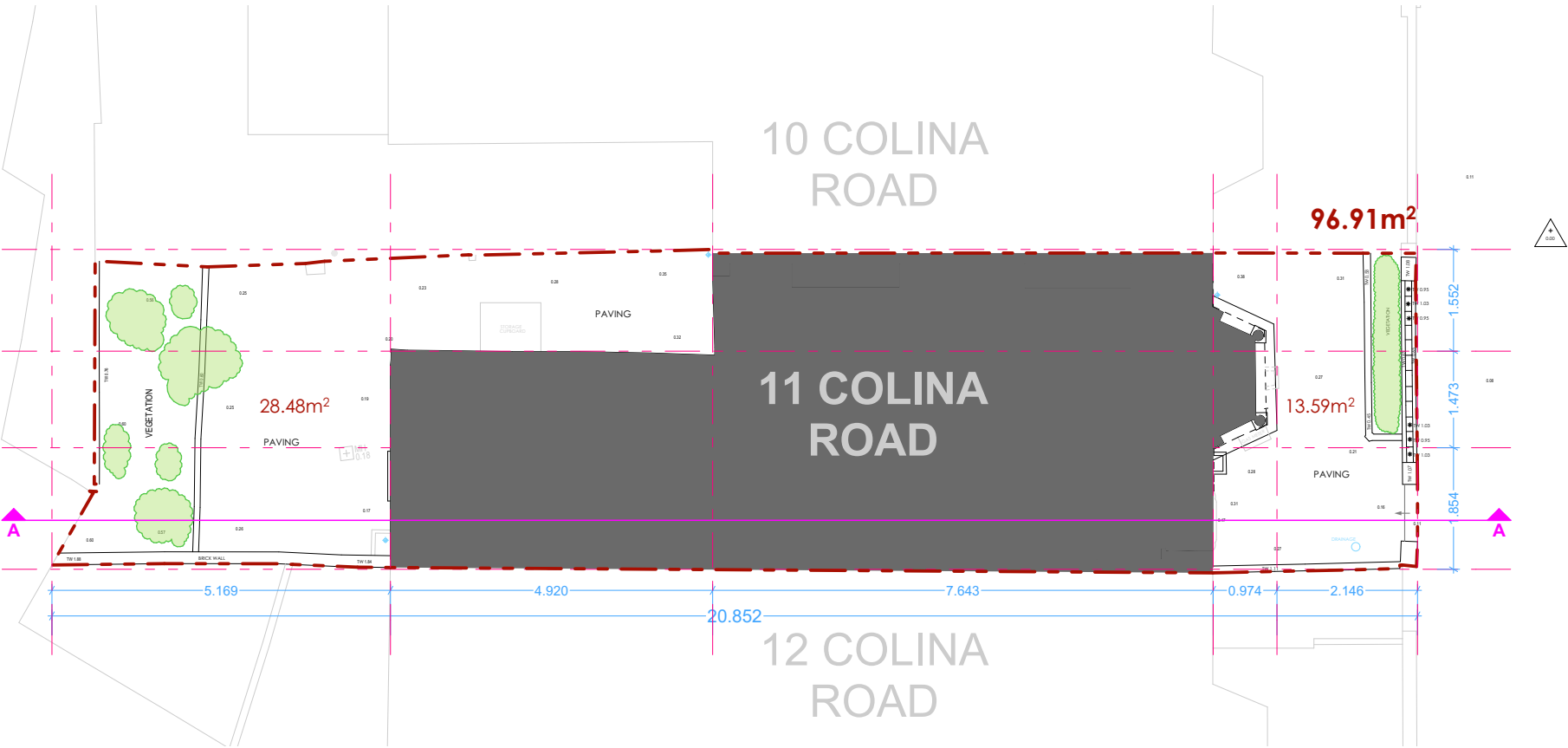
A ground floor extension to this dwelling is considered to be permitted development, not requiring an application for a planning permission subject to the following conditions:

- Permission to use the dwellinghouse as a dwellinghouse has been granted **outside** of virtue of Class M, N, O, P, PA, or Q of Part 3 of Schedule 2 to the Order.
- The total area of the proposed ground covered by the dwellinghouse (other than the original dwellinghouse) would be less than 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)
- The height of the part of the dwellinghouse enlarged, improved or altered would not exceed the highest part of the roof of the existing dwellinghouse.
- The enlarged part of the dwellinghouse would have a single storey and extend beyond the rear wall at a maximum of 3 metres, and with a height of a maximum of 4 metres in a semi-detached property.
- The materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

