



Planning Statement

Site Location: 75 Avondale Road, N15 3SR

Date: January 2024

To be read in conjunction with the following documents submitted separately:

REAL/2023/104/03-002 Block Plan (*Resilient Edge*)

REAL/2023/104/03-101 Plans - Existing (*Resilient Edge*)

REAL/2023/104/03-104 Plans - Proposed (*Resilient Edge*)

REAL/2023/104/03-201 Elevations - Existing (*Resilient Edge*)

REAL/2023/104/03-204 Elevations - Proposed (*Resilient Edge*)

REAL/2023/104/03-301 Sections - Existing (*Resilient Edge*)

REAL/2023/104/03-304 Sections - Proposed (*Resilient Edge*)

Site Description

The application site is occupied by a two-storey mid terrace dwelling with access from Avondale Road via a front yard and front door. The property also has a private enclosed garden to the rear.

Proposal Summary

Erection of a single storey wrap-around extension with associated external internal alterations at ground floor.

Community Involvement

Due to the negligible scale of development proposed, no community involvement has been undertaken as part of the application process.

CIL

The proposals have a net increase of 16.6sqm (GIA) and will not create or remove dwellings, resulting in the development not being Chargeable for CIL.

CIL Form 1 has been completed and submitted as part of this application.

Daylight / Sunlight Assessment

A Daylight / Sunlight assessment can be prepared if required.

The proposals will have negligible impact on no.77 due to the presence of an existing extension which projects 2.4m beyond the original rear wall of the property. The proposal will project 0.6m beyond the extension at no.77. The proposal will also be 0.6m higher than the extension at no.77, however there are no windows or roof glazing that would be impacted by this.

The proposals will have negligible impact on no.73 due to the proposed eaves height of 2.3m above ground level adjacent to the boundary and the new side wall will be stepped back 250mm from the boundary to avoid an existing fence which runs at an angle to the boundary.

Drainage & Flood Management

New patio areas will be formed of permeable paving on a permeable sub-base to minimise surface water run-off and reduce load on mains sewers. To protect against extreme events, the rear patio area will be sloped toward the rear of the property (away from building) with surface water drainage gullies installed adjacent to the built structure and to the perimeter of the paved areas.

The lawn and soft landscaping will provide a natural soak-away for rainwater run-off to the rear. A small amount of rainwater may be captured by the surface water gullies only where rainfall is sufficient to threaten the integrity of building and it's vulnerable thresholds; this water will be diverted to the mains sewer.

All external parts of the site at ground level will therefore be permeable.

Flood Risk

The application site is located within Flood Zone 1, an area with a low probability of flooding. The Environment Agency Flood map for planning has been submitted as part of this application.

Parking

There is no on-site parking and there is not sufficient space at the front of the property to provide on-site parking.

Avondale Road provides controlled on-street parking for permit holders and short term stays for paying visitors.

Pollution Management

Air Quality will not be materially affected by the proposals as the existing and proposed Uses are residential (C3). New gas combination boiler heating systems will meet the requirements of Approved Document Parts J & L and will meet or exceed the requirement of EN15502 Pt 1 2015 Class 6. New cooking appliances will be electric. No other combustion appliances are proposed.

All external lighting will be cowed to prevent light pollution to neighbouring properties. External lights will be fitted with light sensing controllers to prevent energy use during daylight hours, with timer cut-offs to prevent lights being left on for long periods unattended.

Ventilation systems will be ducted to outside air in compliance with requirements for clearances from obstructions and openings as defined in Approved Document part F. No external extraction equipment is proposed other than duct terminals.

The land is not known or expected to be contaminated. Having been originally developed in the late 19th century on previously greenfield land, and with evidently little development having taken place in the interim, it is highly unlikely that the site would have been subject to any industrial contamination.

Transport

The site is located approximately 800m from Harringay Green Lanes station providing access to Overground services between Barking and Gospel Oak.

The site is located approximately 400m from St Ann's Road Bus Stop with services to Palmers Green, Upper Edmonton and Wood Green with connecting services.

The site is located approximately 500m from West Green Primary School Bus Stop with services to Archway and Wood Green with connecting services.

The site is located approximately 1,200m from Harringay station providing access to Great Northern rail services between Stevenage and Sevenoaks via Central London stations.

The site is located approximately 1,200m from Turnpike Lane station providing access to the Piccadilly underground line.

TFL WebCat gives a current PTAL score of 3 for the application site.

Tree Survey

There are no trees within 10m of the proposed extension.

No works are proposed to any trees on the application site or adjacent land and the proposed development is understood to be substantially clear of any root protection zones.

Waste Management

The dwelling is supplied with in-built separated internal storage containers for refuse and recycling within the main kitchen area. External storage will be unchanged.