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Planning Statement

To accompany an application for a
Proposed:

**“The erection of a Type 3 extension with the
installation of 4 rooflights”.**

At

**5 Rostrevor Avenue,
Tottenham, London,
N15 6LA**

By

Eade Planning Ltd

March 2024

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Introduction

1. This application follows a recent application for the Erection of first floor rear extension and type 3 extension with the installation of 4 rooflights. The application was refused by planning decision notice ref:HGY/2023/3346 for the following reason,

The proposal would represent overdevelopment and would have a detrimental impact on the character and appearance of the area, contrary to policies D3 and D6 of the London Plan (2021), policy SP11 of Haringey's Local Plan (2017), and policies DM1 and DM12 of the Haringey Development Management DPD (2017).

2. The delegated report makes it clear that both the type 3 extension and the first floor extension are acceptable in planning terms, however, the report concludes,

This combined with the deep full-width ground floor extension and the type 3 extension will make the site appear overdeveloped in comparison to the adjoining properties and other properties on the street. Even though type 3 extensions can be seen on the street, first-floor extensions are hardly apparent on the street.

Hence, the cumulative impact of the different extensions on this site would be detrimental to the pattern and grain of development in the area and overall represent the overdevelopment of this plot.

3. It is therefore clear that it is only the combination of both elements which are the cause for concern.
4. This application has removed the first floor element from the proposal and therefore, the reason for refusal has been addressed.

5. This application is made on a without prejudice bases in respect of the above refusal. The applicant considers that the above application was unreasonably refused.

The Site and the Proposal

6. The site sits on the Northen side of Rostrevor Road which sits off the High Road and Fairview Conservation Area.
7. The property is in use as a single dwellinghouse, with various alterations already having been made to the original dwelling.
8. This application seeks planning permission for a part first floor rear and a type 3 extension with the installation of 4 rooflights.
9. Given its position and height, the extension will not have any detrimental effect on the amenity and character of the host and surrounding properties.
10. The Type 3 extension proposed follows the design guidance as set out.
11. Given the array of extensions on the street, the development will have no detrimental effect on the character of the area.

The Proposal Description

12. The Description given is, " The erection of a type 3 extension with the installation of 4 rooflights".

Plans

13. Existing and Proposed Plans are provided. The plans include Floor, Section, Roof and Elevation Plans.
14. The plans are numbered RA.05.EX.101-05 - Existing plans, RA.05.PR-101-05 - Proposed Plans.
15. A location Plan and Planning Statement is also included in the application bundle together with the CIL additional information form.

Conclusion

16. The proposed works will not have any detrimental effect on the area. It will provide valuable living space. The LPA are therefore, respectfully asked to grant planning permission for the proposal.