

Site Address: 16 Eastern Road, N22 7DD

Date: 25th November 2022

Document: Planning Statement

1.0 Overview

This document forms part of the Householder Planning Application for the proposed alterations to 16 Eastern Road, London, N227DD. This document should be read alongside:

- Existing architectural drawings
- Proposed architectural drawings

1.1 Introduction

No 16 Eastern Road is a mid-terrace house. It is not in a Conservation Area and the house is not listed. Our clients have lived in the property since April 2014 and continue to raise a family of four children who are all in schools locally. Our clients are active members of the community and are active in the management of the local resident's association.

Our clients undertook extensive refurbishment work during 2014 and 2015 to restore the house back to its original intended state. These works included stripping off extensive red wall paint on the exterior and having replicas of the original wooden sash windows installed. These works were very well received by the other neighbours on the street. The house has previously been extended into the roof, by the addition of a dormer roof that currently meets Permitted Development requirements.

The house is to be their home and is not for the rental market. The overarching purpose of the further loft extension is to provide our clients eldest daughter (who has special needs which the council are aware of) further bedroom capacity but at the same time deal with a number of remedial and improvements works to the property to bring it in line with current environment and building conditions.

2.0 Planning history

A Householder Planning Application was submitted in May 2022 to extend the length of the roof of the existing rear dormer to increase the bedroom size. The application was refused on 14th July 2022 under REF HGY/2022/1482. The reasons for refusal were;

1. The proposed roof extension, by reason of its excessive bulk and overall scale in relation to the property and the wider terrace in which it is located, would introduce a discordant and over dominant feature to the rear elevations of the building detracting from the character and appearance of the area and detrimental to local visual amenity contrary to DPD Policy DM1, Local Plan Policy SP11 and London Plan Policy D6.
2. The proposed extension by reason of its size, bulk and would create an increased sense of enclosure to the neighbouring property and would appear as an overbearing and unneighbourly

form of development harmful to neighbouring amenity contrary to London Plan Policies D6 and D14, and DPD Policy DM1.

3.0 Proposals

The proposal is to extend the length of the roof of the existing rear dormer to increase the bedroom size and provide our clients daughter an extended area required for her therapeutics and studying. As we have iterated above, while these works are on-going it is our client's intention to re-insulate the upper area of the property. Correct a structural bowing in exterior wall and eventually install across the entirety of the rear flat roof area photovoltaic panels which will provide energy to our clients and the power grid.

It is worth noting that our clients will be the first property it believes within a circa 1000 metre radius to be installing this type of environmentally beneficial technology. Our clients have also spoken with local residents and the resident's association who all support our clients aims and designs. This can be evidenced by the last planning application receiving no objections or concerns by our clients' neighbours all who have all been residents for a very long time.

As we have outlined above and can be confirmed via a visual look at our client's home is that they have always had and continue to the very best of intentions in relation to preservation of the property. This also includes making sure that they and their property are good citizens with the community. All the plans that have been submitted have already been sound boarded to their neighbours (all have been living in their own properties for a long time) to make sure that any objections to light, overlook etc were all dealt with before planning was submitted.

- Excessive bulk and scale.

The proposed extension to the dormer roof follows the same height as the existing lower portion of the extension to address the previous concerns over bulk and scale.

- Dominant feature to the rear elevation.

We propose the extension to be clad in a light-coloured timber rather than a grey metal in the previous application. The light timber allows the profile of the existing house to be clearly read ensuring the roof form does not appear a dominant or discordant feature. This type of structure and cladding has already been agreed by the council at 32 Northcott Avenue London N22 7DB.

- Create an increased sense of enclosure.

By maintaining the lower height of the extension the proposal reduces the sense of enclosure on the neighbours. The light-coloured timber cladding helps reduce any sense of enclosure or sense of appearing overbearing to its neighbours. Our clients are very confident after engaging with their neighbours and the wider local community that this will not be an issue.

As we have outlined above the local neighbours and residents' association have been full canvased about our clients' planning intentions and have raised no issue about any of the points above. It is our client's belief that their proposed plans will benefit the area and its community.

The following tables explain how the revised proposals address the Haringey and London wide policies cited in the refusal REF HGY/2022/1482.

