

Date of receipt: 09/01/2023

Thank you for your recent Pre-Application Planning query. The points you have sought advice on are outlined below, along with advice from the Planning Service. We hope this summary will provide you with useful guidance about what to do next.

If you have any questions about the feedback we have provided, please contact the named officer who will be able to clarify the advice. If you require further advice, our website can provide you with some information about the things we take into consideration when determining a planning application, or you can book a formal pre-application advice meeting.

Site Address: 59 Lanchester Road London N6 4SX

Proposal: 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.

BACKGROUND & POLICY

1. RELEVANT PLANNING HISTORY

There have been several recent applications for this site:

HGY/2022/0896 - 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. Granted permission 11/05/2022.

HGY/2021/2419 - Single storey rear extension; replacement of rear windows; sunken rear terrace and pergola / canopy cover. Granted permission 13/09/2021.

61 Lanchester Road, N6

HGY/2014/0411 - Erection of a two-storey side extension and single-storey rear extension, extension of hipped roof and formation of rear and side dormers. Granted permission 01/04/2014.

2. COMMENTS ON QUERY

The following points are made by the Officer in response to the plans submitted.

1. The application site is a two-storey detached property located on the eastern side of Lanchester Road. The site is in the vicinity of a listed building nor within a conservation area. The properties on this street are mostly detached or semi-detached dwellinghouses in Arts and Crafts style but also include some modern developments.
2. It is noted that the property has already been given planning permission to erect a single storey side to rear extension under permission ref: HGY2022/0896 and the current proposal is to erect a new first floor side extension on top of the existing garage and the approved ground floor side/rear extension. The existing hipped roof would be extended to cover the new first floor side extension and a wider rear dormer would be erected on the new roof.

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.

3. INFORMATION TO ACCOMPANY A FUTURE APPLICATION

Should you wish to submit an application following this advice, the easiest way to apply is electronically by registering on the Planning Portal at:
<https://www.planningportal.co.uk/applications>

The following information will be required for registration of the planning application in respect of this site.

1. Completed householder application form.
2. Ownership certificate and notices.
3. Location Plan - based upon up-to-date map and ideally at scale of 1:1250, with the site boundary identified in red, and a blue line drawn around any adjacent land owned by the applicant.
4. Site Plan - clearly indicating north, at a scale of 1:200 or 1:500, showing footprints of all buildings existing on site in relation to site boundaries and neighbouring buildings.
5. Planning Application Fee (£206 for householder planning application). Please submit your application via the [Planning Portal](#).
6. Fully annotated and scaled (1:50 or 1:100) drawings showing, floor plans, elevations of the existing and proposed buildings as well as drawings showing site sections and a 'streetscene elevation' showing the relationship with the neighbouring buildings.
Please note that Haringey requires all applications to have a scale bar and all proposed plans/elevations require one significant dimension. This is to ensure that the Planning Officer can accurately measure dimensions using measuring software.
7. Design & Access Statement
8. Photographs of the site (Can be included in the D&AS)

If any of these requirements are missing, we cannot consider your application until it is provided. If you are in doubt, please take time to view the requirements at our website at:

4. PLANNING APPLICATION PROCESS

Once you have submitted your planning application, it goes through a number of steps:

1. Validation/Checking
Applications are checked to make sure all required documents and fees are there, and checked for any potential issues which need addressed to ensure compliance with policy, if considered 'valid' and likely to be acceptable they are registered, applications are only checked when an officer is available so there can be a number of weeks before an application is validated and checked.
Please contact me directly when submitting your application for an early review.
2. Registration
The application is entered into the register of applications and customers are informed formally that their application is registered, their application reference number, their case officer and the deadline they can expect to hear back by.
3. Consultation (a minimum of 24 days following registration)
Details of the application will be provided to neighbours in line with our consultation policy and they will have the opportunity to comment on the proposed development. Consultees are given a minimum of 21 days to comment on an application.
4. Decision (Usually as soon as the consultation has ended).
The planning service can deal with most householder applications under delegated powers and will issue a decision notice to stating whether the application has been approved or refused, and if there are any conditions that must be met.

5. CARRYING OUT BUILDING WORKS

Once you have planning permission, it is recommended that you obtain technical advice regarding building control matters. Building Control services ensure that the works carried out by your appointed builders are done safely. Building Control services can be found through your local council or an Approved Inspector service.

Haringey Building Control has extensive experience in working with clients on a wide range of projects. Should you wish to discuss your project and how Haringey Building Control may best advise you regarding compliance with relevant building control regulations, please contact Building Control on 020 8489 5504 or by email on building.control@haringey.gov.uk

DISCLAIMER

Please be advised that this response is given at officer level and does not form a formal response or decision of the council with regard to future planning application(s) or other formal approaches. The views expressed above are given in good faith, to the best of ability, and without prejudice to the formal consideration of any future planning application, which will be subject to formal consultation and ultimately decided on by the council.

CONTACTS

If you have any queries regarding the content of this advice, please contact the following Officer.

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