Katy and James Skelsey
10 Quernmore Road
London, N4 4QU

Mr Jeffrey Holt
Level 6
River Park House
225 High Road
Wood Green
N22 8HQ

22nd August 2014

Dear Mr Holt,

Amended Householder Application for Landing with Steps and Creation of Roof Terrace 10 Quernmore Road, London, N4 4QU

Please find enclosed our amended planning application for the above proposal. The application comprises:

- This covering letter, which forms a Planning Statement;
- Application form
- Plans prepared by Pro Construct Ltd (no 1-16)

Please note that this replaces/amends a previous application reference **HGY/2014/1400**

Site Description & Planning History
The application site is a 3 storey mid-terrace house on the south side of Quernmore Road, N4. The house is 2-storey at the front but due to a sloping site, there is part-lower ground floor at the rear and a large garden. The entire site slopes down south and there are panoramic views of London from the back of the house and from flat roof on first floor. Surrounding development is residential and of a similar scale, (Photograph 1.Shows the rear of No 8, 10 and12 Quernmore Rd.)

In 2004 planning permission was granted (HGY/2006/1009) at the application site for habitable room and roof terrace. This extension was never constructed.

In May 2014 planning application HGY/2014/1400 was submitted for Erection of rear decking with timber / glass banister at ground floor level and formation of roof terrace at rear first floor level. This has been initially refused based on overlooking to the habitable rooms of adjacent property no.8, resulting in harm to residential amenity.

See table below and proposals for amended designs:

Reason for Objection	Officer's suggestions as per conversation dated 06.08.14	Actions to address issues
The proposed decking would give rise to conditions of overlooking respectively to the habitable rooms of the adjacent property no. 8 Quernmore Road, N4, resulting in harm to residential amenity	Planning officer stated that the gap between the proposed platform on ground floor should be a further 30-40cms away making a total of 70-80cms if pursuing the raised platform. In addition, agreed that application more likely to succeed if reduced the depth of the platform to 1 metre as opposed to 2.4 metres	Ground floor raised platform has been removed from revised plans. Existing landing to kitchen stair deck modified to meet building regulations. Landing and steps 80cms away from boundary.
The proposed roof terrace would give rise to overlooking respectively to a bathroom of the adjacent property no. 8 Quernmore Road, N4, resulting in harm to	To put screening of approximately 1.7 metres on the side overlooking no.8. which should be constructed out of timber and to keep with original railings on the remaining sides.	Screening of 1.7 metres on side of terrace adjacent to no. 8 made from timber. Metal railings as detailed in original application on other sides.

Planning Policy Appraisal

The critical consideration for the amended proposal in relation to the roof terrace is the impact on the **amenity** of neighbouring residential properties. Saved Policy UD3 of the 2006 UDP includes a number of criteria. The most relevant to this proposal is a), which requires development proposals to not have any significant adverse impact on residential amenity in terms of, among other things, privacy and overlooking. There is no reference to a blanket requirement to resist roof terraces.

The Draft Development Management Policies Consultation Document March 2013 includes very similar guidance on this matter. There is no indication that the requirements are intended to become more onerous in the future.

The Council's October 2008 Housing SPD includes guidance on ensuring privacy is protected and overlooking is not unacceptable. It also states that balconies should be designed and positioned to avoid encroachment on neighbours' privacy. There is no explicit reference to roof terraces. **The guidance does recognise that obscure glazing, boundary treatments and landscaping can be used to minimise the effects of overlooking and loss of privacy.**

In respect of the roof terrace, the privacy of neighbouring residents to either side would be protected by the inclusion of 1.7m high wooden screening. In regard to the proposed landing this would not greatly differ from the present steps leading to the garden. The proposed rear elevation drawings demonstrate that the lines of sight from both the landing and the roof terrace block a clear view of the windows to no. 8.The sight lines are from the windows of no.8 and are 1.7 metres from the internal floor level.