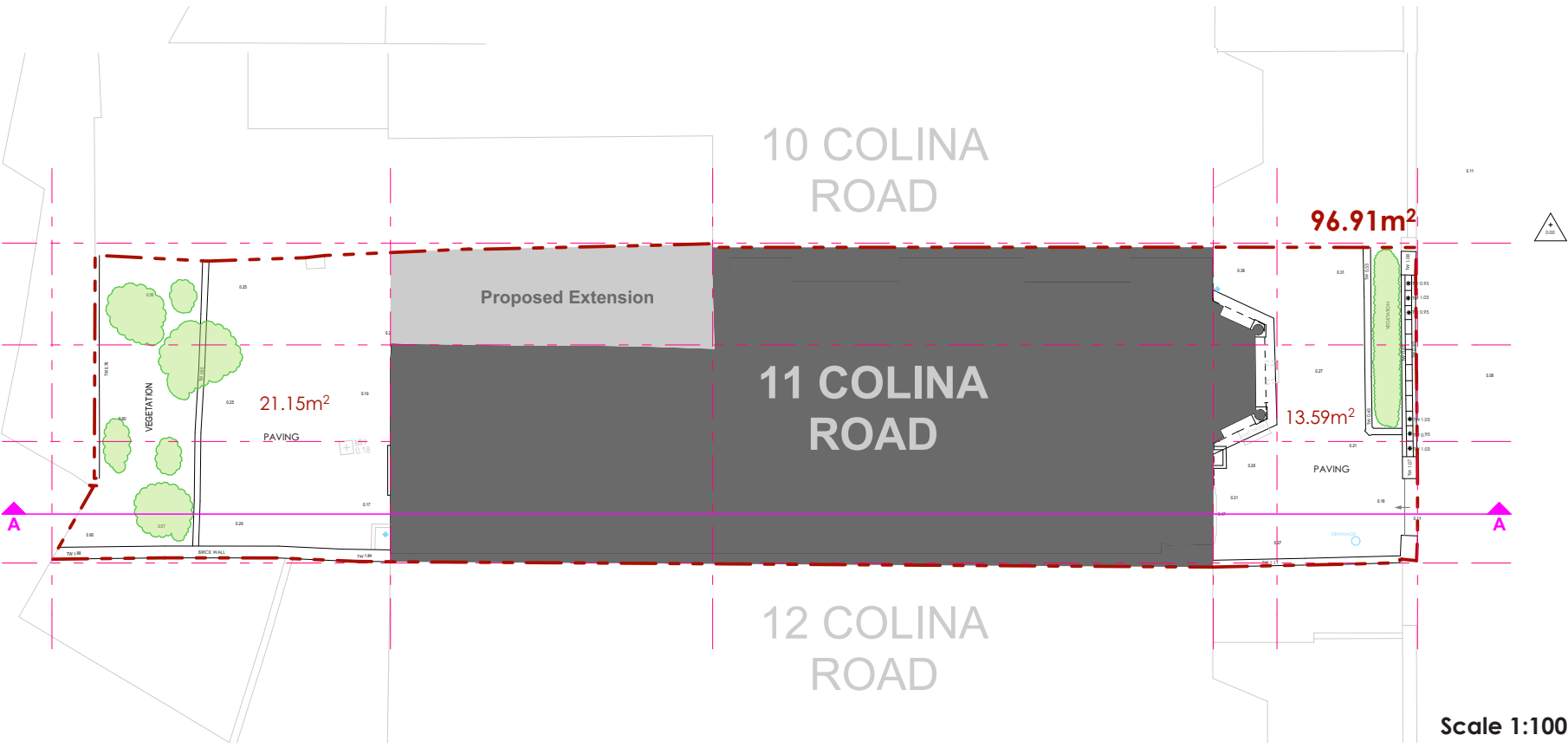
We have created this design following the aforementioned parameters.

