

Haringey Council London Borough
Planning, Regeneration & Economy,
Level 6, River Park House,
225 High Road, Wood Green,
N22 8HQ

21.06.2023

Dear Sir/Madam,

RE:

Full planning permission application (PP-11892352)

FOR:

Rear dormer roof extension with associated rear roof terrace and increase in ridge height to align with neighbouring property, no 168 and first floor internal alternation and refurbishment.

AT:

First floor flat, 166 Victoria Road, N22 7XQ

Please find submitted online a Full Planning Permission Application along with associated drawings and documents.

Briefly the proposal is to form an L shape dormer extension at the rear with associated rear roof terrace. The proposal seeks to increase the ridge height to align with neighbouring property, No 168 as done for no 148 &150; no 171 &173 (all approved). The flat does not have access and ownership of the garden; hence, the terrace will provide much needed and lacking outdoor amenity to this flat. Please refer to Design and Access statement for rear terrace precedents in the area. Please note that these proposed works have been given '**green light**' by a recent pre-application (PRE/2023/0056), please find the council planning advice notes attached to the application.

The documents submitted in this application are much similar to the ones submitted during the pre-application with only these two changes (hence the proposed drawing set and design & access statement are labelled as **Rev B**): dormer extension with a **Juliet balcony** instead of **high level window (sill of 1.5m)**. Juliet balcony enhances the design with better (more easily access) view to the garden and beyond. The other change is that the proposal seeks to use this opportunity to **renew the front pitched tile**, it will be the **standard dark slate tiles** as seem/ found in the neighbourhood. Please find below similar approved extensions:

214A Victoria Road	2020	HGY/2020/0880
146 Victoria Road	2017	HGY/2017/1307
148 Victoria Road	2017	HGY/2017/1019
152 Victoria Road	2014	HGY/2014/1910

Please note that '*Certificate of Lawfulness for existing use as two self-contained flats*' has recently been **approved** on 22/03/2023 under Planning Application: **HGY/2023/0267**

Please also note that I completed the purchase of this property **on 08/06/2023**.

Further details are provided in the submitted documents. I trust that this application is acceptable but should you require any further information please do not hesitate to contact me.

Yours sincerely,

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