Furthermore, given that the terrace would serve a house with a large garden, rather than a flat with no other outdoor space, it would be much less intensively used than terraces to serve flats, which have been approved by the Council as per the details below.

The applicants would therefore state that the requirements of Policy UD3 and the guidance in the Housing SPD are also fully satisfied.

Other Roof Terraces in the Area

Due to panoramic views of London around the Stroud Green Conservation Area, there a multitude of roof terraces (Mount View Road have almost exclusive terraces on south facing side, see photograph 3) developed several decades ago and for which planning permission is difficult to search.
Photographs 4, 5 and 6 roof terraces (metal railings) in immediate view from 10 Quernmore road and within the quadrant of Addington Road and Oakfield Road.
Furthermore, flat roofs with south facing views of London skyline are very tempting to residences and several are used without any railing, which has obvious safety issues. (Photographs 5 & 8)

Below are Planning applications **approved** in the last 2 years, many include concerns of adverse impact on residential amenity in terms of privacy and overlooking and amendments have included screening.

Roof Terraces in the N4 and Stroud Green Conservation Area			
Address	Ref. No. Permission Status	Development	Examples of Reasons for Granting Permission where specific to this application:
Flat 4 24 Ferne Park Road N44ED	HGY/2013/0848 Granted 25/06/2013	Formation of rear roof terrace with (wood) privacy screen to side	The proposed terrace would not be out of keeping as the application site is surrounded by a number of terraces that include railings and fencing. The dwellings either side of the application premises would be protected from direct overlooking by an existing side wall and a proposed wooden side fence.
66 Mount View Road London N4 4JR	HGY/2013/2446 Granted, 17/01/2014	Erection of single storey rear extension at lower ground floor level with roof terrace above	The proposed roof terrace would project to a depth matching the rear terrace of the neighbouring property no. 64
26 Lancaster Road N4 4PR	HGY/2012/1265 Granted	Creation of roof terrace with 1.8 side facing glazed (privacy) structure	It would not detract from the character and appearance of the Stroud Green conservation area and the terrace would not have a significant impact on the on the neighbouring property.
1a Oakfield Rd	HGY/2012/1632 Granted	Create rear roof terrace	
79 Stapleton Hall Rd	HGY/2012/0804 Granted	Erection of single storey extension with roof terrace	A 1.8m high balustrade would surround the terrace.
Approvals for Roof Terraces in Haringey			
11 Redston Road N8 7HL	Reference No: HGY/2012/0972 Granted 05/07/2012	Creation of terrace on rear first floor roof	The roof terrace is considered acceptable as there will be obscured glass panes surrounding the terrace to prevent overlooking. In addition to a number of full width dormer windows there are also a number of roof terraces.
71 Cromwell Avenue N6 5HS	HGY/2013/2220 Granted 18/12/2013	Addition of a roof terrace to an existing roof	The proposal is considered to be acceptable due to the provision of additional screening (1.5m up to 1.7m)
71	HGY/2013/1464	single rear	

Redston Road N8 7HL	Granted	extension with roof terrace	
23 Coniston Rd N10 2BL	HGY/2013/1482 Granted 13/09/2013	Alterations to existing rear flat roof to form roof terrace	
Flat D, 2 Lightfoot Road N8 7JN	HGY/2013/1337 Granted 30/08/2013	Erection of first floor extension including an additional storey with an enclosed roof terrace	
33 Weston Park N8 9SY	HGY/2013/0494 Granted 12/08/2013	Erection of rear ground floor extension with roof terrace to flat roof	There are a number of roof terraces to the rear part of a number of houses along the street.
31 Westbury Avenue N22 6BS	HGY/2014/0676 Granted 01/05/2014	Formation of roof terrace to provide amenity space to first floor flat	
72 Muswell Hill Broadway N10 3RT	HGY/2014/0409 Granted	Erection of a rear dormer window, rear roof terrace	

