



MARCH 2024

DESIGN AND ACCESS STATEMENT

119 STIRLING ROAD, WOOD GREEN, LONDON, N22 5BN

Prepared By

Jujar Lohia

TABLE OF CONTENTS

TABLE OF CONTENTS	1
1.0 PROJECT INFORMATION	2
1.1 SITE BACKGROUND	2
1.2 STATEMENT OF INTENTION	2
1.3 IMPACT OF PROPOSED DEVELOPMENT	2
2.0 MATERIAL PLANNING CONSIDERATIONS	3
2.1 DESIGN AND APPEARANCE	3
2.2 IMPACT ON THE AMENITY OF ADJOINING OCCUPIERS	3
3.0 PREVIOUS PLANNING APPROVALS	4

1.0 PROJECT INFORMATION

1.1 SITE BACKGROUND



119 Stirling Road, situated in Haringey comprises a three-bedroom house across a ground and first floor with access to the roof space, as there's an existing small dormer to the front roof space. The site lies within Wood Green Outer controlled parking zone (CPZ). The site does not fall within a conservation area. The building is not listed.

The current material to the external elevations is of rendered pebbledash. The material of the windows are aluminium double glazed windows.

1.2 STATEMENT OF INTENTION

Mr Lohia has produced this document in support of the planning application for proposed:

- Rear extension protruding 4.5 meters of the original house.
- Erect 2-storey side extension, set back from the main premises.
- Erect loft conversion with new gable wall to provide the side of proposed rear dormer.
- Replace all windows like for like, moving position of 2 windows on the side elevation.

Our proposal considers amenities of our neighbours, we therefore only propose designs commensurate with previously accepted applications for houses within the Scotch Estate.

We note the rear extension, loft conversion, and window proposals fall under permitted development, Respectfully, planning officer would highlight these as **lawful developments**.

1.3 IMPACT OF PROPOSED DEVELOPMENT

This proposal seeks to enhance the existing space by introducing a large bedroom, 2 new bathrooms, office, and gym to the premises, to accommodate a large family. New double glazing, insulated return end terrace wall, insulated rear ground floor, and warm roof will improve thermal and acoustic performance of the building.

From the streetscape, the impact of the development is not out of character for the other buildings that have been granted planning permission. 78 Stirling Road opposite the subject premises, has undertaken an almost identical proposal. Within eyeshot, 2 Forfar Road, demonstrates closely the proposed development, albeit for different use.

2.0 MATERIAL PLANNING CONSIDERATIONS

2.1 DESIGN AND APPEARANCE

Planning permission is sought for the erection of a single storey 4.5m-deep rear extension with a flat roof. Planning permission is also sought for the addition of a rear dormer to the premises. A new gable wall will be extended up to provide support for this. The proposed rear dormer would not project beyond the existing principal rear building line of the subject site, therefore the existing overlooking levels between the rear of the site and the rear gardens within Perth Road to the northeast would be maintained. It is understood these elements should not require Prior Approval and would be carried out under Schedule 2, Part 1, Class B of the Town and Country Planning (general Permitted Development) (England) 2015. Respectfully, planning officer would highlight these as **accepted lawful developments**.

Planning permission is sought for the erection of a two-storey side extension with the existing roof extended across to ensure the premises looks the same as it does previously from the streetscape. The angle of the roof that will cover the side story extension will see the existing roof follow through as per the proposed dormer and loft conversion.

In terms of materials, it is proposed the two-storey side extension to be finished in London stock bricks, and clay roof tiles to match that of several other street properties in the area.

The premises 2 Forfar Road, of which the entire rear of the property can be seen from the front door of the subject premises 119 Stirling Road, has received planning permission, and completed works splitting the premises into 2 dwellings. Attention is drawn here as the look from the streetscape is nearly identical to the proposal for the subject premises. Where 2 Forfar has an additional front door, this proposal is for a window.

2 Forfar's side extension is near flush with the front of the original premises, whereas 119 Stirling's proposed side extension is set back from the front wall of the house in order to suitably subordinate and look subservient to the main premises. This would also allow the premises the correct allowances to retain the front off-street car parking space.

The as built openable windows to the side allow overlooking into adjoining premises on Perth Road. This proposal seeks to move these windows to suit the new layout with blind glass/obscured glazing windows. Overlooking levels will be bettered using obscured glazing.

2.2 IMPACT ON THE AMENITY OF ADJOINING OCCUPIERS

The proposed side extension would be situated to the end of the terrace and would not extend significantly beyond the rear wall of the building, therefore there is no impact to the amenities of neighbouring at no. 117 Stirling Road. 75 Perth Road falls in front of the development and 77-79 Perth Road have existing outbuildings to the rear of their gardens. The proposed ground floor side extension is adjacent to these rear gardens and will not cause any impact to the amenities of these neighbours. Given the distance from the rear elevation of properties and retained obscure glazed windows the proposals would not have any significant impact to the amenities of these neighbours in terms of light, privacy, or outlook.

3.0 PREVIOUS PLANNING APPROVALS

ADDRESS	REFERENCE	DATE	APPLICATION	RESULT	IMAGE
2 Forfar Road London N22 5QE	HGY/2001/0659	04/05/01	Erection of a two-storey side extension to replace existing garage.	Approved	
2 Forfar Road London N22 5QE	HGY/2014/2942	15/10/14	Sub-division of existing single-family dwelling, 2-storey side extension, loft conversion with front roof windows and rear dormer extension.	Approved	

78 Stirling Road
London
N22 5BP

[HGY/2020/0630](#)

20/04/20

Two storey side
extension with hipped
roof.

Approved



78 Stirling Road
London
N22 5BP

[HGY/2019/3047](#)

21/11/19

Erection of single storey
extension which extends
beyond the rear wall of
the original house by
4.5m, for which the
maximum height would
be 3.175m and for which
the height of the eaves
would be 2.85m.

Not Required



85 Perth Road
London N22
5QG

[HGY/2018/1219](#)

20/04/18

Single storey side and rear extension and conversion of the garage into habitable room.

Approved



85 Perth Road
London N22
5QG

[HGY/2018/0499](#)

05/02/18

Certificate of lawfulness for a single storey rear extension and conversion of garage into habitable room.

Permitted Development



85 Perth Road
London N22
5QG

[HGY/2004/0617](#)

27/02/04

Certificate of Lawfulness
for the conversion of roof
from hip to gable and
erection of rear dormer
window.

Permitted
Development



85 Perth Road
London N22
5QG

[HGY/2002/1790](#)

05/12/02

Alteration of roof
structure from hip to
gable and erection of full
width rear dormer
window.

Permitted
Development



17 Perth Road
London
N22 5PX

No Application
Found

N/A

The premises showcases significant and more extreme elements of the proposal for 119 Stirling Road, in a more pronounced location.

N/A

