

23 Birchington Road – Rear Dormer Design Statement

Project Description

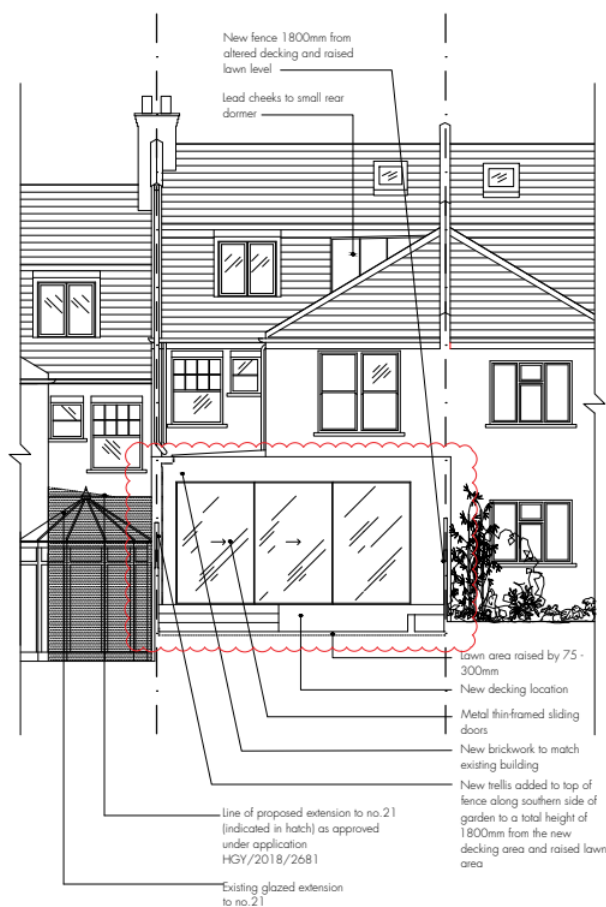
This minor material amendment application seeks to gain approval for a slightly higher rear dormer roof extension than previously approved under the following applications:

Householder application; HGY/2020/1750 (approved Sept 2020)

S73 application: HGY/2020/3213 (approved Feb 2021)

The original applications obtained approval for the erection of a single storey rear extension with associated rear decking, replacement and raising height of existing single storey ground floor rear side infill extension, re-tiling of existing front dormer with replacement timber windows, erection of dormer above rear outrigger projection, erection of low-brick boundary wall.

Extract from approved drawing PP.06.B indicating proposed dormer to rear outrigger:



Rear Elevation

Following on from the approvals being granted, the design was developed via construction detailing to comply with Building Control requirements prior to construction. As such, a slight pitch was introduced to the glazed dormer roof to aid water run-off, and an up-stand for weather-proofing was introduced at the rear.

The original approved planning drawing also indicated the existing adjacent dormer window, positioned on the rear of the main roof, as being slightly lower than the reality (the roof being inaccessible for a detailed survey). On site it was later considered reasonable to line through the height of the new dormer with the height of this existing adjacent dormer, due to their proximity. Please refer to the revised “as-built” drawings PP.03 / PP.04.C / PP.05.C / PP.06.C and extract of PP.06.C below:

Extract from “As-Built” drawing of rear elevation PP.06.C:



Following on from contact and discussions with the planning enforcement officer, this application seeks to obtain approval for the additional height of the dormer as it has been built (described above).

Whilst it is agreed that there is a slight deviation from the approved planning drawings, it is felt that this does not causing any significant harm to the surrounding conservation area. In addition, some small alterations to the construction of the existing dormer as-built, would further reduce it's visual impact on the surrounding area. Please see additional items outlined below, intended to reduce the impact of the dormer as-built:

- The horizontal section of party wall parapet directly behind dormer to be raised by 150mm.
- Profile of as-built dormer revised to omit up-stand at the rear.

Please refer to the revised “Current Proposed” drawings PP.03.A / PP.04.D / PP.05.D / PP.0.6D and extract of PP.06.D below indicating the proposed elevation:



Planning Policy

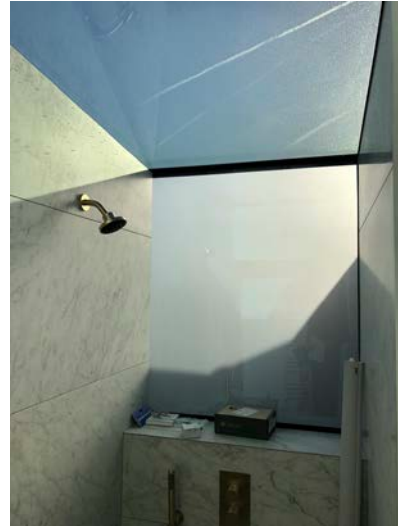
In terms of the relevant planning policy, there is no mention that the height of a dormer should not exceed the height of the pitch of a rear outrigger, and it remains lower than the top of the party wall parapet in this location. Indeed, there are examples of other dormer roofs within the surrounding conservation area that are higher than the roof on which they are located and have planning approval. Regarding the introduction of dormer roofs to the rear of properties, the Conservation Area Character Appraisal for Crouch End only mentions:

“...careful consideration should be given to the effect of rear dormers and extensions in locations where there are views across rear elevations from nearby streets”.

