



Our Ref

Report Date

Address

Proposal

Prepared by
Express Planning

1.0 Introduction

The applicant has appointed Express Planning Ltd. to prepare the necessary drawings and supplementary documents for pursuing this Householder Planning Application.

This statement accompanies a Householder Planning Application and supporting documentation to indicate the erection of a rear dormer with roof lights on the front slope at 449A West Green Road, London, N15 3PL.

This application and drawings demonstrate that we will comply with Haringey Local Plan, London Plan and National Planning Policy Framework.

This statement should be read in conjunction with the drawings.

2.0 Planning Policy (Haringey Local Plan, London Plan, National Planning Policy Framework)

DM Policy (2017) DM1 'Delivering High Quality Design'

SP 11 Design

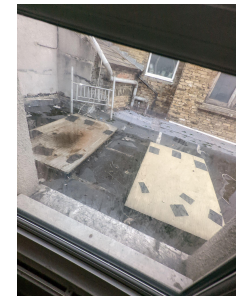
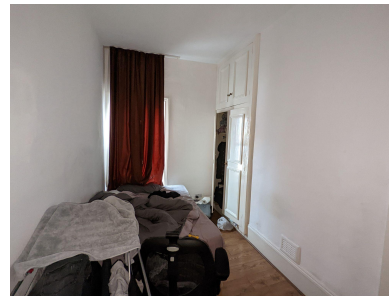
3.0 Location & Setting

The property is situated along West Green Road, predominantly commercial at the ground floor level and residential at the upper levels.

The site is immediately surrounded by buildings of a similar style, terraced, two/three storey buildings. Many of the flats on the upper levels have dormer extensions at the roof level.

The subject property is a terraced building set over two floors, brick external and pebble renders on the exterior facades.

The subject property does not fall into a Conservation Area.



4.0 Use

The existing property is used as a flat (C3 Use Class) and it's use will remain the same. The rear dormer addition will provide an extra bedroom space for the flat.

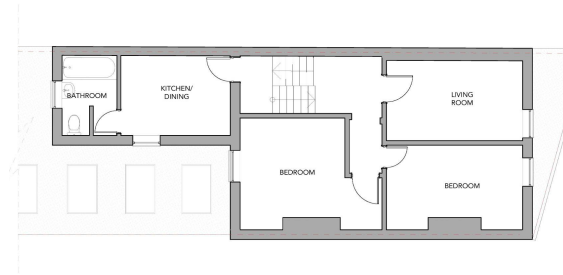
5.0 Amount & Layout

The existing GIA of the first floor is 60.32 sqm, and the proposed GIA will be remain the same.

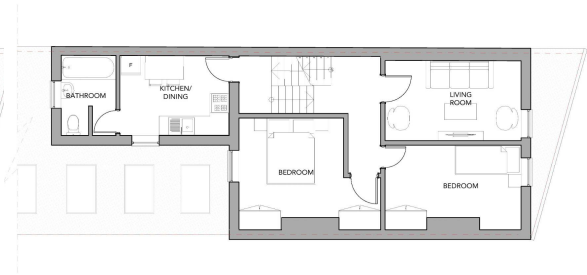
The proposed GIA of the loft floor is 31.71 sqm.

The alterations include the erection of a rear dormer and insertion of 3 rooflights on the front roof slope.

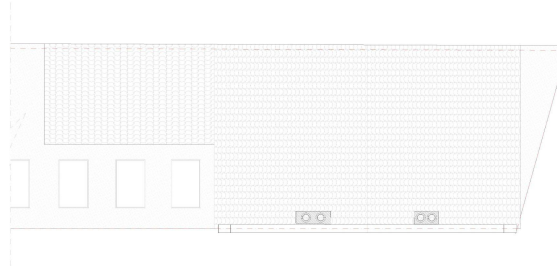
External alteration includes building dormer walls for the dormer extension and tiling walls with similar colour/materials to the existing roof.



EXISTING FIRST FLOOR



PROPOSED FIRST FLOOR



EXISTING ROOF FLOOR



PROPOSED LOFT FLOOR

6.0 Scale

The scale of the proposed extension has been kept aligned with the main building.

The design will have no adverse effect on the immediate neighbouring properties.

There have been numerous dormer extensions along the street, the closest being No 443, No 434, No 412 on West Green Road. The proposed extension has been designed in line with the context and precedents. The proposed extension is, therefore, appropriate given the array of extensions that have been implemented and form the context of the street.

The proposed dormer extension is sympathetic in both design and in proportion with the existing properties and public and private open spaces in the vicinity.

The development does not have an overbearing impact, nor does it cause a significant sense of enclosure or loss of outlook from or light to the main windows of the habitable rooms of the neighbouring properties.

7.0 Access

The main access to the building is located on the front elevation and will remain the same.

The proposal considers the necessary arrangements to ensure that all occupants have adequate access to all common parts of the building.

8.0 Appearance & Materials

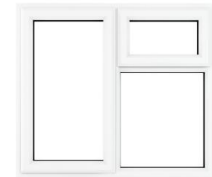
The existing roof is brown tiles, and the dormer tiles will be similar to the existing roof tiles. The existing windows are white uPVC, and the proposed windows will be the same.

The rear elevation was designed to be united with the host property's shape and outlook and not cause a sense of enclosure, loss of outlook from, or light to main windows of habitable rooms of the neighbouring properties.

The materials used will be appropriate to the context; therefore, the walls, windows and roof lights will match the neighbourhood's existing character.



Rooflights



White uPVC windows



Dormer walls to match existing

Conclusion

This application seeks a Householder Planning Application for the erection of a rear dormer with roof lights on the front slope at 449A West Green Road, London, N15 3PL.

This application and drawings demonstrate that we will comply with the Haringey Local Plan, London Plan and National Planning Policy Framework.

The extension has been designed with integrity to the overall building character and on the basis that it would have no impact on the visual amenity of the surrounding area and occupiers of the neighbouring properties—the design and scale of the extension respect the existing building and the streetscape. The use of similar materials and architectural features ensures the development is sympathetic to the character of the building. The increased space will create high-quality living accommodation for current and future occupants, thereby increasing the overall sustainability of the residence.

The proposal would not materially harm the area's character and appearance and would accord with the Local Plan.

We aim to work proactively with the LPA to create a high-quality and sustainable environment and believe this proposal enhances the building and the local area.

Should additional information or clarification be required to progress this application, please do not hesitate to contact Express Planning Ltd. We are more than happy to make any amendments to the proposal that the London Borough of Haringey may suggest.

Precedents



Planning Reference: HGY/2014/0124

434 West Green Road London N15 3PT

Conversion of loft of upper maisonette including erection of a rear dormer window to create an additional bedroom (amended description)



Planning Reference: HGY/2013/1722

412 West Green Road London N15 3PT

Erection of dormer with insertion of 2 x rooflights to front elevation

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