

ACCESS, PLANNING & DESIGN STATEMENT **To ACCOMPANY PLANNING APPLICATION**

Location

41 Vicarage
London
N17 0BB

This Statement is submitted in support of the application for roof alteration to facilitate a loft conversion and rear dormer to the application property. The document demonstrates that:

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The principle of the proposed development is acceptable and that

- The proposed development would be an appropriate loft conversion to the existing property and would not dominate the street scene.
- The design, would be appropriate and be would be satisfactory.
- The siting and size of the proposed dormer would not detract from the privacy and visual amenity of the adjoining occupiers.

Current Proposal

The proposal includes: planning application for a roof alteration to facilitate a loft conversion and rear dormer to the application property.

Site Description

The application site consists of a semi-detached property which has been converted and used as a church from 1975. The site is located on the east side of Vicarage Road and adjoins a public footpath to the south which connects this road to Baronet Grove to the east. The entrance into the property is from Vicarage Road.

Relevant Planning Policies

- General Principles
- Quality Design
- Density Dwelling mix, Floor space minima, Conversions, Extensions and Lifetime Homes
- Privacy, sunlight and daylight

Impact

Character of the Area/Amenity

The above policies have been considered. The development has been proposed to maintain uniformity with the parent building and other buildings along Vicarage Road

The proposed scheme has been designed to ensure the harmony, rhythm and setting of similar properties in the area. Therefore ensures a satisfactory standard of street scene, character, external appearance and visual amenity of the area.

Similar loft conversion prevail in the area and the scheme is not incongruous. It is not considered that the proposed development would result in overlooking or loss of privacy for adjacent and adjoining properties to the side, rear or front of the application building. It is not considered that it would cause any significant reduction to the amenity of the property.

Car Parking

The property is located close to White Hart Lane, Northumberland Park, Bruce Grove and Tottenham Hale Tube and Rail Stations. The proposed development would not be detrimental to the parking facility of the area.

Design Issues

The scale and proportion of the existing building and the surrounding urban landscape has been retained. The design of the development is in keeping with the style of the parent building.

Materials

Materials to be used for the scheme have been specified to match the existing property.

Noise

No implications

Summary and Conclusion

The proposal is a roof alteration to facilitate a loft conversion and rear dormer to the application property. The property is located in Tottenham

The surrounding area is with a large number of properties consisting of similar scheme.

The development complies with relevant councils planning policies, complements the character of the area and is of nature and scale that is sensitive to Tottenham. It will not have unacceptable impact on living conditions of neighbouring properties front, back and sides.

The proposal complies with the council's design guidelines in respect of residential extensions and loft conversions in Tottenham. It is sympathetic to the character of the Semi-detached and the scale of development in the area.

The proposal will not harm neighbours amenity in an unacceptable way. It will not result in any negative impact in terms of loss of day light, sunlight and any increase sense of enclosure

The proposal is considered acceptable and is recommended for approval.