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Planning Statement

To accompany a planning application

For the

**“Erection of a ground floor rear extension, porch and
Type 3 roof extension”**

at

23 Clifton Gardens

London, N15 6AP

Eade Planning Ltd

April 2024

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Introduction:

1. This is an application for the erection of a ground floor rear extension, porch and Type 3 roof extension at 23 Clifton Gardens.

Site Description:

2. The site is at 23 Clifton Gardens, London, N15 6AP
3. The proposal site comprises of a single family dwellinghouse.

Relevant Planning History

4. HGY/2020/0960 - Type 3 Loft Extension - Approved

The Proposal

1. The proposal is for the erection of a ground floor rear extension, porch and a Type 3 roof extension.
2. The porch enclosure would in any case be lawful under PD. Given that several similar porch enclosures have been erected along the street including the adjacent neighbours and in the wider area, this part of the development would be suitable for the street scene and local character.
3. The Type 3 extension proposed follows the design guidance as set out in the South Tottenham SPD. An approval was issued to the application site in 2020 for the same development which has now expired. This part of the application is suitable for the street scene and local character.
4. Given the array of extensions on the street, the roof extension will have no detrimental effect on the character of the area.
5. The ground floor rear extension would allow the applicant to increase internal floor space both adjacent neighbours currently enjoy. This part of the proposal should be acceptable in planning terms given there are no impacts in regards to privacy, loss of outlook and daylight.
6. It should be noted that 50% of the original garden space is retained.

Proposal Description

7. The description given is the 'Erection of a porch and Type 3 roof extension'.

Plans

8. Existing and Proposed Plans are provided. The plans include Floor, Section, Roof and Elevation Plans.
9. The plans are numbered CG.23.EX.01-03 - Existing plans, CG.23.PR-01-03 - Proposed Plans.
10. A location Plan and Planning Statement is also included in the application bundle together with the CIL additional information form.

Conclusion

11. The development provides for much needed additional living space for the existing dwellings, has policy support at National, London and Local level and therefore, the council are asked to grant permission on the presumption in favour of sustainable housing development.