Photographs



1. No 8. 10 and 12 Quernmore Road



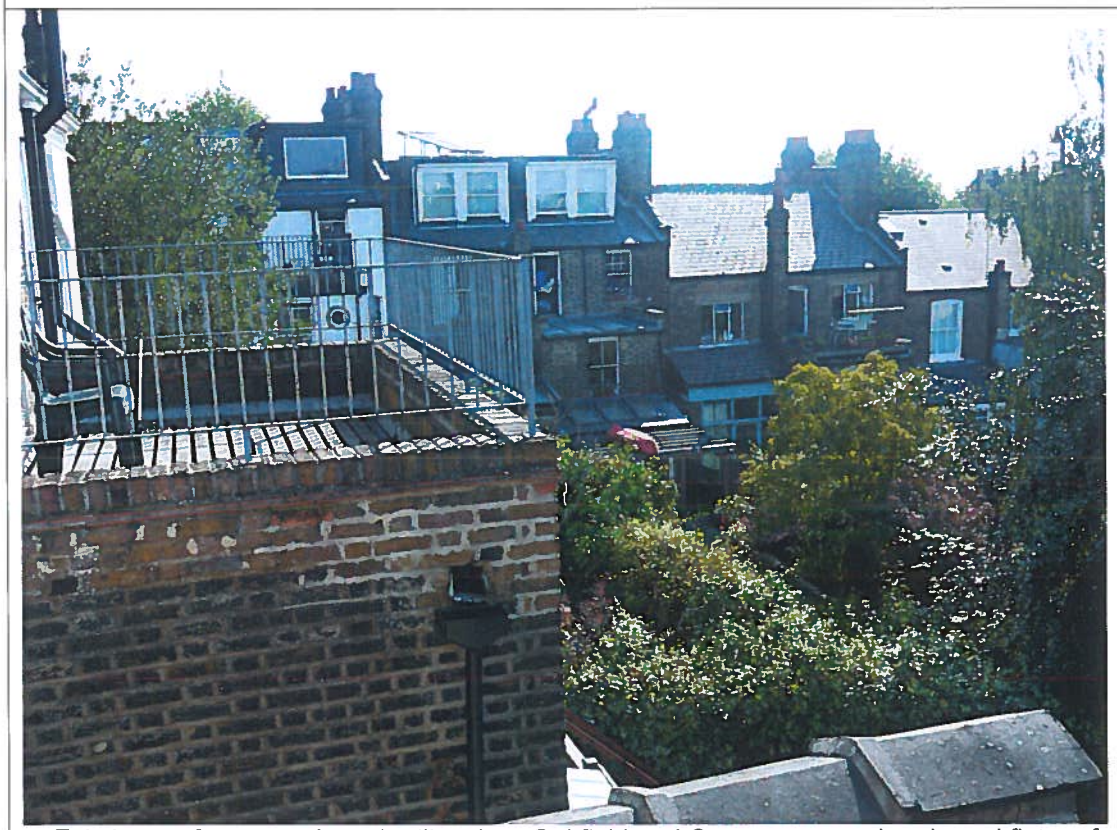
2. Existing steps, which do not comply with Building regulations, proposed improvement to make safe and into a Landing step with steps down.



