

83 Lothair Road North N4 1ER

DESIGN AND ACCESS STATEMENT

PROPOSAL: CONSTRUCTION OF ROOF TERRACE AT ROOF OUTRIGGER ROOF

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J79 STUDIO



1.0 Objectives

To create an external terrace area to provide additional outdoor living space, whilst minimising impact on adjacent neighbours and harmonising with the existing building.

2.0 Roof terrace check list

Item no.	Permitted development guideline	Compliance Y /N	Note
1	On designated land* - no cladding of the exterior.		
2	On designated land* - no side extensions. Rear extension - No permitted development for rear extensions of more than one storey. The regime for larger single-storey rear extensions (see step 9) does NOT apply to houses on designated land.	YES. The proposed roof terrace is no higher than the pitch roof ridge at no. 85	
3	To be permitted development, any additional roof space created must not exceed 40 cubic metres for terraced houses and 50 cubic metres for detached and semi-detached houses	YES. The proposed terrace is not enclosed,	
4	An extension beyond the plane of the existing roof slope of the principal elevation that fronts a highway is NOT permitted development.	YES. The proposed terrace is at the rear of the house	
5	Materials should be similar in appearance to the existing house.	YES. The materials is to be dark grey cladding RAL 7016	
6	No part of the extension to be higher than the highest part of the existing roof.	YES. The roof terrace is no higher than existing roof ridge	
7	Verandas, balconies or raised platforms are NOT permitted development.	NO. The balcony is enclosed with privacy dark timber cladding and evergreen hedging. RAL 7016	
8	Any windows in a wall or roof slope of a side elevation must be obscure-glazed and non-opening unless the parts which can be	YES. The balcony is enclosed with privacy dark timber	

	opened are more than 1.7 metres above the floor of the room in which it is installed.	cladding and evergreen hedging. RAL 7016	
9	Roof extensions, apart from hip to gable ones, must be set back as far as is practicable, and no less than 20cm from the original eaves. The 20cm distance is measured along the roof plane. The roof enlargement cannot overhang the outer face of the wall of the original house*.	YES. 600MM from the eave	

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