

LEAPER & CO

Consulting Structural Engineers & Building Design Consultants
70 Cowcross Street, London EC1M 6EJ Tel: 020 7490 4048

50 BARRINGTON ROAD N8 8QS



VIEW OF EXISTING AND
PROPOSED FRONT ELEVATION

HOUSEHOLDER PLANNING APPLICATION

Prepared for:
Mr and Mrs Morgan

Prepared by:
Leaper & Co
40 Cowcross Street
London EC1M 6EJ
leaperco@btconnect.com

10 May 2023
Project Number: 1780

LEAPER & CO

Consulting Structural Engineers & Building Design Consultants
70 Cowcross Street, London EC1M 6EJ Tel: 020 7490 4048

50 BARRINGTON ROAD N8 8QS

INTRODUCTION

The following sets out the site and planning context, the proposal details, a summary of relevant policy and legislation and the planning considerations.

THE SITE

The site comprises a standard terraced dwelling, constructed circa 1900, exhibiting a brick fascia, bay window and a slate tile pitched roof to the frontage. At the rear, the property has a north easterly facing garden which backs onto Priory Park. This means that the site is not overlooked by any development from the rear.

In accordance with Haringey's Local Plan (Adopted July 2017), the site is not within a designated area, is under single ownership and therefore permitted development rights could be applied to the development.
Planning History

The site itself has no relevant planning history, but proposals for similar rear extensions have been accepted at other units along Barrington Road; most notably at 38 Barrington Road (HGY/2019/0667).



LEAPER & CO

Consulting Structural Engineers & Building Design Consultants
70 Cowcross Street, London EC1M 6EJ Tel: 020 7490 4048

50 BARRINGTON ROAD N8 8QS

PLANNING POLICY AND LEGISLATION

The Local Development Plan for Haringey comprises the London Plan (2016), the Strategic Policies (2013-2026) and the Development Management DPD (2017). The relevant policies and the proposal's compliance are set out below:

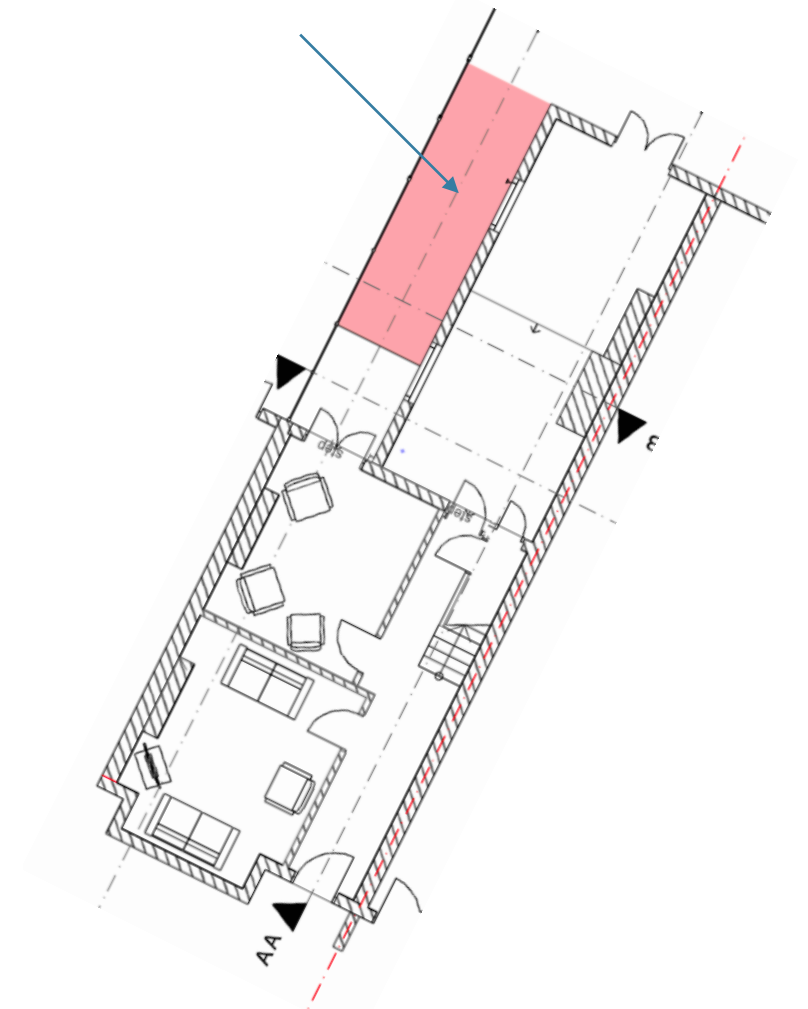
DM Policy DM1 – Delivering High Quality Design

States that all new development must achieve a high standard of design and contribute to and relate to the locality and amenity of the area. The proposal is fully compliant. It is well designed and will create a good quality living environment for the applicant, whilst protecting the amenity of adjoining neighbours at both 48 and 52 Barrington Road.

DM Policy DM12 – Housing Design and Quality

States that “residential extensions must be of a high quality, taking account of the privacy of neighbouring uses”. Part E of the Policy states that these extensions should “be of a high, site specific, and sensitive design quality”. The text further states that “extensions to residential buildings should therefore be subordinate in scale to the original building”. The proposal is fully compliant. The proposed extension will be of a high quality utilising high quality materials to match those of the existing. The proposal is subordinate in scale to the original building and is similar to existing additions to neighbouring properties.

