



DETAILED **PLANNING**

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21st December 2023

Haringey Council Planning Department

Dear Planning Department,

This application is on behalf of the applicant, for erection of a single storey side and rear extension at 22 Thirlmere Road, Hornsey, London, N10 2DN. The property is located within the Muswell Hill Conservation area.

The documents included are:

- Planning Form
- Design, Access & Planning Statement (this document)
- CIL Form
- Drawings (2331EC\_HH\_REV0)

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## **The Existing Property**

The property is a three-storey family mid- terraced house situated on Thirlmere Road. The house is located in a quiet residential area.

The Property is Located within the Muswell Hill Conservation area.

## **Proposal**

The proposal is to construct a new single storey side and rear extension, providing much needed additional amenity space for this growing household. The proposed side infill extension to have maximum eaves height of 2.6m. The proposed rear extension measure's depth of 3m from the original rear wall.

To preserve the image of the property and to match its present exterior finishes, the proposal will utilise similar and existing materials to it. The proposed extension will be finished with brick to match with the existing property. Proposed doors traditional style patio doors to keep up with the traditional style while adding a modern touch. The first floor window is to be replaced with traditional style patio doors with juliet style balcony.

The fenestration has been carefully selected with use of traditional doors to the rear extension. The two separate extensions create a subordinate nature to the design and avoid the bulky appearance of a 'wrap around' extension.

## **Access**

The proposed development has no changes to the current access arrangement.

## **Impact to Neighbours**

The proposed development has been carefully designed to not cause unacceptable harm to the amenity of surrounding land and buildings.

A 45 degree line has been shown on the rear elevation taken from the nearest habitable window at no. 20 which clearly shows that it would not impact their amenity and loss of natural light.

The development would not be detrimental in terms of daylight, sunlight or outlook to both neighbours.

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The rear extension is limited to a depth of 3m, therefore it would be considered within typical guidance.

### Similar Approved Applications

HGY/2022/4481 - Previously approved planning application in May 2023 at 29 Thirlmere Road, showed a similar design with proposed eaves height at 3m to the infill extension.



### Conclusion

Taking into account the current local and national planning policies, we consider the proposal would be acceptable given the harmonious design and size of the proposal in relation to the residential setting, and that the proposal would not have any detrimental impact upon the adjoining properties.

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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