



Planning Statement

LA & AA

6 Barrenger Road, London, N10 1JA - August 2022

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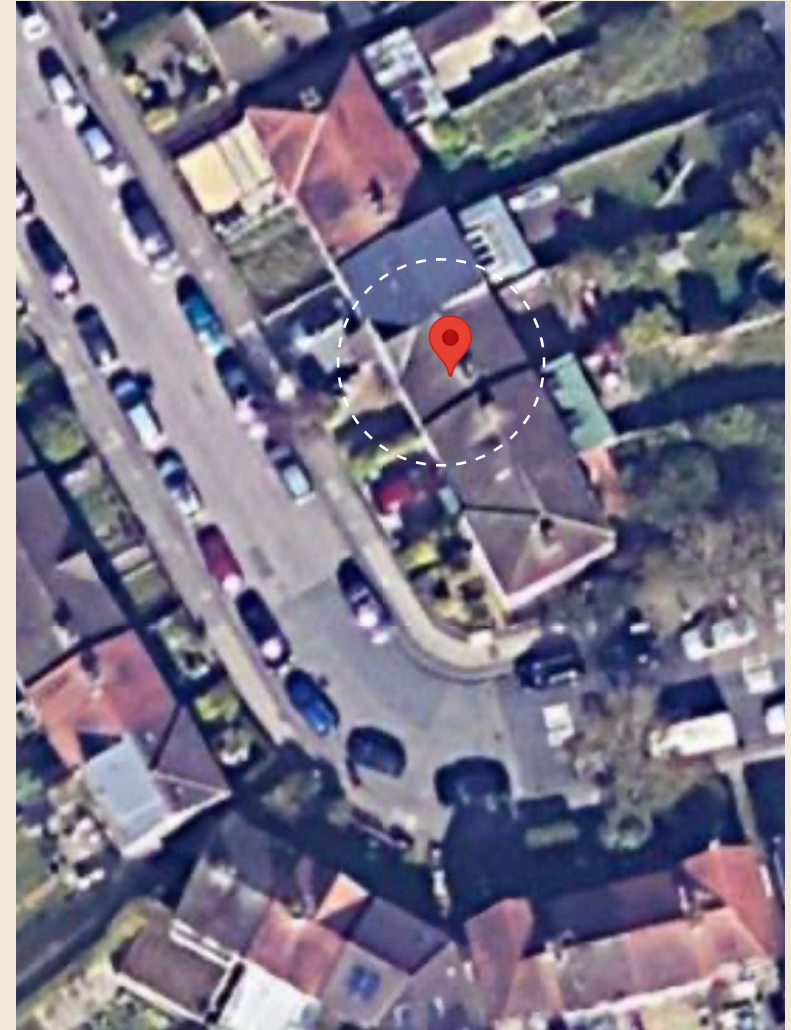
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Above images: aerial view (Google).

1. Introduction

- 1.1 This Planning Statement has been prepared on behalf of our clients in support of a planning application at the address 6 Barrenger Road, London, N10 1JA.
- 1.2 The site is located in a residential area in the London Borough of Haringey.
- 1.3 The site is not in a conservation area and it is not listed. The property does not fall within the curtilage of a listed building.
- 1.4 The existing building is a mid-terrace property.
- 1.5 The neighbouring buildings are of equal massing. They have render finish. All terraces are set back from the road by a small front garden.
- 1.6 The property is a single occupancy house. The application does not seek to change this.
- 1.7 Neighbouring properties:
4 Barrenger Road, London, N10 1JA
8 Barrenger Road, London, N10 1JA

2. Site Analysis

- 2.1 View onto property and neighbouring properties.



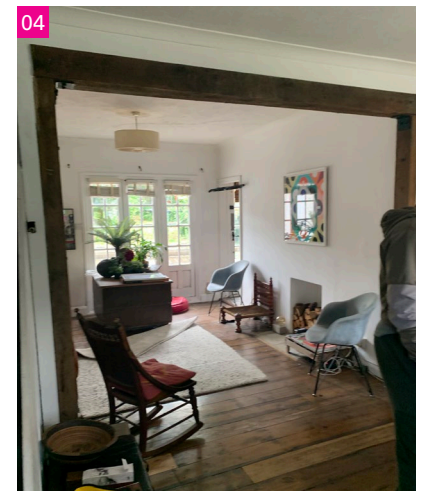
Front of house



Rear of house



Rear of property showing neighbouring property number 8 extensions



View from living room towards garden

3. Planning History

3.1 There are records of planning applications relating to the immediate area in the Council's database.

Application number: HGY/2021/2299

Address: 22 Barrenger Road, London, N10 1JA

Application type: Prior notifications on extension

Description of works: Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 2.8m

Decision date: 20/09/2021

Application Decision: Prior approval not required

Comments: *Planning application HGY/2021/2299 was granted permission for a ground floor rear extension. This application should be considered acceptable.*