5.1 Site Plan

5.1.1 Existing

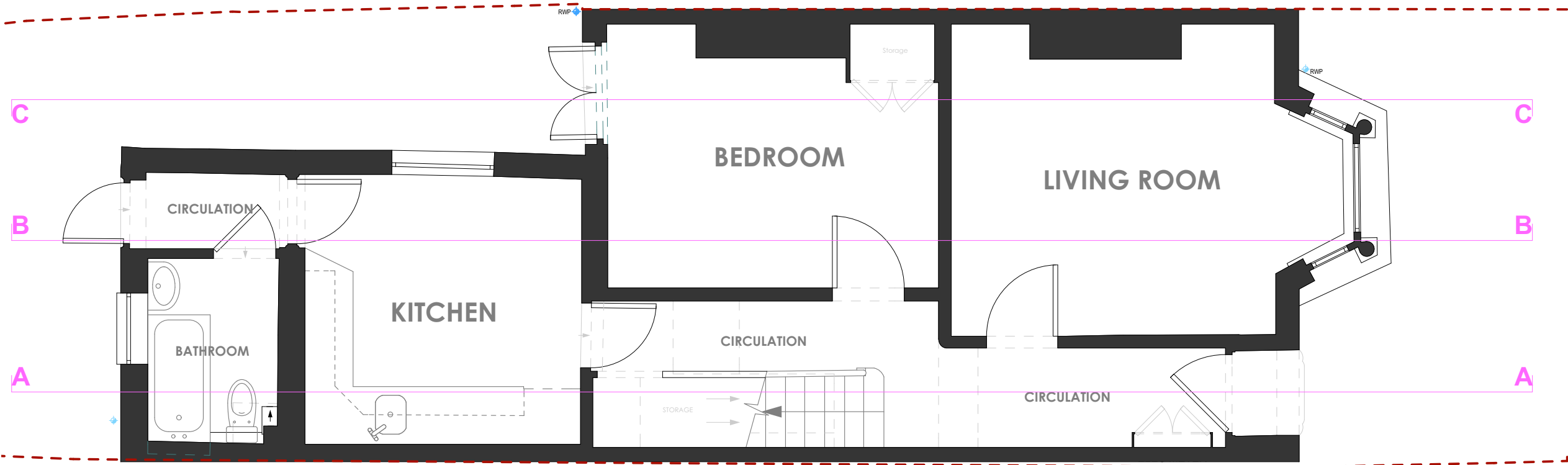


5.1.2 Proposed



5.2 Ground Floor Plan

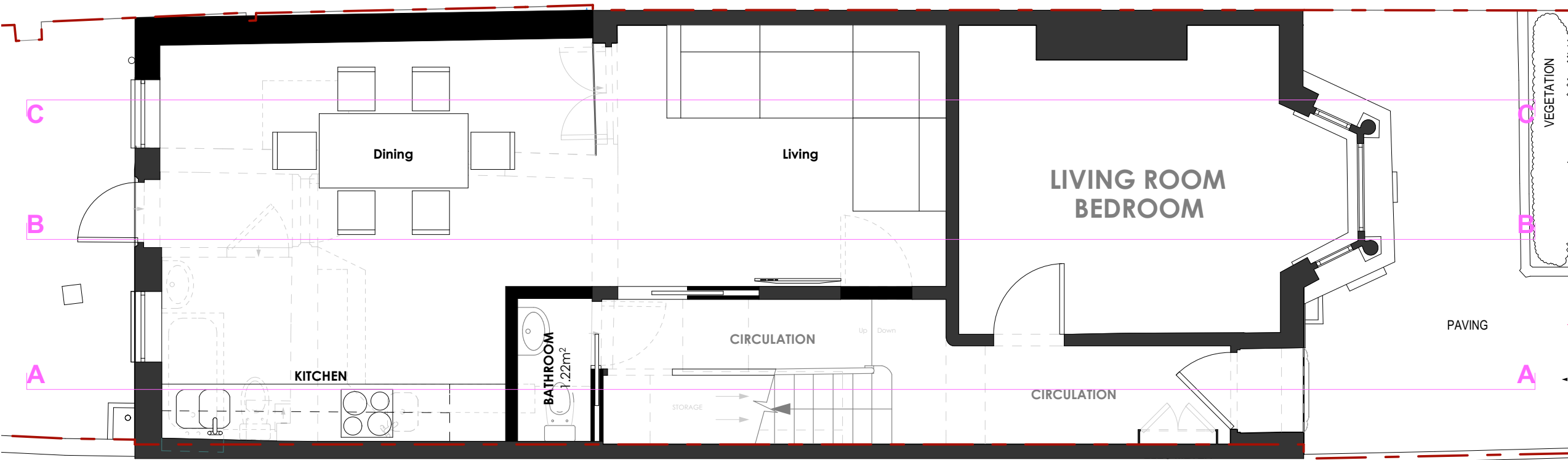
5.2.1 Existing



5.2.3 Schedule of Accommodation

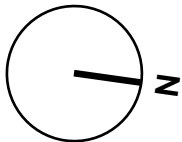
Living Room	12.01m ²
Kitchen	8.48m ²
Bedroom	9.33m ²
Bathroom	2.70m ²
Circulation	10.33m ²

5.2.2 Proposed



Kitchen + Lounge + Dining	29.71m ²
Living Room / Bedroom	12.01m ²
Bathroom	1.22m ²
Circulation	9.00m ²

