



Planning Statement

TK & OH

Step Change - September 2022

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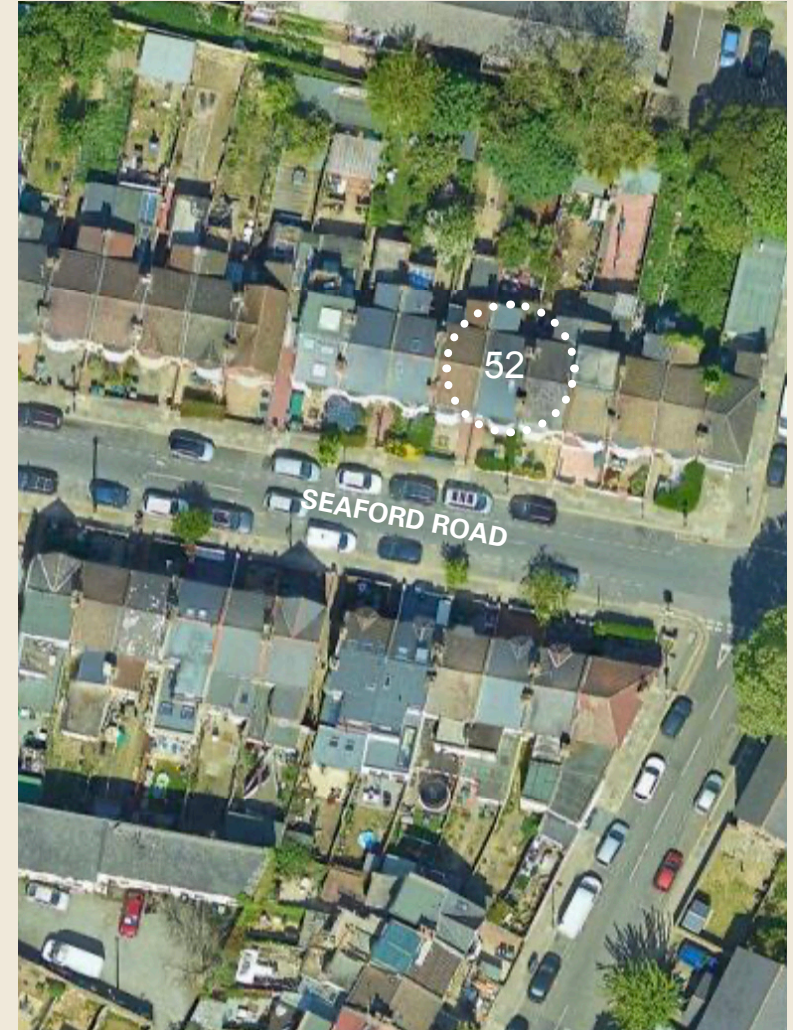
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Above images: aerial view (Google).

1. Introduction

- 1.1 This Planning Statement has been prepared on behalf of our clients in support of a planning application at the address 52 Seaford Road, London, N15 5DT.
- 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 or brick 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:
50 Seaford Road, London N15 5DT
54 Seaford Road, London N15 5DT

2. Site Analysis

- 2.1 View onto property and neighbouring properties.



Front of house



Existing rear first floor outrigger



Rear extension showing existing window to be enlarged



Rear extension

3. Planning History

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

Application number: HGY/2021/0274

Address: 102 Seaford Road, London, N15 5DT

Application type: Certificate of Lawfulness (proposed)

Description of works: Certificate of lawfulness: proposed formation of rear dormer and outrigger dormer and insertion of two roof lights.

Decision date: 26/02/2021

Decision: Permission not required

Comments:

Planning application HGY/2021/0274 was granted permission for a rear dormer and outrigger extension under Permitted Development. Therefore, this application should be granted approval for a similar scheme.

Application number: HGY/2021/0466

Address: 110 Seaford Road, London, N15 5DT

Application type: Certificate of Lawfulness (proposed)

Description of works: Certificate of lawfulness for the erection of side gable extensions and rear and side dormer extensions to roof.

Decision date: 26/02/2021

Application Decision: Permission not required

Comments:

Planning application HGY/2021/0466 was granted permission for a gable roof extension which can be seen from the street. The proposal has minimal impact on the streetscape as the design was respectful of the local character. The application was also granted approval under Permitted Development for a rear dormer extension. Therefore this application should be approved as the raised ridge height will match the scale and height of properties in the area, and both the ridge and the rear dormer extension will be in keeping with the scale and massing found along Seaford Road.

Application number: HGY/2021/0119

Address: 110 Seaford Road, London, N15 5DT

Application type: Full Planning Permission

Description of works: Demolition of existing single storey and erection of new single storey side/rear extension. Alterations to openings, external landscaping and associated works (amended scheme)

Decision date: -

Application Decision: Grant Permission

Planning application HGY/2021/0119 was granted permission to replace the existing rear ground floor extension. Therefore, this application should be granted approval for alterations to improve the existing rear extension.

Application number: HGY/2021/1359

Address: 112 Seaford Road, London, N15 5DT

Application type: Certificate of Lawfulness (proposed)

Description of works: Certificate of lawfulness for proposed loft conversion with dormers on the main rear roof slope and over the outrigger projection, including insertion of two roof lights to the front roof slope.

Decision date: 21/06/2021

Application Decision: Permission not required

Comments:

Planning application HGY/2021/0359 was granted permission for a loft conversion with rear dormers, outrigger extension and installation of roof lights on the front elevation under Permitted Development. Therefore, this application should be granted approval for a similar scheme.