Application number: HGY/2021/2299

Address: 22 Barrenger Road, London, N10 1JA

Application type: Prior notifications on extension

Description of works: Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 2.8m

Decision date: 20/09/2021

Application Decision: Prior approval not required

Comments: *Planning application HGY/2021/2299 was granted permission for a ground floor rear extension under permitted development. This application is for a smaller rear extension within permitted development size allowances, and should therefore be considered acceptable.*

Application number: HGY/2004/0498

Address: 6 Barrenger Road, London, N10 1JA

Application type: Certificate of Lawfulness (proposed)

Description of works: Erection of a single storey rear extension (Certificate of Lawfulness)

Decision date: 04/03/2004

Decision: Permission not required

Comments: *Planning application HGY/2021/0274 was granted permission for a single storey rear extension under PD. Therefore, this application should be granted approval for a similar scheme.*

Application number: HGY/2022/1020

Address: 88 Barrenger Road, London, N10 1JA

Application type: Full Planning Permission

Description of works: Raise existing roof and loft conversion with rear dormer & front roof lights

Decision date: 31/05/2022

Application Decision: Prior approval not required

Comments: *Planning application HGY/2022/1020 was granted permission for raising the height of the roof ridge and a rear dormer extension. Therefore, this application should be approved for raising the ridge to match the neighbouring property.*

Application number: HGY/2014/3028

Address: 86 Barrenger Road, London, N10 1JA

Application type: Full Planning Permission

Description of works: Raise ridge of roof and eaves height by approx 400mm to match neighbouring property, formation of rear dormer and insertion of 2no. roof lights to create a loft conversion.

Decision date: 09/01/2015

Application Decision: Prior approval not required

Comments: *Planning application HGY/2014/3028 was granted permission for raising the height of the roof ridge and the installation of a rear dormer extension. Therefore, this application should be approved for a similar scheme.*

Application number: HGY/2014/0611

Address: 84 Barrenger Road, London, N10 1JA

Application type: Full Planning Permission

Description of works: Raise ridge of roof by approx. 400mm to match neighbouring property and erection of a rear dormer roof extension and two rooflights to the front elevation (amended plan) (amended description)

Decision date: 03/06/2014

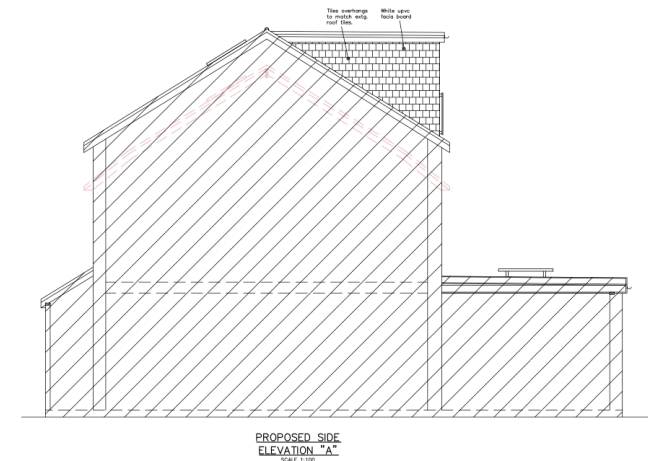
Application Decision: Prior approval not required

Comments: *Planning application HGY/2014/0611 was granted permission for raising the height of the roof ridge. This application should be considered acceptable*

