



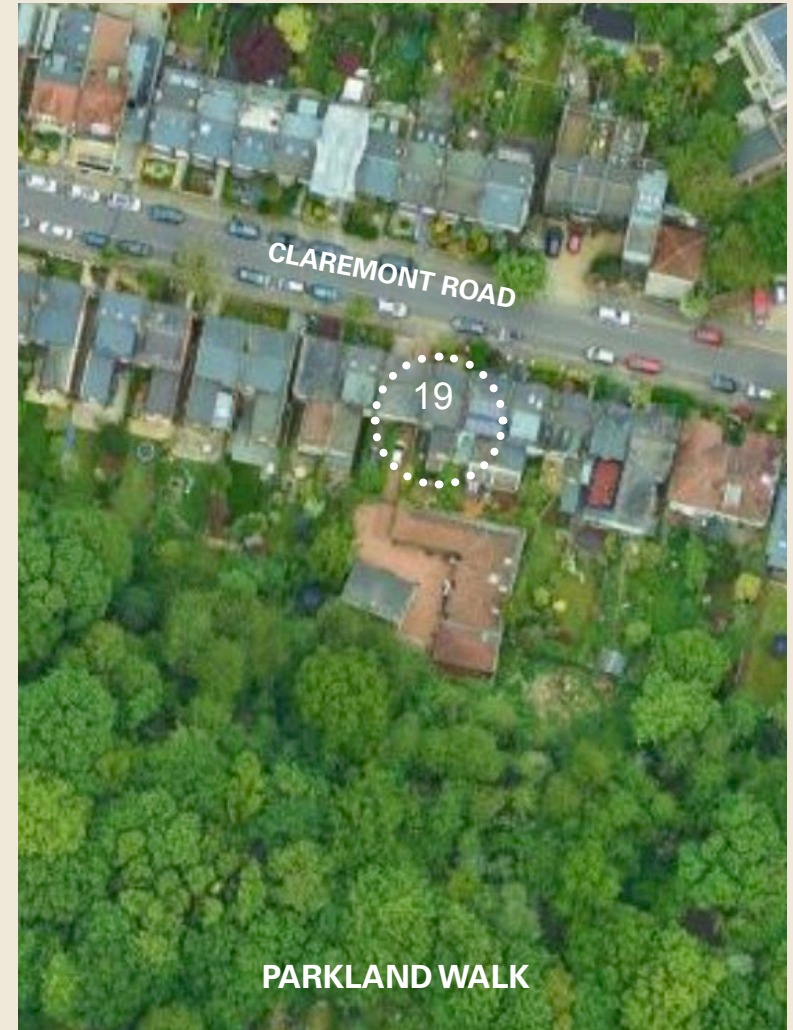
Design & Access Statement

MT & JG

Parkland View - November 2022

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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 19 Claremont Road, London, N6 5DA.
- 1.2 The site is located in a residential area in the London Borough of Haringey.
- 1.3 The site is in the Highgate Conservation Area but the property 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 wall finishes. 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:
17 Claremont Road, London N6 5DA
21A Claremont Road, London N6 5DA

2. Site Analysis

- 2.1 View onto property and neighbouring properties.



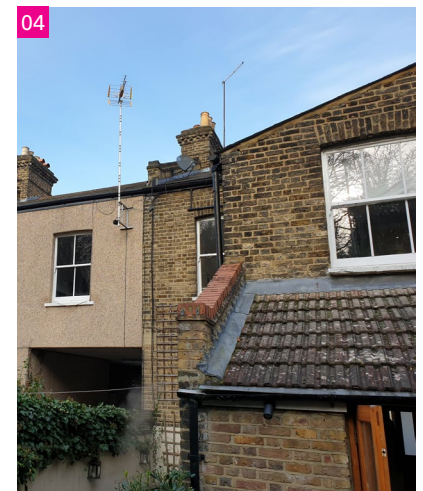
Front of house



View of rear outrigger



View of neighbouring number 17 Claremont Road



View of neighbouring property 21A Claremont Road

3. Planning History

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

Reference number: HGY/2022/1008

House Number: 91 Claremont Road, London

Decision date: 07/07/2022

Application Type: Full Planning Permission

Proposed Development: Replacement of two existing rear roof dormers with larger rear dormer including associated access to a roof terrace to be created on rear flat roof; Installation of additional front roof light (AMENDED PLANS).

