



DETAILED**PLANNING**

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August 2023

Haringey Planning Department

Dear Planning Department,

This application is on behalf of the applicant for the erection of a rear dormer to facilitate a loft conversion.

The documents included are:

- Planning Form
- Design, Access and Heritage statement (this document)
- CIL Form
- Drawings

HERITAGE STATEMENT

The site is located on the south side of Etheldene Avenue within the Rookfield Conservation Area. The house is not listed and it is not included in the Rookfield Estate Article 4 Direction. The area is predominantly residential and it is evident there have been several similar proposals in conservation areas across the Haringey borough.

PLANNING HISTORY

There are no planning applications for the site available on the online planning application search.

PROPOSAL

The proposal consists of a rear dormer to facilitate a loft conversion, providing an extra double bedroom and en suite bathroom.

The scale of the dormer has been designed to be subordinate to the existing roof with a 500mm set back from each boundary. The roof height will also be set down 500mm from the

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existing ridge while the rear wall will be 1270 mm set back from the eaves. This leaves a significant amount of the original roof line visible around the proposed dormer.

The materials have been carefully considered to not distract from the character of the area. The dormer cheeks will be finished with tiles to match the existing while the windows will be timber frame casement windows to match the existing. The size of the windows will also be of a similar scale to the first floor windows.

ACCESS

Access to the building will remain unaltered from the existing arrangement.

PLANNING PRECEDENT

There are numerous examples of loft conversions within the Rookfield Conservation area, with almost every property having some form of dormer and/or rooflights facilitating a livable loft floor. As demonstrated in the aerial images below:



There are similar sized dormers already present at number 62 and 22 Etheldene Avenue whilst there is an even larger rear dormer at number 3. Most notably there is a twin dormer to the neighbouring property at number 70 (HGY/2018/2539). The massing of all of these examples are similar or larger than the proposed dormer demonstrating that the proposal will not distract from the character of the conservation area.

Application (HGY/2019/3225) at number 19 Etheldene Avenue estate also relates to a rear dormer. The delegated report clearly states that *'The dormer is sufficiently set-in from the side-walls, set-up from the eaves and set-down from the ridge to retain subservience to the rear roof plane.'* The proposed dormer also meets this criteria.

Summary

The development will respect the character and appearance of the Conservation Area, while increasing the standard of living. Therefore, there should be clear justification that this application should be recommended for approval.

Detailed Planning Ltd (The Agent), look forward to any discussions with the planning department throughout this application. I trust that the enclosed information is sufficient to approve the application, however, should you require any further information, please do not hesitate to contact our office.

Regards,

Ross Slater BEng (Hons) ACAIT
Architectural Technologist
Aug 2023