4. Proposed Development

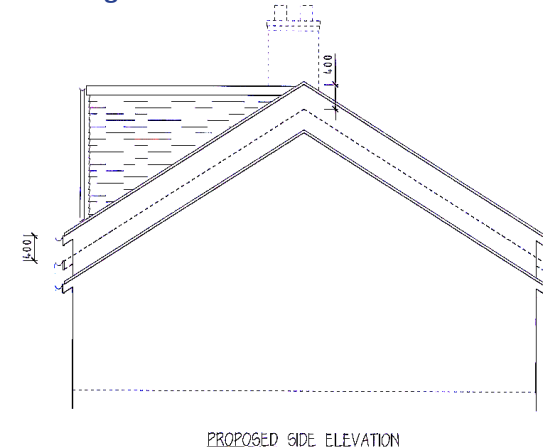
- 4.1 The proposal is for the construction of a rear loft dormer extension, raised roof ridge and eaves height, a ground floor rear extension and changes to materiality of the existing fenestration.
- 4.2 The ground floor rear extension will extend 6m at the deepest point with a maximum eaves height of 3.4m to match the neighbour's extension. The rear extension will be clad in brick to match the masonry found in the local area. The roof will be finished with a green living roof to promote biodiversity on site and blend the extension into the garden beyond.
- 4.3 The existing roof is to be raised by 400mm to match the neighbouring ridge at 4 Barrenger Road. The eaves height will be raised to match 4 Barrenger Road.
- 4.4 The rear dormer extension will be set in from the party wall and the roof will sit below the ridge tile. The exterior finish will be clad in hung tiles.
- 4.5 The new loft and rear dormer extension will provide a thermal upgrade to the existing roof. The dormer windows will have a high thermal performance and be of a high standard and finish. This follows the Haringey Local Plan which states that "The Council will promote the measures outlined below to reduce carbon emissions from new and existing buildings"

88 Barrenger Road: Approved scheme for raising roof ridge & dormer extension



Side Elevation

86 Barrenger Road: Approved scheme for raising roof ridge & dormer extension



Side Elevation

5. Planning Policy

- 5.1 Key considerations regarding Haringey's Local Plan Strategic Policies 2017, SP11 of Haringey Local Plan and the National Planning Policy Framework (2021).

The proposed works comply with the good practice principles (highlighted in magenta).

- 5.2 Policy DM1:

Delivering High Quality Design Haringey Development Charter
A All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria: a Relate positively to neighbouring structures, new or old, to create a harmonious whole.

The proposed development is designed to a high standard and finish and will vastly improve the existing property. The proposal responds to the character, massing and materiality of the surrounding area and the contemporary design of the ground floor extension compliments and considers the original building.

- 5.3 Policy DM12:

Housing Design and Quality

A. All new housing and residential extensions must be of a high quality, taking account of the privacy and amenity of neighbouring uses (see Policy DM1):

E. Extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period.

The volume and shape of the proposed rear extension responds to the scale and massing of the rear extensions of number 6 and 4 Barrenger Road (neighbouring properties). The proposed extension is split into two distinct volumes to create continuity with the rear roof-scape. Careful consideration has been given to the orientation and design of the extension to respond to the site conditions. Glazing has been limited to prevent overheating whilst allowing natural light and ventilation to fill the ground floor.

The raised ridge and rear dormer extension reflects the scale and massing of neighbouring properties and those in the immediate area. The design is site appropriate in scale, massing and materiality and reflects the local character. The rear dormer is set in from the party wall and ridge line and is therefore subordinate to the host building.

- 5.4 National Frameworks

5.7 Paragraph 126 of the NPPF (2021) sets out that good design is a key aspect of sustainable development. Careful consideration has been given to develop a design proposal that balances the needs of the client with a built form that complements the existing building and its wider context.

The proposal will create a home that better meets the need of the family and will provide additional living, home working and sleeping space. This will enable the family to continue living at this property in the long term. The proposal will see the existing fabric thermally upgraded to create a more energy efficient and sustainable home.

- 5.5 *Paragraph 130 of the NPPF (2021) states that the proposal is considered to improve the function of the property by consolidating the services of the building into the darker centre of the plan and combining the social spaces into one cohesive living space connected to the garden.*

The ground floor rear extension has been designed to frame the view of the rear garden and sit within designated planted areas. The proposed kitchen, dining and living area will enjoy direct access and views of the garden with utility areas moved to the darker core spaces. Overall, the proposal creates a cohesive social, living and working space that better utilises the internal layout.

- 5.6 Conclusions

Overall, the proposal meets the policies DM1 & DM12 of Haringey's Local Plan Strategic Policies 2017, SP11 of Haringey Local Plan and the NPPF for the following reasons:

The design of the rear ground floor extension and loft extension responds directly to the immediate context and character, drawing in references to scale, massing and materiality. The extensions make better use of the existing underutilised spaces and create strong connections to the existing garden and surrounding views.

6. Access

- 6.1 No changes to access are proposed
- 6.2 Wheelchair and ambulance access to the property is unaffected by the proposals.



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