-  Demolished
-  Existing
-  New Construction

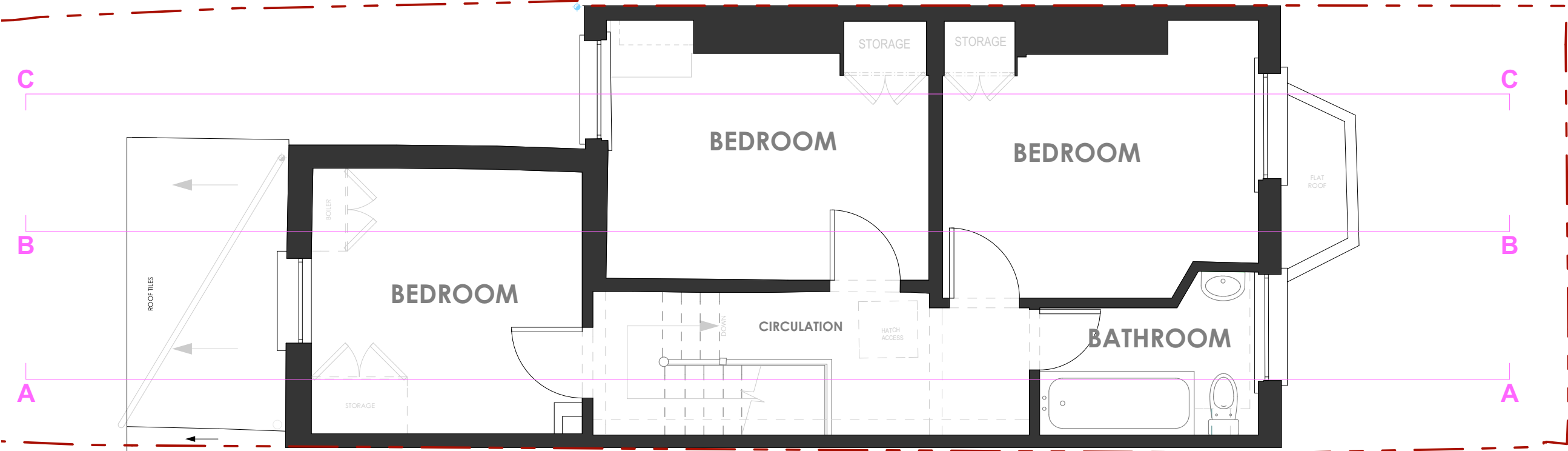


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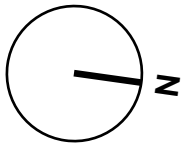
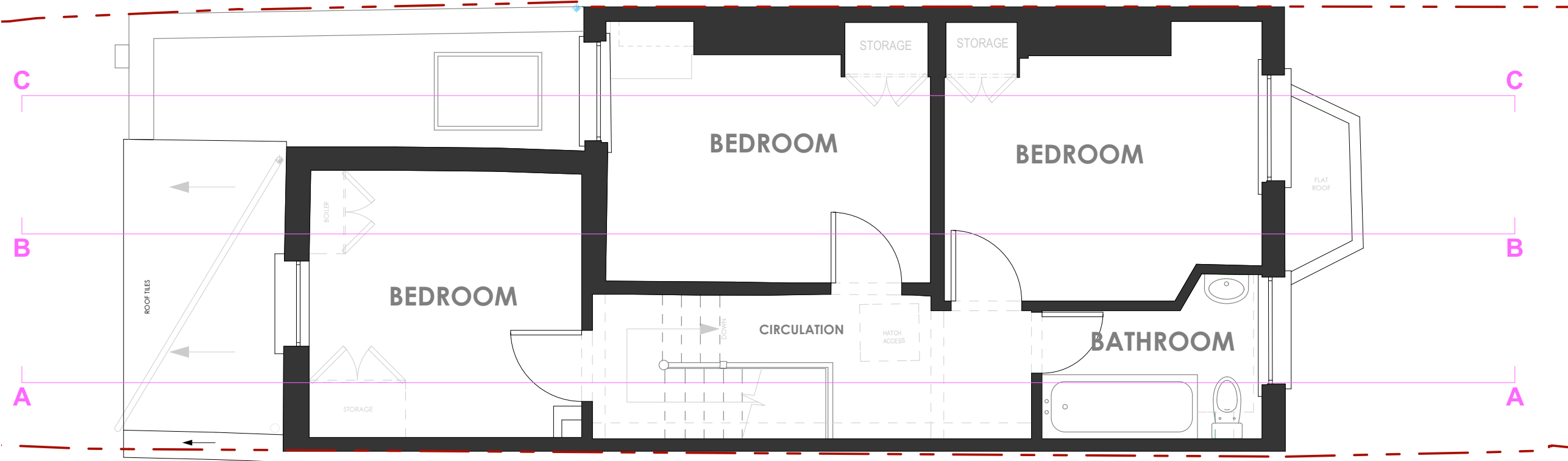


