



**PLANNING STATEMENT for
A LAWFUL DEVELOPMENT CERTIFICATE APPLICATION
at**

**9 BELTON ROAD
TOTTENHAM
LONDON
N17 6YF**

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1. Introduction

1.1 iPlans has been instructed by Diarmuid Casey to submit an application under the Town and Country Planning (General Permitted Development) Order 1995 (as amended 2008, 2013, 2014, 2015, 2016, 2017, 2019 and 2020) for a Lawful Development Certificate for a loft conversion to include L-shaped dormer and roof windows and the erection of an outbuilding.

1.2 This Planning Statement has been prepared to accompany and support this application.

2. Site Location & Description

2.1 The site at 9 Belton Road, Tottenham, London, N17 6YF accommodates a mid-terrace property.

2.2 Photographs below shows the front and elevations of the dwellinghouse.



2.3 The property façade is brick, and the fenestrations are uPVC.

3. The Proposal

3.1 This application for Lawful Development Certificate consists of a Lawful Development Certificate for a loft conversion to include L-shaped dormer and roof windows and the erection of an outbuilding.

3.2 The L-shaped dormer will be located on the main and outrigger roof. It will have a flat roof. There will be a Juliet balcony on the main section of the dormer and window on the outrigger section. The proposal includes the installation of 2x roof window to the front plane of the main dwelling roof.

3.3 Under class B, it states that roof alterations is not permitted if:

- 3.3.1 any part of the dwelling house would, as a result of the works, exceed the height of the highest part of the existing roof;
- 3.3.2 any part of the dwelling house would, as a result of the works extend beyond the plane of any existing roof slope which forms the principal elevation of the dwelling house and fronts a highway
- 3.3.3 the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than 40 cubic metres for terraced properties;
- 3.3.4 it would consist of or include the construction of provision of a veranda, balcony or raised platform;
- 3.3.5 the dwelling house is on article 1(5) land or
- 3.3.6 The dwelling is built under Part 20 of this Schedule (construction of new dwellinghouses)

3.4 The conditions under Class B for development to be permitted is if:

- 3.4.1 the materials used in any exterior work is of similar appearance to the existing dwelling house;
- 3.4.2 The enlargement shall be constructed so that the eaves of the original roof are maintained or reinstated apart from the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension;
- 3.4.3 No part of the enlargement extends beyond the outside face of any wall of the original dwelling house other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension and
- 3.4.4 Any window inserted on a wall or roof slope forming a side elevation of the dwelling house shall be obscure-glazed and non-opening unless the parts of the window which can be opened is more than 1.7 metres above the floor of the room in which the window is installed.

3.5 Under Class C, installation of rooflights is not permitted if:

- 3.5.1 The alteration protrudes more than 150mm beyond the plane of the slope of the original roof;

- 3.5.2 It would result in the highest part of the alteration being higher than the highest part of the original roof;
- 3.5.3 If it would consist or include the installation, alteration or replacement of a chimney, flue, or soil and vent pipe or photovoltaics or solar thermal equipment or
- 3.5.4 The dwelling is built under Part 20 of this Schedule (construction of new dwellinghouses)

3.6 The condition for permitted development under this class, are that any window located on a roof slope forming a side elevation of the dwellinghouse shall be obscure glazed and non-opening unless it is more than 1.7m above the floor of the room in which the window is installed.

3.7 The outbuilding will be used as a garden toom. It will measure 4767mm wide and 3000mm deep. There will be a door and 2x window to the front elevation. It will have a flat roof with a maximum height of 2500mm.

3.8 Class E covers buildings etc incidental to the enjoyment of a dwelling house. It states that development is not permitted if:

- 3.8.1 The total area of the ground covered by buildings, enclosures and containers within the curtilage would exceed 50% of the total area of the curtilage;
- 3.8.2 Any part of the building would be situated on land forward of a wall forming the principal elevation of the original dwelling house;
- 3.8.3 The building would have more than a single storey;
- 3.8.4 The height of the building would exceed 4m in the case of a building with dual pitched or 2.5m in the case of a building within 2m of the boundary of the curtilage of the dwelling house or 3m in any other case;
- 3.8.5 The height of the eaves would exceed 2.5m;
- 3.8.6 The building would be situated within the curtilage of a listed building;
- 3.8.7 It would include the construction or provision of a veranda, balcony or raised platform'
- 3.8.8 It relates to a dwelling or a microwave antenna

3.9 The proposed loft conversion to include dormer meets the requirements of Class B in that the total works to the roof equates to 38.88m³ thus falling under the 40 cubic allowance for a terraced property. The dormer will not exceed the height of the highest part of the roof and will be set 200mm above the eaves. The dormer will be tiled.

3.10 The roof windows will not protrude more than 150mm from the roof plane thereby meeting the requirements of Class C.

3.11 The proposed outbuilding would meet the requirements of Class E in that the total area covered by buildings and enclosures within the curtilage does not exceed 50%. The structure will be single storey and will have a maximum height of 2.5m as it is located within 2m of a boundary. The eaves height is 2.5m.

4. Relevant Planning Policy

4.1 The proposal is for a loft conversion to include L-shaped dormer and roof windows and the erection of an outbuilding.

4.2 This Permitted Development application will not cause significant harm to the living conditions of the neighbouring residents when using their gardens or habitable rooms.

5. Conclusion

5.1 This Permitted Development application meets the requirements of Schedule 2, Part 1, Class B, C and E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended 2008, 2013, 2014, 2015, 2016, 2017, 2019 and 2020).

5.2 In respect of the above, we would request a Lawful Development Certificate for the proposed work.