There are no views to the rear of number 23 Birchington Road from any of the nearby streets and so the dormer has no impact on the views from these areas.

Equally, there are no issues with overlooking or overshadowing of neighbour's properties. The front pane of glass to the dormer has obscured glazing preventing any overlooking of number 21. Only the outer dormer cheek is visible from the rear windows of the few properties that the house backs onto.

External and Internal views of the dormer as built, with obscured glazing preventing any overlooking:



Proposed Further Design Alterations:

Although the impact on surrounding streets is not impacted by the dormer this application does propose an amendment to the profile of the dormer as constructed, so that the rear up-stand is omitted and the profile, as viewed from the houses behind, is altered to have less of a visual impact on the roof profiles.

The proposal to raise the horizontal section of party wall parapet directly behind the dormer by 150mm and fill in the visible up-stand at the rear of the dormer, will reduce the impact of the dormer on the overall roof profile. Due to the stepped nature of the terrace along the slope of the Birchington Road, and the variety of existing additions along the rear of the property, there is not a consistent line of heights and massing that the properties all line through with. As such, there is scope to raise the party wall parapet slightly at the rear of the property without it looking out of place along the rear elevation of the terrace.

The images below are a photograph of the dormer as-built, compared to an artistic impression of what the amended dormer would look like:

Dormer As-Built:



Proposed Dormer amendments (artistic impression)



Dormer As-Built:



Proposed Dormer amendments (artistic impression):



Neighbouring Precedents

There are several existing examples of additions to the rear outrigger roofs along the terrace of houses to which number 23 belongs, as highlighted in the aerial photo below.

Aerial photo of numbers 15A to 29 Birchington Road:



1. 15A Birchington Road has planning approval to replace the existing roof with a large hipped roof under application HGY/2022/2146. This approved application also includes for a dormer roof on the front of the property.
2. Number 15 Birchington Road has a dormer roof built on the rear outrigger, similar to that being applied for under this application.
3. Numbers 27 and 29 each have both replaced the rear pitched outrigger roofs with larger mansard roof. Number 27 had this approved under application HGY/2009/1229

27 and 29 Birchington Road:

View to the mansard replacement roof of numbers 27 and 29 Birchington Road, as viewed from the rear garden of number 23 Birchington Road:



Precedents located within surrounding Crouch End conservation area

As mentioned, there are several examples of existing dormer windows constructed with planning consent, that clearly have a greater impact on the surrounding Conservation Area over what we are proposing within this application, and obtained planning approval from the council.

13 Birchington Road:

The property at 13 Birchington Road has planning approval for a dormer on the existing 2 storey rear outrigger of the building, under application number **HGY/2021/1029**. The roof of this dormer is as high as the parapet party wall that is located directly behind it. In addition, it is very visible from the street, arguably having a greater impact on the surrounding conservation area than the dormer proposed for number 23:



3 Russell Road

The property at 3 Russell Road, also within Crouch End conservation area, has had a rear dormer constructed in accordance with planning permission obtained under HGY/2016/1222. Although the application was to replace existing dormers in the same location, the dormer to the rear outrigger gained approved to be increased in size. The height of the dormer on the rear outrigger is again, higher than the outrigger roof and again, almost as high as the party wall parapet.

Again, this dormer is highly visible from the adjacent road (Berkeley Road) and therefore has a greater impact on the surrounding conservation area than the proposal for number 23.



11 Russell Road

Further along Russell Road is another loft dormer approved under planning application HGY/2019/0662. Again, this is clearly visible from adjacent Berkeley Road and therefore can be said to have an impact on the surrounding conservation area:



12 Shanklin Road

12 Shanklin Road is an end of terrace house with a rear dormer very visible from the adjacent street – Bryanstone Road. Planning permission was obtained under application HGY/2009/2168, despite the clear visible impact on the surrounding conservation area:



36 Tivoli Road

Although the approved rear dormer at 36 Tivoli Street is a replacement of a dormer that was previously located on the roof, the approved dormer is slightly larger than what was previously there. The form of the new dormer is also less in keeping with the character of the host building when compared against what was there previously.



52 Wolseley Road

There are a few examples of dormer windows positioned on the side of houses and visible from the street in front along Wolseley Road. Number 52 obtained planning permission under application HGY/2017/2338 and it clearly has a visual impact on the surrounding conservation area when viewed from the street.



Conclusion

This application seeks to obtain approval for the additional height of the dormer as it has been constructed. It also includes for some further minor alteration to visually reduce the impact the profile of the dormer has upon the roof-scape to the rear of Birchington Road, as discussed above.

As noted, the dormer roof is not visible from any of the surrounding streets within the area, only from the rear windows of the few houses along Bedford Road that back onto the rear garden. There are, however, many examples of dormers and roof extensions within the surrounding area, which arguably have a much greater visual impact on the Crouch End conservation area than what is proposed here and the examples outlined above have all obtained planning permission from London Borough of Haringey.