5.3 First Floor

5.3.1 Existing



5.3.2 Proposed

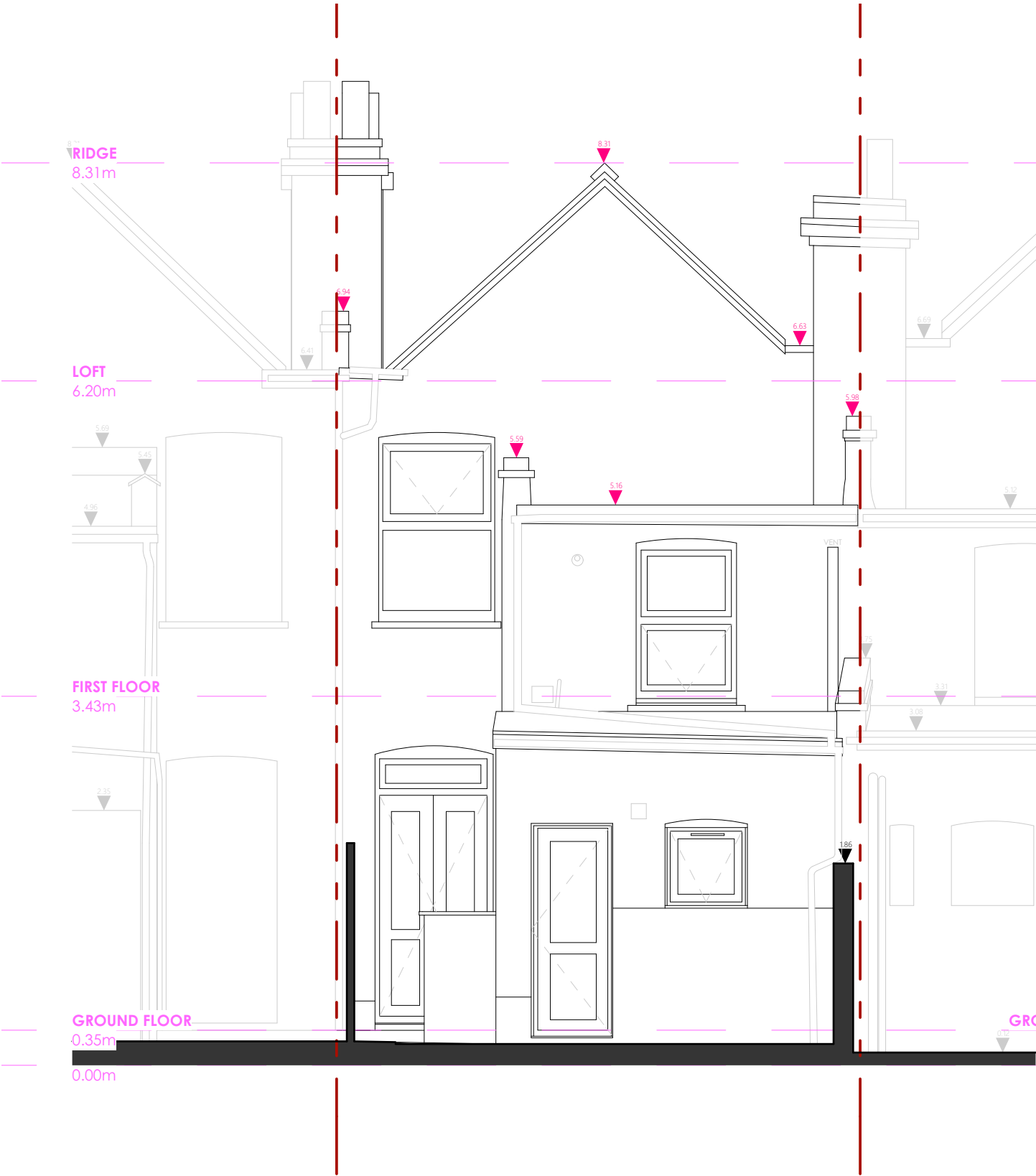


