



DDI (London): 0207 692 0643

DDI (Bedford): 01234 834548

E: louis@smplanning.com

W: www.smplanning.com

London Office:

80-83 Long Lane

London, EC1A 9ET

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Sent via planning portal only:

Dear Sir/Madam

HOUSEHOLDER PLANNING APPLICATION – TOWN AND COUNTRY PLANNING ACT 1990

36 MANOR ROAD, LONDON, N17 0JJ

ERECTION OF REAR DORMER WITH ASSOCIATED ROOFLIGHTS TO THE FRONT AND THE ERECTION OF A PART SINGLE PART TWO STOREY REAR EXTENSION FOLLOWING THE DEMOLITION OF EXISTING SINGLE STOREY REAR EXTENSION AND ASSOCIATED WORKS

Please accept this covering letter as an accompaniment to this householder planning application for the proposed extensions and alterations to No. 36 Manor Road, London, N17 0JJ ('the site'). Please find enclosed a complete application form with full set of existing and proposed plans, site location plan and CIL questions form.

The Site

The site lies on the north side of Manor Road and comprises of a mid-terrace, two storey residential property. The site is not statutory listed or located in a conservation area. The surrounding area comprises of similar, terraced development dwellings. Many of which have been extended and altered to the rear and at roof level. The rear of the site lies within a flood zone 1 and therefore has a low probability of flooding and has a low public transport accessibility level of 2.

The Proposal

This planning application seeks permission for the erection of a rear dormer, install rooflights to the front roof slope, demolition of the existing single storey rear extension and erect a part single part two storey rear extension and associated works.

Planning Policy

National Planning Policy

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour

of sustainable development which incorporates three specific strands – economic, environmental, and social. Section 12 (achieving well designed places) is considered relevant to the consideration of this application.

Local Planning Policy

The adopted Development Plan for the London Borough of Haringey comprises the London Plan (2021) (LP), Strategic Policies (2013) (SP), and the Development Management DPD (2017) (DM). The following policies are considered relevant to the consideration and determination of this application.

The London Plan (2021)

- Policy D4 – Delivering Good Design

Haringey Strategic Policies (2013)

- Policy SP2 – Housing
- Policy SP11 – Design

Haringey Development Management DPD (2017)

- Policy DM1 – Delivering High Quality Design
- Policy DM12 – Housing Design Quality

Planning Assessment

Principle of development:

Law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The site comprises a building in active residential use and no changes are proposed to the established use class. In such locations, there are no development plan or national planning policies that restrict the extension or alteration of residential properties in principle, subject to the consideration of all other material planning considerations.

Design and visual impacts:

Section 12 of the NPPF refers to well-designed places. Paragraph 130 (c) states that planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DMP both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

The proposed rear extension is not of any significant architectural or historic merit. Therefore, the principle of demolition the extension is considered to be acceptable. The proposed part single, part two storey rear extension is modest in depth. The ground floor element spans the full width of the rear elevation, and the first-floor element is less than half the width of the original house. The

extension is proposed to have a flat roof, with the eaves set down from that of the main house. The result is a rear extension that is clearly subservient to the host building.

The proposed rear dormer is set back from the eaves, down from the ridge and is proposed to be finished in hanging tiles of similar appearance to that of the host building. The dormer would not dominate the rear roof slope. The fact the property has its full permitted development allowances, and the proposed dormer meets the criterion and limitations set out in Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) is a material consideration as a fall back.

The proposed roof lights are modest and broadly align with the fenestration below. The roof lights would not harm the appearance of the host building or the wider terrace. The roof lights are permitted development pursuant to Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

There are numerous examples of extensions to dwellings, both to the rear and at roof level in the locality. Notably, no.32 has been extended to the rear at two storey level and no.38 has a large rear dormer, please see below. Such alterations and extensions form part of the established and evolving character of the area. Furthermore, owing to the locations of the proposed extensions and the intervening-built form, the proposed extensions would not be readily visible from public vantage points.



The proposed extensions are high quality, subordinate additions to the host property that are in keeping with the appearance and proportions of the host building, the wider terrace and the wider character of the area. The proposed development confirms to the design aspirations of Local Plan Policies SP 11 and DM 1 and the National Planning Policy Framework.

Residential amenity:

London Plan Policy D3 states that new development should deliver appropriate outlook, privacy and amenity.

Policy DM1 of the local plan requires development to be of a high amenity standard in terms of privacy, sunlight/daylight and overlooking.

The proposed rear extensions are modest in depth both neighbours have rear projections at ground level. The proposed flat roof design minimises the massing of the extensions and any light impacts on neighbouring windows. The proposed upper floor windows would not give rise to materially different overlooking/ privacy impacts than the existing upper floor windows of the building. The proposed development will not have an adverse impact on neighbouring amenity and accords with London Plan Policy D3 and Local Plan Policy DM1.

Summary

As demonstrated within this letter and supporting documents, the proposed works are considered to have an acceptable impact on the character of the area, the host property and neighbouring amenity. The development fully accords with the development plan and national planning policy. Therefore, it is respectfully requested that planning permission is granted.

I trust this letter and the enclosed documents provide you with sufficient information to determine the application but if you require any points of clarification or have any questions please do not hesitate to contact me.

Yours faithfully

Louis Brewer
Planner
SM Planning