Decision: Grant Permission/Consent

Comments:

Planning application HGY/2022/1008 was granted planning permission for the construction of a rear roof terrace and dormer access. The proposal is set back from the rear outrigger walls to reduce overlooking and privacy issues and was therefore considered acceptable. This application is of a similar size and scale and is also set back from the walls of the outrigger and should therefore be considered acceptable.

Reference number: HGY/2016/2615

House Number: 11 Claremont Road, London N65DA

Decision date: 10/10/2016

Application Type: Full Planning Permission

Proposed Development: Formation of roof terrace to back addition roof

Decision: Grant Permission/Consent

Comments:

Planning application HGY/2016/2615 was granted approval for the construction of a rear roof terrace above the existing outrigger and dormer access. The terrace extends 4m in length and is not offset from the outrigger wall. The size was considered acceptable as it is set back from the rear wall of the outrigger and is enclosed by an obscured glass railing (1.1m). Therefore, this application should be considered acceptable as it is significantly smaller in scale and is set back from both walls of the existing outrigger.

Approved Scheme: 91 Claremont Road, London N65DA (June 2022)

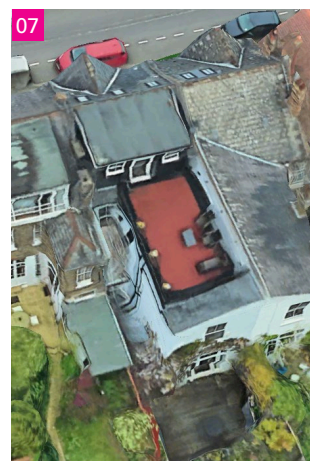


Rear Elevation



Section

Rear terraces



11 Claremont Road



51 Claremont Road



89 Claremont Road

4. Proposed Development

- 4.1 The proposal is for the construction of a roof terrace above the existing rear outrigger.
- 4.2 The access door leading to the small roof terrace will be finished in materials to match existing and approved application.
- 4.3 The roof terrace will be cut into the rear outrigger with a maximum railing height of 1.1m. The size of the terrace will be 50% of the current floor area of the existing pitched roof. The terrace will be set in from the edge of the outrigger by 1m to reduce visibility from neighbouring properties and ensure the terrace remains subordinate to the host building.
- 4.4 There will be a cast iron railing around the roof terrace with timber flooring.

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;

Roof terraces can be found in the immediate area and along Claremont Road. No. 19 Claremont Road, No. 11 Claremont Road, and No. 89 Claremont Road have rear roof terraces and are therefore not out of character in the local area. The structure will be light weight in materiality, small in scale and will be partially embedded in the existing roof. The subordinate scale of the roof terrace will have a minimal impact on the roof scape and will be in keeping with the character of the immediate area. The materials used reflect existing materials found in the local area and recently approved planning applications for roof terraces.

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.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours.

The size of the roof extension is modest covering 50% of the existing outrigger roof area. The terrace will be set in from the edge of the outrigger wall by 1m. The maximum height of the metal railing will be 1.1m. Access to the terrace will be through a single pivot door via the second floor dormer extension.

Due to the size, scale and massing of the rear roof terrace, the structure will not be highly visible and will not detract from the character and appearance of the coverservation area. The setback of the roof terrace will minimise overlooking of neighbouring gardens. There will be minimal overlooking of number 17 Claremont Road due to the height of the existing party wall blocking the view of the roof terrace. Due to the distance between the neighbouring property 12A to the west and number 19 to the east and the fact that the terrace is set back, there will be no significant, loss of privacy, light or amenity. Furthermore, it should be noted that there will be a degree of mutual overlooking into gardens from upper windows and existing rear dormer extensions of neighbouring properties due to the nature of the urban area.

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 roof terrace by means of scale, materiality and location will be subordinate to the host building, in keeping with the local character of the area, and will not have a detrimental on the amenities of neighbouring properties.

5. Planning Policy

5.5 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 rear roof terrace should be considered acceptable due to it's modest design which will not result in any significant adverse effect on the neighbouring properties. The materials and design of the terrace are in keeping with the character and appearance of the local area and follow the precedent of existing roof terraces in the immediate area.

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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