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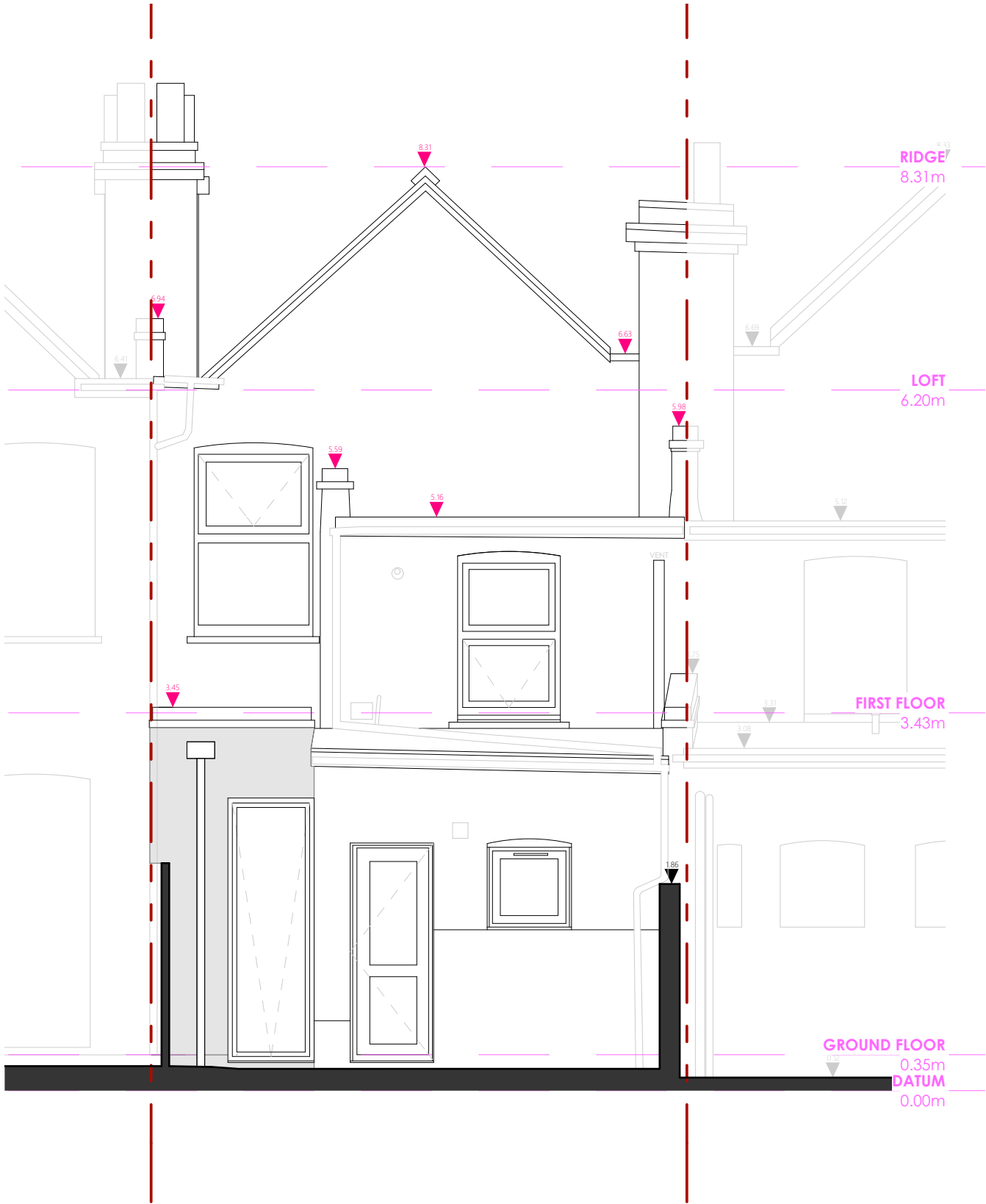


