

61 Dunloe Avenue – Loft Design Justification Statement

61_N17-PL1000

01. Site Location

61 Dunloe Avenue, Tottenham, London, N17 6LB

02. Site Description

The property is a mid-terrace house in a quiet residential area of Tottenham of masonry construction with fibre cement tile roof finish.

03. Proposal Description

The proposal includes an application for a Lawful Development Certificate for a loft conversion with rear dormer extension.

04. Permitted Development Justification

The proposal complies with the Technical Guidance for Permitted Development rights for householders as demonstrated on the proposed drawings provided and expanded upon below:

04b. Loft Conversion and Extension

The proposal for the loft conversion and extension complies with permitted development rights:

- B.1.a – The original dwellinghouse was not created under permitted development rights to change of use
- B.1.b – The proposed dormer does not exceed the highest part of the existing roof
- B.1.c – No part of the dormer extends beyond the plane of the existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway
- B.1.d – The cubic content of the resulting roof space is 37.24 cubic metres, therefore below the 40 cubic metres allowed for terraced houses
- B.1.e – No verandah, balcony or raised platform is proposed. No microwave antenna is proposed. No alterations to chimney, flue or soil pipe is proposed.
- B.1.f – The dwellinghouse is not on article 2(3) land
- B.2.a – The materials will be of a similar appearance to those use in the construction of the exterior of the existing dwellinghouse
- B.2.b – The eaves of the original roof will be maintained and the edge of the enlargement will be set back by 0.2m from the eaves. No part of the enlargement extends beyond the face of any external wall of the original dwellinghouse
- B.2.c – No windows are proposed on a wall forming a side elevation of the dwellinghouse
- C – The two rooflights proposed on front slope of the existing roof will comply with all the guidance noted in part C of the Technical Guidance document

05. Materials

The proposed materials to be used for the scheme have been specified to be similar in appearance to the existing property.

06. Summary

The proposal is for a loft conversion with rear dormer extension. The surrounding area is mainly residential in character with a large number of properties also consisting of similar alterations.

The development complies with Permitted Development Rights and complements the character of the area and is of nature and scale that is sensitive to Tottenham. It is sympathetic to the character of the terrace and the scale of development in the area and will not harm neighbour's amenity in an unacceptable way.