

89a Carlingford Rd (R/H Side)

London

N15 3EJ

Summary

This Design & Access Statement has been prepared in support of a planning application for the erection of a single storey return infill & rear extension at 89a (R/H side) Carlingford Road, London, N15 3EJ

The planned extension will provide additional living space for the occupiers and is considered an improvement on the existing construction. The property is currently a single family home and will remain in the same use.

The design of the scheme has been carefully developed with respect to the surrounding context.



The Site

The application relates to a two-storey mid terrace dwellinghouse on the north side of Carlingford Road. Houses within this part of the terrace were originally split vertically to create 2 separate properties and feature two storey outrigger extensions with pitched roofs. Many properties within this part of the terrace have been extended at the ground floor and loft levels. The site is not within a conservation area and does not relate to any listed building.

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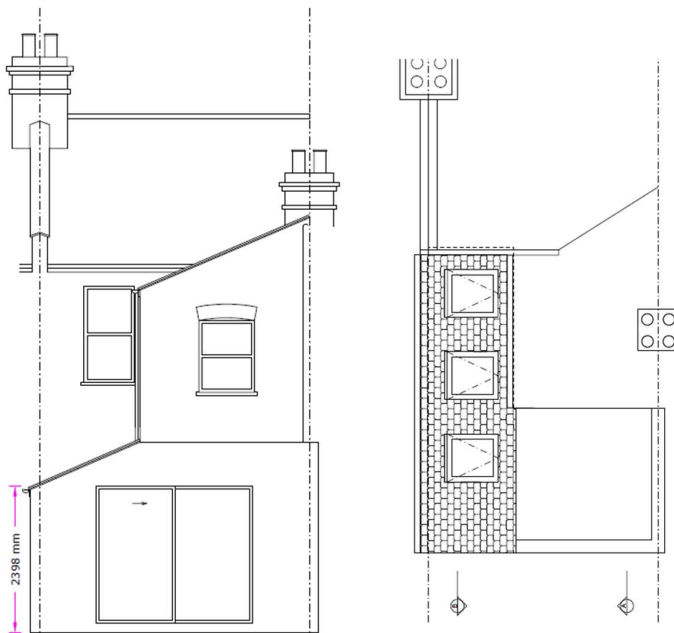
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Impact on Amenity

The proposed extension has been carefully designed with respect to both the host property and neighbouring houses. The proposed extension is of a modest depth and in keeping with existing consented extensions up and down this section of Carlingford Road. It is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. The local character and visual amenity of the area will be protected.

The roof of the proposed extension is pitched down from 3.0 metres in height, down to 2.4 metres on the side adjacent to No. 91 (L/H). The proposed extension is also sited due north of No. 91 Carlingford Road. There is an existing ground floor extension to L/H 89 Carlingford Road. Accordingly, the proposals are not considered to have a negative impact on the amenity of any neighbouring properties.



Other matters

Parking and access arrangements will remain unchanged.