5.4 Rear Elevation

5.4.1 Existing



5.4.2 Proposed

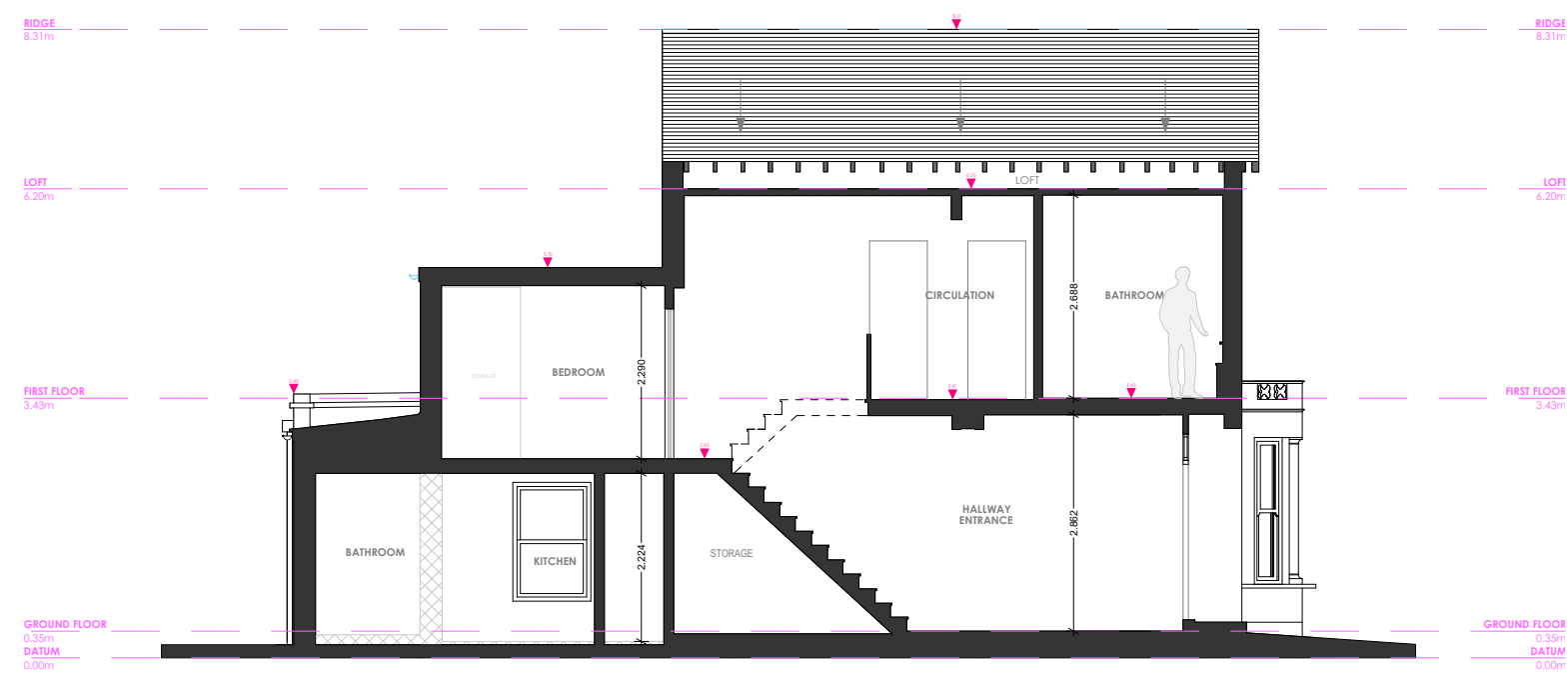


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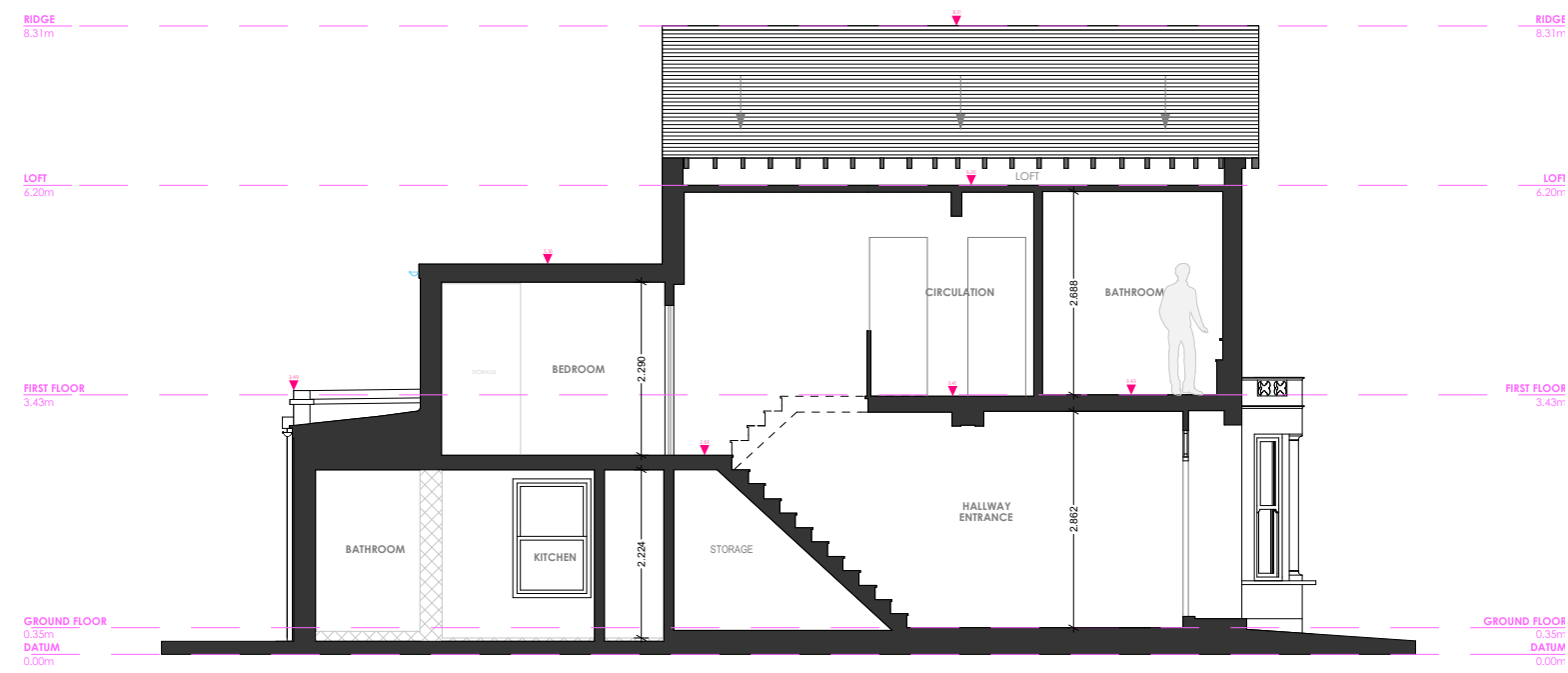