Haringey DPD Policy DM1	
Character of development	How the proposal responds
B Development proposals should relate positively to their locality, having regard to;	
a. Building Heights	The proposal has been reduced to follow the height of the existing extension.
b. Form, scale & massing prevailing around the site;	Form The form follows that of the existing extension. Scale The height of the proposed dormer extension has been reduced to follow the height of the existing extension. The width of the proposed dormer is the same as the existing extension The length of the proposed dormer is increased, however this does not have a negative impact the surrounding neighbouring gardens. Massing The height and width of the proposal has not been increased. The length of the massing is increased towards the rear of the house, however this does not increase overlooking or overshadowing to the neighbouring gardens and cannot be seen from the street.
c. Urban grain, and the framework of route and spaces connecting locally and more widely;	N/a
d. Maintaining a sense of enclosure and, where appropriate, following existing building lines;	N/a
e. Rhythm of an neighbouring or local regular plot and building widths;	The proposal is not wider than the existing extension. The light coloured timber allows the form of the existing house to be maintained, so retaining the rhythm along the rear of the houses.
f. Active, lively frontages to the public realm;	N/a
g. Distinctive local architecture styles, detailing and materials	N/a

Haringey Local Plan SP11 - Design	
All new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. To achieve this all development shall:	How the proposal responds
Be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity;	By maintaining the existing roof height, the proposal is respectful of the existing context and character of the area. The light coloured timber allows the form of the existing house to be clearly maintained.
Ensure impacts on health, climate change, natural resources and biodiversity are minimised by adopting and improving sustainable design and construction techniques;	The clients have a dedication to improving the performance of the house by incorporating PV panels and re-building the existing dormer extension to allow for upgraded insulation.
Incorporate solutions to reduce crime and the fear of crime, such as promoting social inclusion; creating well-connected and high quality public realm that is easy and safe to use; and by applying the principles set out in 'Secured by Design' and Safer Places;	N/a
Promote high quality landscaping on and off site, including improvements to existing streets and public spaces;	N/a
Seek the highest standards of access in all buildings and places; and	N/a
Ensure buildings are designed to be flexible and adaptable – and able to integrate services and functions.	N/a

London Plan D6	
Design	How the proposal responds
Housing development should be of high quality design and provide adequately-sized rooms (see Table 3.1) with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners without differentiating between tenures.	If the existing dormer is re-built in its current form with upgraded insulation the bedroom in this location will become very small. The extended dormer would allow us to meet this requirement and create a comfortable layout fit for purpose.
Qualitative aspects of a development are key to ensuring successful sustainable housing. Table 3.2 sets out key qualitative aspects which should be addressed in the design of housing developments.	N/a These relate to new build developments.
Housing development should maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings. A single aspect dwelling should only be provided where it is considered a more appropriate design solution to meet the requirements of Part B in Policy D3 Optimising site capacity through the design-led approach than a dual aspect dwelling, and it can be demonstrated that it will have adequate passive ventilation, daylight and privacy, and avoid overheating.	N/a These relate to new build developments.

The design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space	The proposal does not impact the neighbours amenity space or cause additional overshadowing.
Housing should be designed with adequate and easily accessible storage space that supports the separate collection of dry recyclables (for at least card, paper, mixed plastics, metals, glass) and food waste as well as residual waste.	N/a These relate to new build developments.
Housing developments are required to meet the minimum standards below which apply to all tenures and all residential accommodation that is self-contained.	N/a These relate to new build developments.

London Plan D14	
Noise	How the proposal responds
A. In order to reduce, manage and mitigate noise to improve health and quality of life, residential and other non-aviation development proposals should manage noise by:	
1) avoiding significant adverse noise impacts on health and quality of life	The proposal will not adversely affect the noise impact on the site
2) reflecting the Agent of Change principle as set out in Policy D13 Agent of Change	N/a
3) mitigating and minimising the existing and potential adverse impacts of noise on, from, within, as a result of, or in the vicinity of new development without placing unreasonable restrictions on existing noise-generating uses	The proposal will not adversely affect the noise impact on the site
4) improving and enhancing the acoustic environment and promoting appropriate soundscapes (including Quiet Areas and spaces of relative tranquillity)	The proposal will not adversely affect the noise impact on the site
5) separating new noise-sensitive development from major noise sources (such as road, rail, air transport and some types of industrial use) through the use of distance, screening, layout, orientation, uses and materials – in preference to sole reliance on sound insulation	The proposal will not adversely affect the noise impact on the site
6) where it is not possible to achieve separation of noise-sensitive development and noise sources without undue impact on other sustainable development objectives, then any potential adverse effects should be controlled and mitigated through applying good acoustic design principles	The proposal will not adversely affect the noise impact on the site
7) promoting new technologies and improved practices to reduce noise at source, and on the transmission path from source to receiver.	The proposal will not adversely affect the noise impact on the site
B Boroughs, and others with relevant responsibilities, should identify and nominate new Quiet Areas and protect existing Quiet Areas in line with the procedure in Defra's Noise Action Plan for Agglomerations	N/a