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Planning Statement

To accompany a planning application

For the

**“Refurbishment of the existing rear extension and
additional depth with insertion of a sukkah roof and x2
skylights”**

at

84 Gladesmore Road

London, N15 6TD

Eade Planning Ltd

April 2024

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Introduction:

1. This is an application for the Refurbishment of the existing rear extension and additional depth with insertion of a sukkah roof and x2 skylights at 84 Gladesmore Road.

Site Description:

2. The site is at 84 Gladesmore Road, London, N15 6TD.
3. The proposal site comprises of a single family dwellinghouse.

The Proposal

1. The proposal is for refurbishment of the existing rear extension and additional depth with insertion of a sukkah roof and x2 skylights.
2. There is very little increase in depth to the extension, the proposed development extends 2m further out what already exists on site.
3. There will be no adverse impacts on to the adjoining neighbour No.82.

4. Given the array of extensions on the street, the extension will have no detrimental effect on the character of the local area.
5. The refurbishment and ground floor rear extension would allow the applicant to enjoy increased internal living space.
6. The application seeks to refurbish the existing wrap-around in order to enhance the property to make it suitable for modern day living.
7. It should be noted that 50% of the original garden space is retained.
8. The existing structure is lawful through the passage of time and no issue has arisen with the neighbour (No.86) who is in fact in full support of the application.
9. The increase in height from the existing structure is considered to be acceptable as it could be achieved by means of prior approval for the first 6m.
10. All proposed materials are to match the existing.

Proposal Description

11. The description given is the 'Refurbishment of the existing rear extension and additional depth with insertion of a sukkah roof and x2 skylights.

Plans

12. Existing and Proposed Plans are provided. The plans include Floor, Section, Roof and Elevation Plans.
13. The plans are numbered GR.84.EX.01-04 - Existing plans, GR.84.PR-01-04 - Proposed Plans.
14. A location Plan and Planning Statement is also included in the application bundle together with the CIL additional information form.

Conclusion

15. 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.