5.5 Section AA

5.5.1 Existing

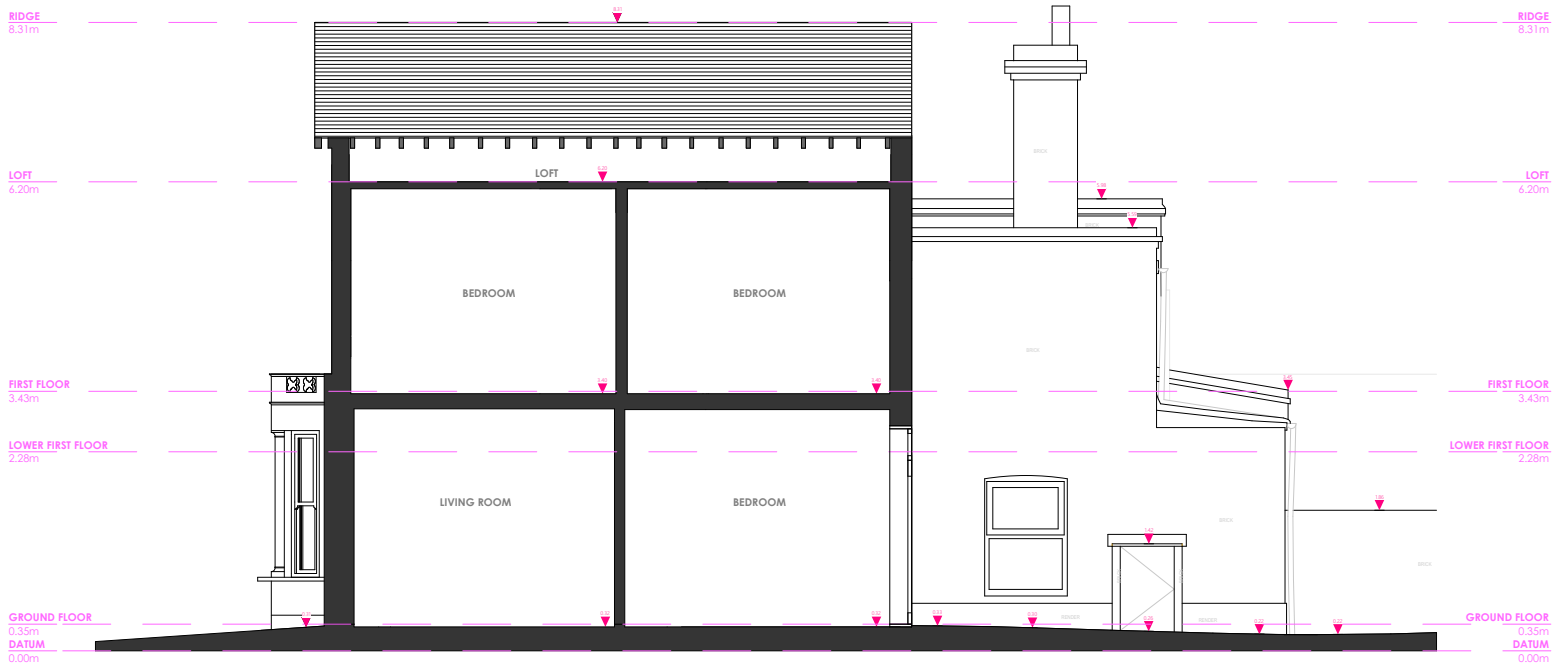


5.5.2 Proposed

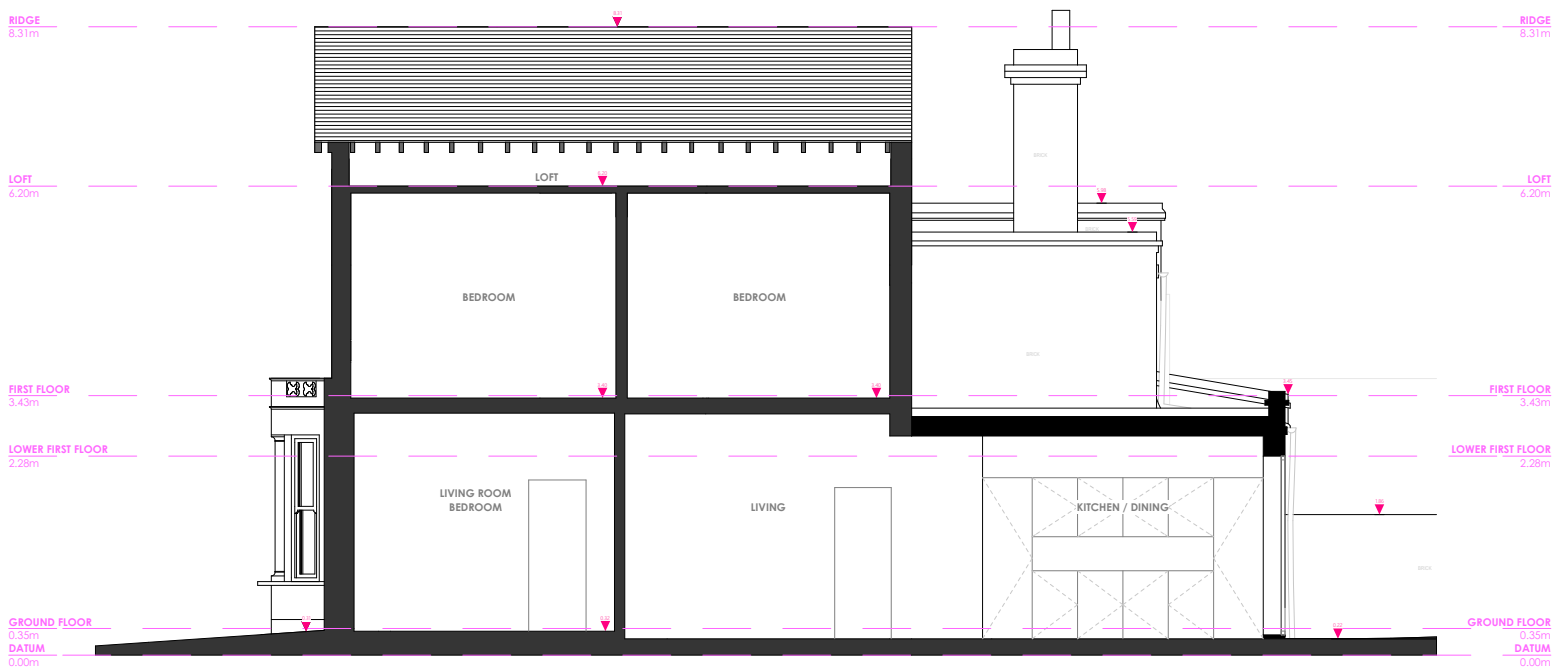


5.5 Section CC

5.5.1 Existing



5.5.2 Proposed





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