3. Planning History

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

Application number: HGY/2014/3005

Address: 86 Seaford Road, London, N15 5DT

Application type: Full Planning Permission

Description of works: Construction of hip to gable extension with rear dormer.

Decision date: 09/12/2014

Application Decision: Grant Permission

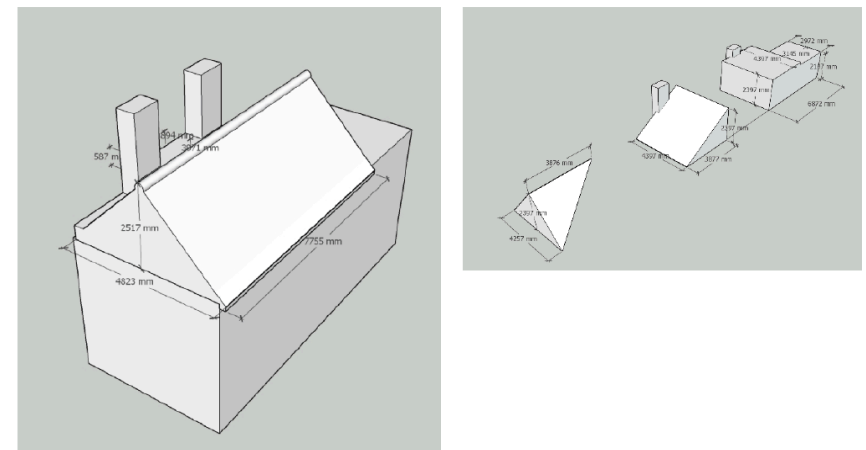
Comments:

Planning application HGY/2014/3005 was granted a hip-to-gable roof extension which is visible from the street. The impact on the streetscape is minimal as the design is in keeping with the neighbouring properties and character of the local roofscape. Therefore this application should be given approval for a raised ridge as it will retain the eaves and be in keeping with the immediate roofscape.

Approved Scheme: 86 Seaford Road hip-gable extension



Approved Scheme: 102 Seaford Road side and rear gable extensions



Photographic Survey



The images show raised ridge lines which retain or increase eaves heights in the immediate area

4. Proposed Development

- 4.1 The proposal is for the construction of a rear loft extension extending over the outrigger, raised roof ridge (retain eaves), 2 x roof lights to front of property, raising of party walls, removal of chimney on rear outrigger, and a refurb of the existing ground floor rear extension and the installation of a new pitched roof with roof lights.
- 4.2 There will be new insulation installed along the rear wall of the ground floor extension. New cladding to match the existing will be installed. The existing glazed door will be replaced and there will be a new window seat installed in place of the existing rear window. Materials to match existing. The roof will be replaced with a single pitched roof with a large glazed rooflight to allow natural light into the central dark space of the terrace.
- 4.3 The proposal seeks to demolish the existing rear chimney above the outrigger which is shared with the neighbouring property - 54 Seaford Road. The existing chimney is not in use by both neighbouring properties, and is visually very crooked.
- 4.4 The roof is to be raised to match the neighbouring ridge and enable an internal ceiling height of 2m. The eaves at the front of the property will be retained and the pitch of the roof will be altered to enable the interior headroom.
- 4.5 The full width rear dormer extension will sit between the existing gable walls. The front gable wall viewed from the street will be retained, and the rear gable will be extended above the proposed extension. The extended gable wall will create a fire barrier (as per building regs) between the neighbouring property at 50 Seaford Road (see image 11).
- 4.6 The exterior finish will be clad in standing seam to match the colour of exterior cladding found in the area. Standing seam will provide a high quality and durable finish.

- 4.7 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”



50 Seaford Road showing existing gable to be raised to create appropriate fire barrier between neighbouring loft extensions

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. The rear loft extension will use materials and volumes distinctive to this area and in keeping with the immediate neighbouring properties. A new rear gable wall will sit between the proposed loft extension and the existing neighbouring loft extension at number 50 Seaford Road. The two loft extensions will be seamlessly connected with a masonry gable sitting between the two - an extension of the existing party wall. The rear chimney will be retained above the new roof.

- 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 loft extension is in keeping with the traditional loft extensions in the area. The existing rear extension will be thermally upgraded with materials to match the existing . The new rooflight will allow natural light to enter into the dark central kitchen space.

- 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 more suited for a family to put down their roots in the area with the long-term view to stay at the property. The proposed loft extension will provide a third bedroom and a work from home studio. This will vastly improve the quality of living for the homeowners who currently use one of the existing two bedrooms, as a full-time studio space.

The proposal aims to set an example for good design within the residential area as it will respect the local materials, scale and massing whilst promoting better design and quality of materials that are both durable and sustainable.

5. Planning Policy

- 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 renovation of the existing ground floor rear extension, relocation of ground floor staircase and internal reconfiguration to include a defined utility, will create a much more cohesive living space. The current rear extension does not enjoy views of the large garden as it is flanked by a ground floor WC which blocks views out to the garden. The proposal will remove/relocate the WC and open up the existing kitchen to the garden. A new window seat will replace the small rear WC window the installation of a large rooflight will enable natural light to flood the central dining and living spaces.

- 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 scale and massing of the proposed loft extension and ridge raise are in keeping with the immediate area and are in line with the local character. The design is of high quality and finish and promote good design in the area. The renovation of the rear extension promotes sustainable development by renovating rather than demolishing the existing, and will create a highly functioning and cohesive ground floor space which is visually and physically connected to the garden.

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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