

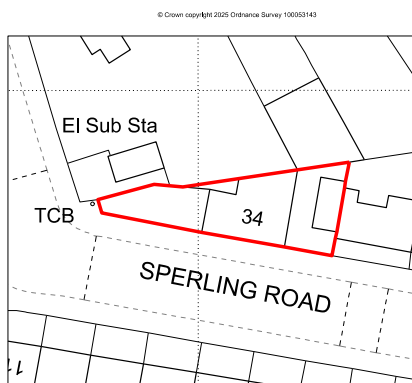
Lawful Development Design Statement
34 Sperling Road, London N17 6ULExisting GIA: 122 sqm
Proposed GIA: 156 sqm**1. Introduction**

This Design Statement accompanies an application for a Lawful Development Certificate for proposed works at 34 Sperling Road, London.

The application seeks confirmation that the proposed extensions and roof alterations constitute permitted development under Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The proposed works comprise two single-storey rear extensions, alterations to the roof including the replacement of dormers with rooflights, and associated glazing improvements. The proposals are domestic in nature and are designed to improve the usability and environmental performance of the dwelling while remaining within the limitations of permitted development.

The submitted drawings illustrate the proposals in full and should be read alongside this statement.



34 Sperling Road

2. Site and Context

The property is a detached two-storey dwelling located on Sperling Road within the London Borough of Haringey. The building occupies a triangular plot enclosed by boundary walls, with external courtyard garden space located to the west and rear of the property.

The dwelling currently contains a garage structure positioned at the rear of the site and a small courtyard adjacent to the kitchen.

The proposals retain the primary form and scale of the existing building and introduce modest extensions that are contained within the existing curtilage of the site.

3. Proposed Development

Infill Courtyard Extension

A small single-storey infill extension is proposed within the existing west courtyard.

The extension will infill the space between the main building and the existing freestanding arched openings within the courtyard. The extension will extend approximately 2.5m in depth, with a height not exceeding the existing boundary wall height.



Freestanding arches to be enclosed against

The extension will not be visible from the street. The existing courtyard openings will be glazed to maintain the visual rhythm of the arches while enclosing the space.

The new roof will be constructed as a flat warm roof, incorporating two fixed double-glazed rooflights to provide daylight to the enlarged kitchen space below.

The extension will provide additional space for the kitchen and improve the usability of the ground floor layout.

New Rear Extension

A larger single-storey rear extension is proposed in place of the existing garage structure at the rear of the site.

The extension will provide accommodation for a bedroom, bathroom and utility space. The extension will be single storey with a flat roof and a maximum height of 3.0m at the boundary, remaining within the height limitations of permitted development.

Openings within the extension will include:

- a window serving the bedroom
- a door providing access to the courtyard garden
- A rooflight in the bathroom

The extension will occupy broadly the same location as the existing garage and will remain subordinate to the main dwelling.

Roof Alterations

The proposals include the removal of two existing dormers, which will be replaced with a large double-glazed rooflight.

Additional rooflights will also be installed elsewhere on the roof as shown on the submitted drawings.

The rooflights will be double glazed and flush with the roof plane, maintaining a simple and discreet appearance.

Materials

Materials are proposed to match or complement the existing building. The extensions will be constructed using brickwork to match the existing dwelling, with double-glazed windows and doors.

Flat roofs will be finished with GRP waterproof roof coverings, and rooflights will be fixed double-glazed units.

These materials ensure the extensions remain visually consistent with the existing dwelling.

4. Permitted Development Compliance

The proposed extensions fall within the limitations set out under Schedule 2, Part 1, Class A of the GPDO.

Key compliance points include:

- The extensions are single storey only.
- The rear extension does not exceed 4m in depth for a detached dwelling.
- The height at the boundary does not exceed 3m.
- The works do not extend beyond the principal elevation fronting the highway.
- The extensions remain within the residential curtilage of the dwelling.

5. Site Coverage and Amenity Space

The existing house has an internal floor area of 122 sqm.

The proposed extensions comprise:

- Rear extension: 27 sqm
- Courtyard infill extension: 7 sqm
- Total proposed extensions: 34 sqm

The existing external amenity space within the curtilage of the property measures approximately 71 sqm.

Following construction of the extensions, the remaining external amenity space will be:

71 sqm – 34 sqm = 37 sqm

A substantial area of private outdoor space will therefore remain within the site following development.

The proposals remain comfortably within the permitted development allowance that limits the total area of extensions and outbuildings to no more than 50% of the curtilage of the original dwellinghouse.

6. Impact

The proposed extensions are modest in scale and are located to the rear and side of the property within existing courtyard areas.

The infill extension is enclosed within the existing courtyard walls and will not be visible from the public realm. The rear extension replaces an existing garage and remains low in height with a simple flat roof form.

The removal of dormers and replacement with rooflights simplifies the roof profile and reduces the visual prominence of roof structures.

Overall, the proposals represent a sympathetic and proportionate development that improves the usability of the dwelling while remaining subordinate to the host building.

7. Conclusion

The proposed works comprise modest single-storey extensions and roof alterations designed to improve the internal layout and performance of the existing dwelling.

The extensions comply with the limitations and conditions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The applicant therefore seeks confirmation through the issue of a Lawful Development Certificate that the proposals constitute permitted development.