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PLANNING STATEMENT FOR PROPOSED ALTERATIONS AT 53 SIDNEY ROAD, LONDON N22 8LT



FRONT ELEVATION OF 53 SIDNEY ROAD

LOCATION, SITE SURROUNDINGS

Sidney Road is a residential street which runs off Wood Green High Road, just north of Wood Green underground station. The two storey Victorian houses are arranged in long terraces built in London stock brick, and most now have concrete tiled pitched roofs. Many houses have been converted into self contained flats and a number have been extended, usually at ground floor level or by creating a loft room. Consents for both forms of extension have been allowed either as Permitted Development or with formal Planning consent. Nos. 11 and 36 are recent examples of loft extensions.

The road is not in a conservation area and no.53 nor any close neighbouring houses are Listed buildings.

No.53 is divided into two flats and this application relates to the upper floor flat.



PROPOSAL

Loft conversion including rear facing dormer extension.

The upper floor flat has an internal entrance door on the ground floor with staircase leading up to a living space of 57 sq.m. The flat has a good sized living room and large main bedroom, but the second bedroom is very small (only 4.4 sq.m).

The proposal is to create a decent sized bedroom in the loft space together with a second small wc with shower and accessible storage areas by building a rear facing dormer extension.

The dormer would be proportionate and subordinate to the existing roof and with finishes to match existing. No part of the new structure would be higher than the existing ridge line, and the dormer would be inset 300mm from line of existing eaves,

The existing parapet walls between no.53 and its neighbours would be maintained.