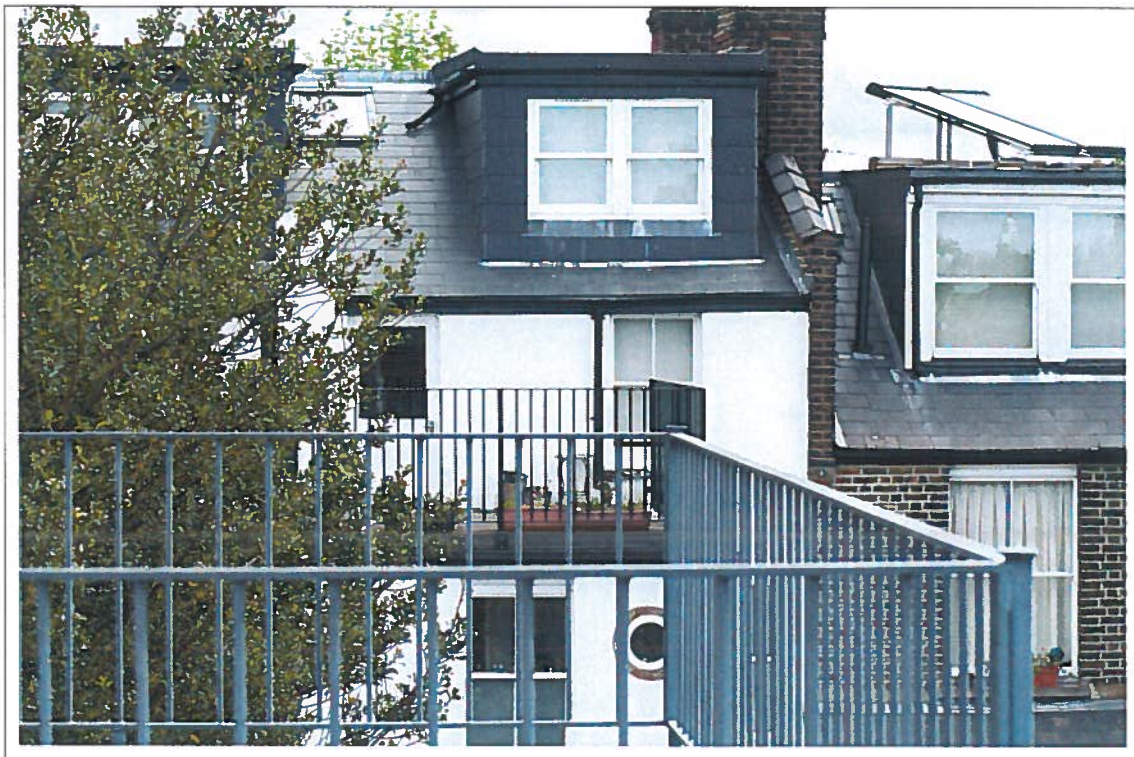
3. No 10 and 12, with existing roof terrace (metal railings)



4. Existing roof terrace (metal railings) on Oakfiled Road, viewed from Quernmore road



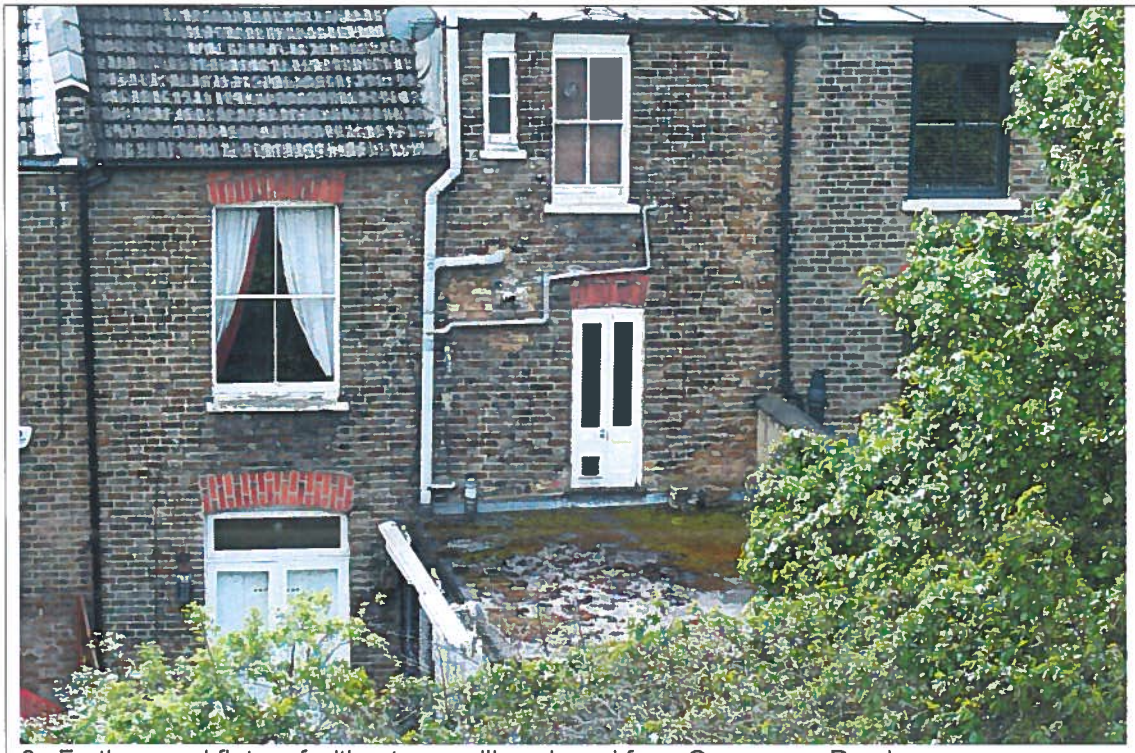
5. Existing roof terraces (metal railings) on Oakfield and Quernmore road and used flat roof without railings



