



ana alonso architect | muswell hill

PLANNING STATEMENT

147 Alexandra Park Road

Roof extension and formation of dormer. Alterations to rear 1st floor fenestration and removal of stairs to side rear. Replacement of rear extension. New side entrance with canopy. Replacement windows for front fenestration.

BACKGROUND

This application is a reconfiguration of previously consented scheme **HGY/2020/2137**, due to a change in circumstances of the applicant.

In the meantime, 3no of cyprus trees have been removed as consented under the above planning application. As a result, it is now possible to create a single-story wrap-around extension at ground floor level, which benefits the overall scheme.

PLANNING HISTORY

HGY/2020/2137 - Roof extension and formation of dormer. Alterations to rear 1st floor fenestration and removal of stairs to side rear. Replacement of rear extension. First floor side window and new side entrance with canopy. Removal of 3 no. trees. *Approved with conditions.*

HGY/2012/0386 for a similar roof extension over garage at no. 155 Alexandra Park Road.

PROPOSAL

It is proposed to construct a hip-to-gable roof extension, which extends over the existing garage and first floor accommodation. The new accommodation will create an additional bedroom with ensuite and a study. The roof extension will be clad in dark standing seam zinc, with grey aluminium windows. 3no rooflights will be inserted in the front roof slope.

At ground floor level it is proposed to replace the existing rear extension with a single storey wrap-around extension, which accommodates a new dining and sitting area. The rear garden area will be landscaped to accommodate the ground levels. The extension will have a standing seam zinc roof and the external walls will be constructed of dark brick to match the zinc colour.

The existing garage will be retained, with the addition of a Utility Room and WC/ Shower Room. A new side entrance with canopy will be created.

The front of the building will receive new double-glazed windows, which match the appearance of other houses in the vicinity.

PLANNING CONTEXT

This planning application should be assessed in the context of the previous application and therefore we make reference to the officer's report, which has come to the conclusion that there is sufficient planning precedence and that the proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017.

We suggest that the revised scheme is more sympathetic to the host property and has a lesser impact on the amenities of adjoining neighbours, when compared to the previously consented scheme. Therefore, we hope that on this basis the local authority can grant planning permission for the proposed development.

Should you require further information or wish to discuss any of the above, please do not hesitate to contact us.

Ana Alonso
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Front elevation – February '23



Rear elevation – February '23