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Design & Access Statement

59 Lanchester Road N6 4SX

1.1 Introduction

This Supporting Statement has been prepared to accompany the documentation submitted for pre-application advice to the London Borough of Haringey in respect of the proposed development at 59 Lanchester Road N6 4SX. Pre-application advice is being sought for a minor development. The description of the development is as follows:

“Side extension at first-floor level over existing garage; roof extension of existing hipped roof including the creation of a rear dormer and internal alterations to a single family dwellinghouse”

The proposal follows on the previously approved planning application ref.: HGY/2022/0896 and aims to extend the first floor of the property to provide a flexible and high-quality family home for a multi-generational family. The proposal would create much needed additional floor space and enable the internal layout of the family home to be reconfigured. The proposed development has considered all relevant planning policies to ensure that the neighbouring amenity space is preserved and that there is no harm caused to the appearance of the dwelling or its setting.

The purpose of this Statement is to provide precedents and examples of similar developments in the area to demonstrate that the proposed development will fit into the context and have no harmful impact on the surrounding streetscape.

1.2 Site Location and Context

The site is located on the eastern side of Lanchester Road and the rear boundary of these properties faces Highgate Wood.

The houses in this street are generally detached but there are also some semi detached houses with a diversity of architectural styles including some modern developments. This street is not designated as a conservation area.

The existing building is a 1920-30s two-storey detached property of masonry construction. It is finished in fair face brickwork to the ground floor and roughcast pebbledash painted white finish above the first floor, with a gable at the front. The existing roof is tiled in plain clay. It has an attached single storey flat roofed garage that extends towards the boundary with No 61 Lanchester Road.

A previous proposal for the erection of single storey side to rear extension; rear dormer roof extension; removal of chimney; replacement of front and rear windows; installation of side door; and rear patio was approved on 10/05/2022, planning ref.: HGY/2022/0896.

1.3 Proposed Development

The new proposed development follows the previous design but proposes to extend the house at first-floor level by building out to the side over the attached garage, this will also involve extending the hipped tiled roof to cover the new extension.

The new extension will ensure that a gap of more than 1m is retained between No 61 and No 59 Lanchester Road, which will become wider towards the rear of the property due to the different alignment of the properties. In addition, the hipped roof will make the gap wider at the top part of the elevation. To the front, the side extension would retain the existing garage door at the ground floor level and extend the hipped roof introducing a third dormer window to the frontage of the dwelling, replicating the design, materials and dimensions of the already existing two features. To the rear, the first-floor extension will match the current first-floor finish and window patterns. To the side an obscured glazed window is proposed at the first-floor level only openable above 1.7m from floor level, ensuring that the privacy of the neighbouring property is not compromised.

The character of the street scene is mixed, with a number of detached and semi-detached properties of varying scales and forms, a number of which have been subject to sizeable roof and rear extensions.

Some relevant examples have been listed in the section “Relevant Planning History and Precedents” below with relevant planning references and notes where appropriate.

1.4 Pre-application Feedback

Pre-application advice for the proposal was sought prior to this householder application. The pre-application reference is PRE/2023/0007. The report determined that the proposal was acceptable.

These are extracts from the report received on 18/01/2023:

3. First floor side extension and roof extension - The proposal to erect a first-floor side extension and roof extension is considered acceptable because it would be sufficiently set back from the front and its sloping roof would create a sufficiently subordinate addition to the application property and the extended roof would match the original roof in terms of pitch, design and material. Overall, the proposal is consistent with original design of the application property. Lastly, an approximately 1m gap has been retained between the northern side elevation and site boundary to maintain the existing visual separation between the neighbouring properties.

4. Rear dormer - The proposed rear dormer would be 8m wide, approximately 3m wider than what was approved under permission ref: HGY/2022/0896. However, this is considered acceptable as the width of the original roof has also been extended from 11m to 14m. The increase in width by the proposed rear dormer would be in line with the increase in width by the hipped roof. The rear dormer would still be modest in scale when considered in relation to the enlargers roof form and would still preserve the majority roof space in the rear roof slope. The rear dormer is also set back sufficiently from the edges, eaves and ridge of the roof. Its design and material would be keeping with the host building in that the cladding material would be tiles to match the existing roof and the dormer windows would match the new rear fenestration on ground and first floor level.

1.5 Relevant Planning History and Precedents

HGY/2014/0411 - 61, Lanchester Road, London, N6 4SX - Erection of a two-storey side extension and single-storey rear extension, extension of hipped roof and formation of rear and side dormers - Granted



Previous front elevation before development at No 61



Current front elevation



Recent image

HGY/2018/1302 - 67 Lanchester Road London N6 4SX - Removal of existing single storey front garage and erection of 2-storey side extension involving alterations/extension to roof form, removal of rear dormer and erection of side and rear dormer, removal of existing single storey rear extension and erection of replacement single storey rear extension, erection of single storey side bicycle store. - Granted



Current image



Old image (google Street)

HGY/2014/3104 - 12 Lanchester Road London N6 4TA - Refurbishment and extension to first floor side elevation including roof dormer. Alterations to rear terrace and replacement of windows and doors. Granted



Current image



Old image

HGY/2005/1365 16 Lanchester Road London N6 4TA London - Modification of front elevation to create new porch, extension at front first floor level over garage and alterations to garage entrance - Granted



HGY/2015/1887 66, Cranley Gardens, London, N10 3AJ, London (property to the right) -
Erection of three storey side extension including rear loft dormer - Granted



For reference we are also attaching an old image of the property to see the change:

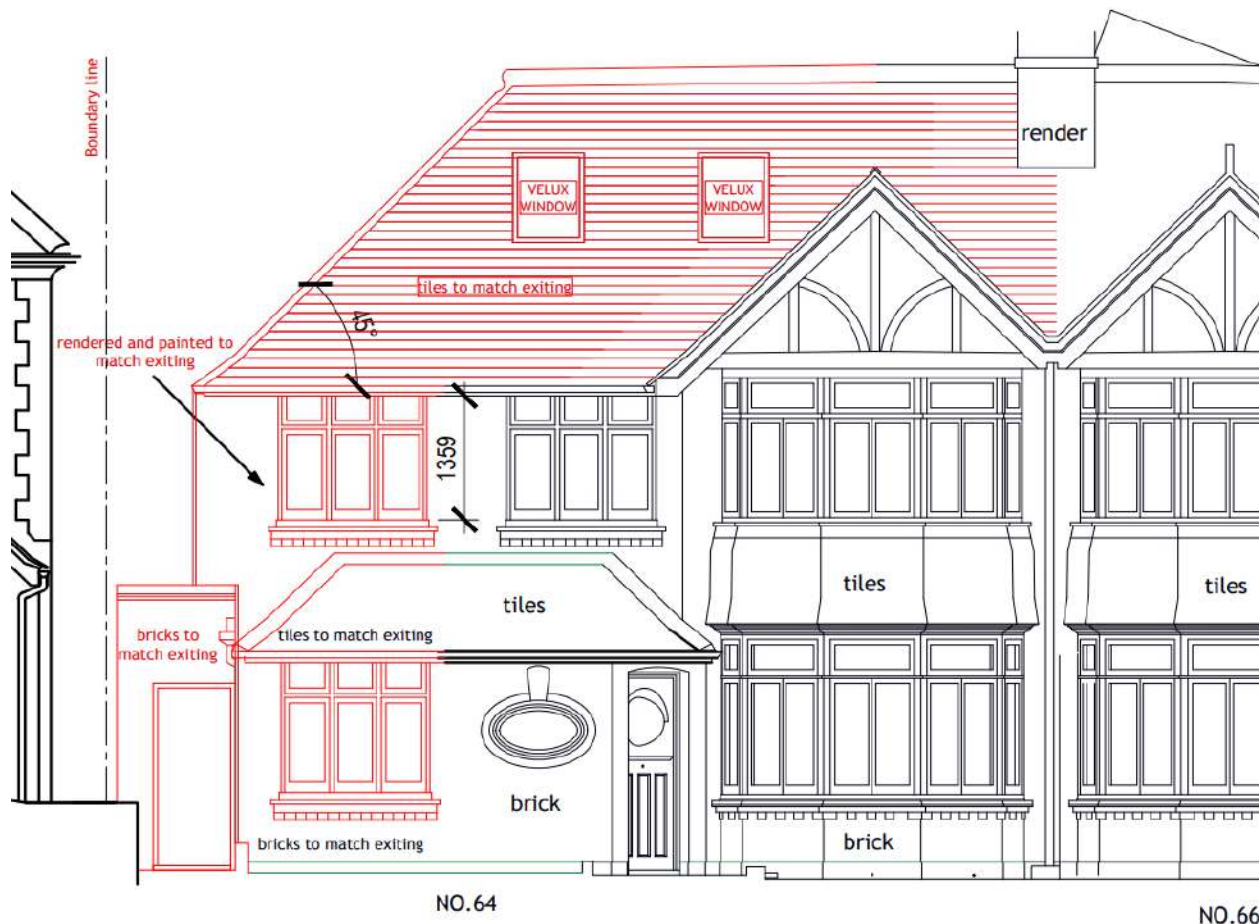


Officers comments:

Overall the extension has been designed in a character to match the existing house with the ridge, eaves, material and windows designed to match the existing

Whilst the massing and scale of the property would increase when viewed from the street and the degree of separation between the properties would be reduced, there are other examples of infill extensions on Cranley Gardens as well as a variety of housing types. The proposal is considered appropriate in terms of character and appearance in accordance with the policy.

HGY/2017/0786 64, Cranley Gardens, London, N10 3AJ, London (property to the left above)
 - Erection of part single-storey part two-storey side extension, single storey rear extension and rear dormer roof extension. - Granted



Officers comments:

The property is not within a conservation area and is not listed. The proposed two storey side extension will match, in form and design, that which was been approved on the adjoining property (66 Cranley Gardens) in 2016. The extension will maintain the same design as the existing building, being rendered and painted to match existing. The dormer extension will also match that which has been approved of the adjoining property in form and scale. The single storey rear extension will be subordinate in form to the main building, being only 3m in depth from the main rear elevation of the building. It will also be of match in external materials and will incorporate rear doors that match the fenestration on the property.

In terms of the proposed finished appearance (integral garage with room above (dormer window) and hipped roof), there are a number existing houses on Lanchester Road which similar design whereby the original garage is integral to the house with a dormer above the garage.

Other references in the street that don't have planning information available online are:

9 and 11 Lanchester Road



36 Lanchester Road



55 Lanchester Road



1.3 Conclusion

This Design and Access Statement has demonstrated the proposed development accords with the relevant policies of the Local Plan. It also largely demonstrates that this type of side and roof extensions are common forms of residential addition in the area and generally considered acceptable in principle subject to design and materials. Furthermore, the flank elevation will remain sufficiently set back from the side boundary so as to ensure that the urban pattern of detached properties is retained. Any departure from the planning guidelines is clearly outweighed by the quality of the scheme and proven acceptable by precedents in the area, therefore, compliant with planning policy that takes precedence. This was also the view communicated in the pre-application advice report. On this basis, we believe that planning permission should be granted.