LOCATION OF PROPOSED
SIDE EXTENSION



LEAPER & CO

Consulting Structural Engineers & Building Design Consultants
70 Cowcross Street, London EC1M 6EJ Tel: 020 7490 4048

50 BARRINGTON ROAD N8 8QS

THE PROPOSAL

The proposal includes a single storey side extension on the no 52 site boundary. The extension does not run the full length, retaining a 2 meter deep courtyard abutting the property. The reason being threefold:

- To respect the amenity of the neighbouring property
- To respect and retain the host building's rear French door with glazed transom and
- To maintain natural light to the existing and new parts of the house.

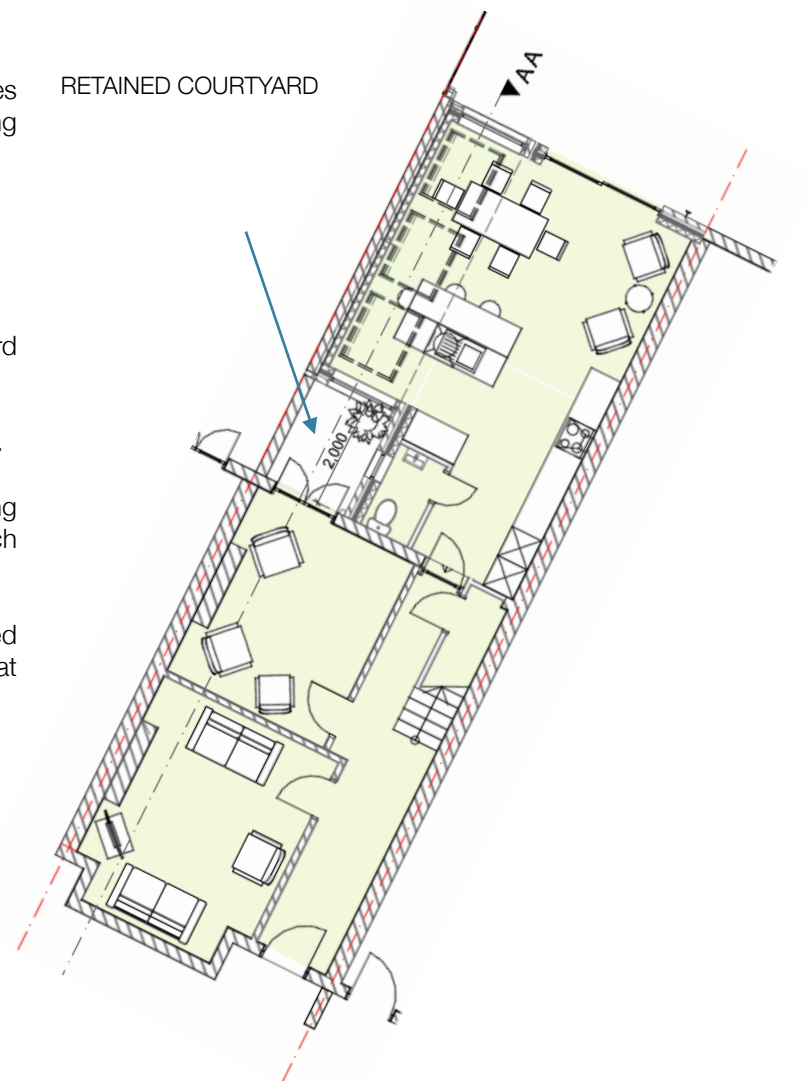
The additional area created in the proposal is 7.4 SM of additional floorspace and the courtyard measures 2.0M x 1.8M.

The roof of the extension will be constructed in imitation slate with three fixed, low profile roof-lights.

Windows facing the courtyard will be full height fixed glass in white aluminium frame. The existing timber fence at the site boundary will be replaced with a new 1.8m high brick wall in brick to match existing.

At the rear, the existing timber framed French doors will be replaced with white aluminium framed sliding glazed door. Similar in height and appearance to these doors will be a new fixed window at the end of the extension. See the proposed rear elevation.

RETAINED COURTYARD



LEAPER & CO

Consulting Structural Engineers & Building Design Consultants
70 Cowcross Street, London EC1M 6EJ Tel: 020 7490 4048

50 BARRINGTON ROAD N8 8QS

VIEW OF EXISTING REAR ELEVATION

WATER MANAGEMENT STATEMENT

The proposal includes measures to mitigate rainwater run off and to conserve water.

The extension will replace a hard landscaped area and therefore does not impose an increase in built area. A new water butt will be installed (none currently exist) and therefore water will be conserved for use in the garden.

Water saving fixtures such as dual flush WC and water saving taps in the WC and kitchen will be installed.

The result is a proposal which is no worse than existing and an improvement on the current water usage and runoff.

WASTE AND RECYCLING

Current arrangements for waste and recycling will remain unchanged.

CONCLUDING PLANNING CONSIDERATIONS

As demonstrated above, the proposed extension would be constructed of high quality materials in keeping with the existing. Its mass and height is respectful of the neighbour's amenity and subservient to the existing house. The extension is similar or smaller in scale to approved applications at No.38 Barrington Road (HGY/2019/0667). For these reasons, the proposal is considered to be appropriate development.

EXISTING REAR
FRENCH DOORS TO
BE RETAINED