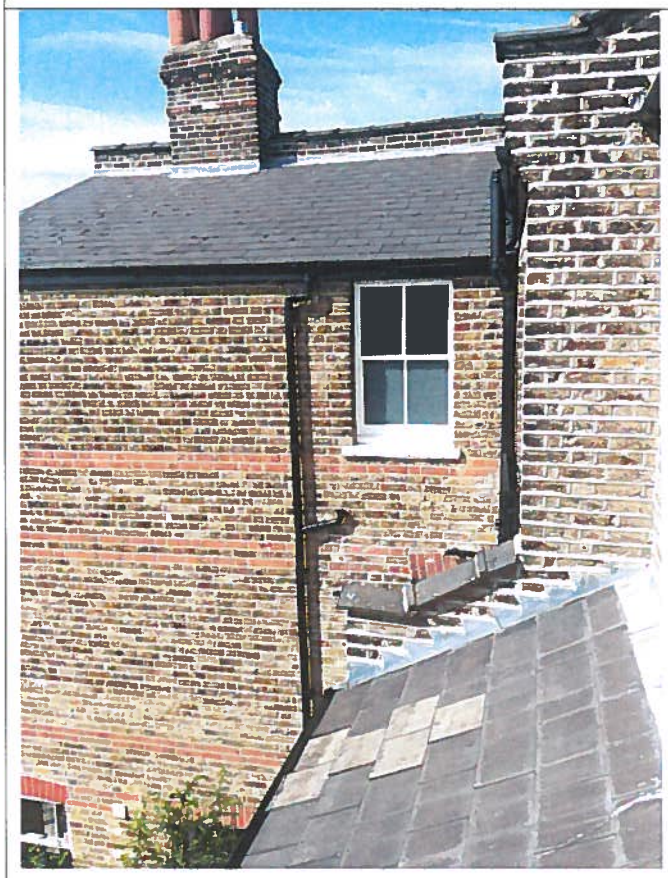
6.Existing roof terraces (metal railings) on Oakfield and Quernmore road



7. Consecutive roof terraces on Mount View Road, directly behind Quernmore Road



8. Further used flat roof without any railing viewed from Quernmore Road



9. View of No 8 Quernmore road from 10 Quernmore Road flat roof and proposed roof terrace. To overcome the concern of privacy into this semi frosted window, a wooden screen 1.7 metres will be constructed.

Thank you for your assistance and we look forward to hearing from you in due course.

Yours sincerely,

Jim Skelsey