

Ref: **PP-12521102**

DESIGN & ACCESS STATEMENT

First Floor Flat, 143 Effingham Road
Harringay Ladder
London
N8 0AE



1.0 Introduction

This Design and Access statement accompanies a Full Planning Application for a proposed rear dormer roof extension to an existing first floor flat by way of a new rear dormer to main roof and to the rear outrigger and insertion of 2no. roof lights at the front.

The design, scale and layout of the proposal is in keeping with the surrounding context. Overall, it is considered that the proposed development will provide good living conditions for the residents of the dwelling house and will protect the residential amenity of surrounding occupiers in terms of outlook, privacy and daylight/sunlight.

The proposal complies with the relevant Local Plan, Development Management Plan and Supplementary Planning Guidance/ Documents, and London Plan, and the aims of the National Planning Policy Frameworks.

2.0 Site / Existing Property

The existing property is a Use Class: C3 Dwelling house. It is situated within an established residential road amongst similar other properties. The property has been previously converted into two self-contained flats. The first floor flat is a one bedroom self-contained flat and that is the subject of this application. The ground floor flat does not form part of this application.

The property is not listed nor located within a conservation area.

The surrounding area is made up of predominantly terraced and semi detached properties with a large proportion of flats.

The site has very good connectivity via public transport with a PTAL rating of 5 and is accessible by National Rail, London Overground, Tube, DLR, Tram, Buses.

3.0 Planning History

1. Site Address: 143 Effingham Road N8

Application Reference: [OLD/1984/0344](#)

Proposal: 6/12/83 Conversion into 2 self-contained flats.

Decision: Approve with Conditions

Decision Notice Sent Date: 03/2/1984

2. Application Reference: [HGY/2019/1581](#)

Proposal: Erection of single storey ground floor side to rear infill/rear extension.

Site Address: Ground Floor Flat 143 Effingham Road London N8 0AE

Decision: Approve with Conditions

Decision Notice Sent Date: 12/7/2019

4.0 Precedent Cases



31B Effingham Road, London N8 0AE	HGY/2018/0137
141 Effingham Road, London N8 0AE	HGY/2021/1367
58 Allison Road, London N8 0AN	HGY/2019/0008
61 Allison Road, London N8 0AN	HGY/2022/1491
37c, Pemberton Road, London N4 1AX	HGY/2022/0017
71 Pemberton Road, London N4 1AX	HGY/2017/0545
7B Warham Road, London N4	HGY/2013/0346
37B Warham Road, London N4	HGY/2013/0255
43 Warham Road, London N4	HGY/2006/1601
87 Warham Road, London N4	HGY/2019/3294
21 Stapleton Hall Road, London N4	HGY/2009/0934
36 Duckett Road, London N4	HGY/2006/1646
16 Northwood Road, London N6	HGY/2011/1174
31 Stanhope Gardens, London N6	HGY/2002/1555
66 Carysfort Road, N8	HGY/2009/1213
92 Ferme Park Road, N8	HGY/2012/2176

15 Hampden Road, London N8	HGY/1997/1392
79 Nelson Road, London N8	HGY/1997/0795
3 Seymour Road, London N8	HGY/2011/0094
81B Seymour Road, London N8	HGY/2022/0406
37B Seymour Road, London N8	HGY/2018/0724
62B Seymour Road, London N8	HGY/2017/2721
79B Beresford Road, London N8	INE/0014/0392/
229 Victoria Road, London N22	HGY/2012/2151
7B Hewitt Road, London N8 OBS	HGY/2017/3513

5.0 Proposal

The proposal consists of a rear dormer extension to the main roof space and outrigger over the first floor flat into a habitable room. This will improve the size and standard of accommodation of the existing first floor flat by providing a large open plan kitchen/living/dining space. The design of the rear dormer is explained in detail below. The front of the property will not be changed significantly and includes two new roof lights to the front roof slope.

6.0 Proposed Design & Appearance

The Local Plan (2013) Policy SP11 states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. Development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity which is supported by London Plan (2016) Policies 7.4 and 7.6. Draft DM Policy (2015) DM1 'Delivering High Quality Design' continues this approach and requires development proposals to relate positively to their locality.

In terms of the proposed development's impact on visual amenity, the proposed extension is wholly located to the rear roof, and as such, would neither affect the visual appearance of the site when viewed from the street scene.

The proposed dormer is a mirror of the adjacent development at no. 141 Effingham Road. The dormer will be constructed and finished in traditional materials to match the existing building and roof to match neighbouring roof extension of no. 141.

The siting and design of the rear dormer is considered to be an acceptable level of subordination to the main roof and appropriate and in keeping with the host building and its surroundings.

There are also numerous other large roof extensions approved in the surrounding area, and many more carried out under Permitted Development that are not dissimilar, and therefore, in light of that the scale and proportions of the proposed dormer extension would not be a highly visible feature and should be acceptable in this instance.

Careful consideration has been given to the design of the internal layout, to accommodate furniture and provide adequate circulation space for the every day use of the space as well as good natural daylight to the deeper parts of the roof floor plan by way of roof lights, which also aid good natural ventilation. The dual aspect living space and juliette balcony provides a versatile and adaptable layout to suit all future occupants.

7.0 Impact on Amenity of Adjoining Neighbours

The London Plan (2016) Policy 7.6 Architecture states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. UDP (2006) Saved Policy UD3 also requires development not to have a significant adverse impact on residential amenity in terms of loss of daylight, or sunlight, privacy overlooking, aspect noise, pollution and of fume and smell nuisance. Draft DM Policy (2015) DM1 'Delivering High Quality Design' continues this approach and requires developments to ensure a high standard of privacy and amenity for its users and neighbours. The roof extension would be within the confines of the original rear roof slope. Whilst, inevitably, due to its elevated location, it is accepted that there would be some additional overlooking of adjacent sites from the dormer roof extension, this would not be significantly greater than the existing levels of overlooking from first floor rear windows etc. Therefore, the impact on amenity is considered to be acceptable.

8.0 Waste

The proposal will make use of the existing waste provisions. There are no changes proposed to the existing waste and recycling waste and storage.

9.0 Access

The existing property benefits from front access which will remain. There are no proposed changes to the existing access arrangements to the flat.

10.0 Conclusion

The proposed development aims to improve the quality and size of the existing first floor flat. The proposed roof alteration and dormer size and design is considered to be sympathetic to the original building, and would not cause a demonstrable harm on the amenity of surrounding occupiers and is therefore, generally compliant with Saved UDP Policy UD3 General Principles that seeks to protect the reasonable amenity of neighbouring occupiers. All other relevant policies and considerations, including equalities, have been taken into account and it is requested that on this basis, planning permission should be granted for this proposal.