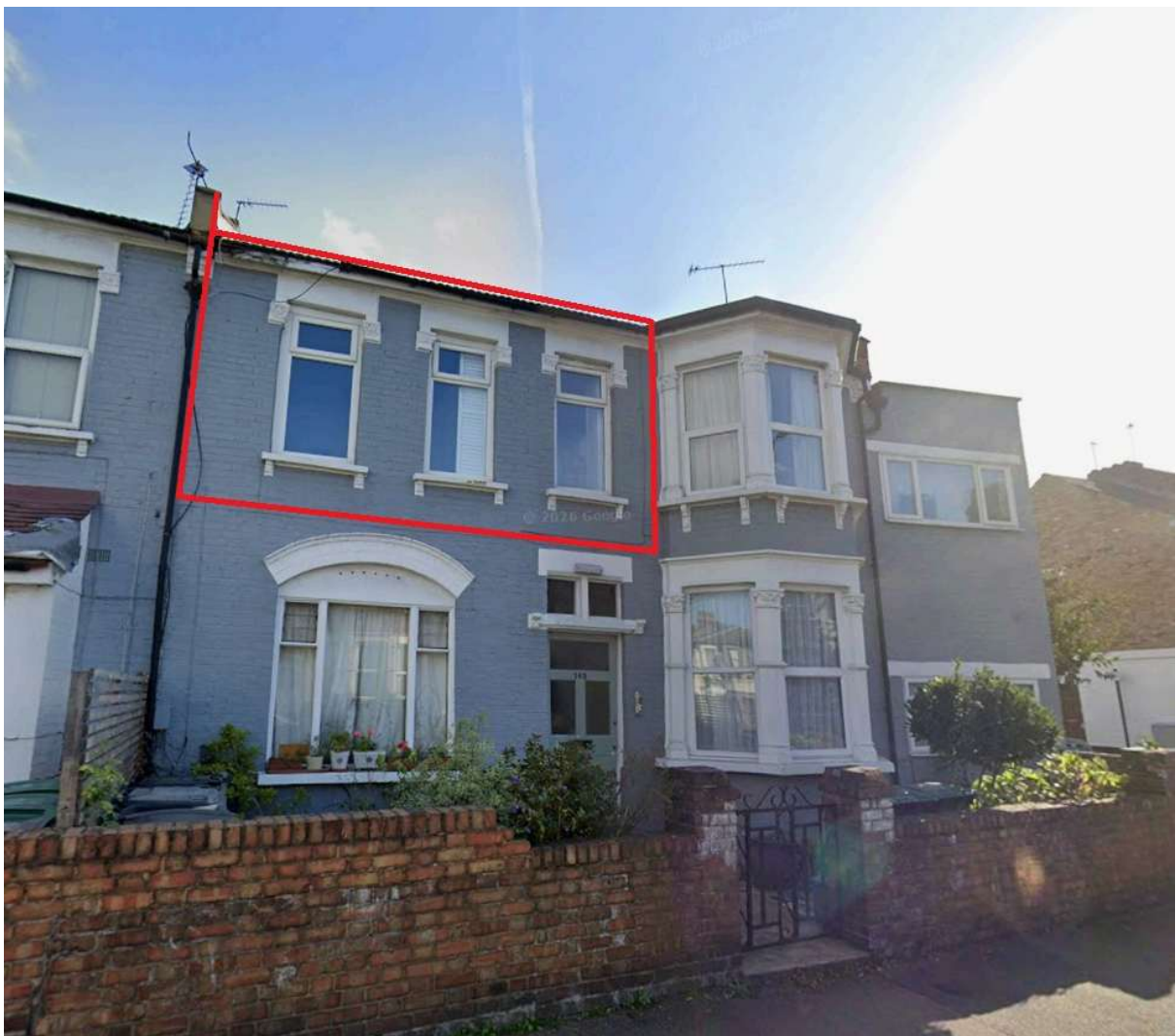


Full Planning Permission Application

**Proposed construction of a rear dormer and two front skylights, as
part of a loft extension**

**Flat 4, 140 Wightman Road
London
N8 0BD**

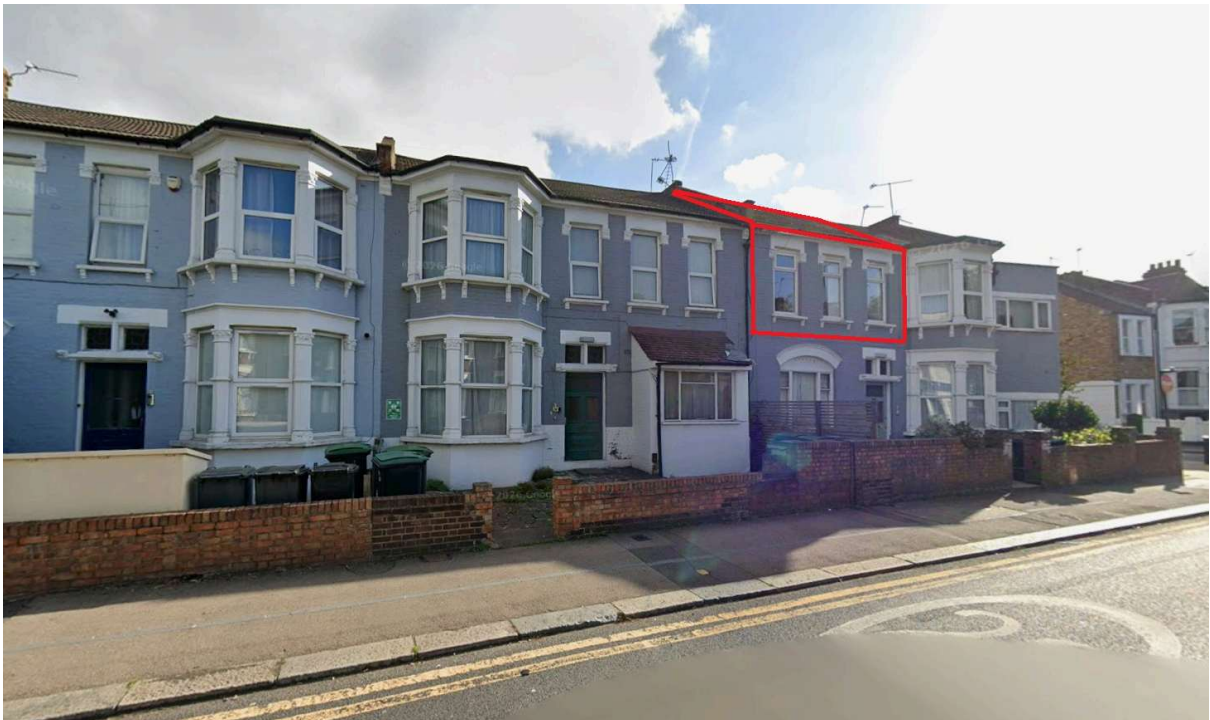


1. Introduction

This statement accompanies the planning application for a modest loft conversion to Flat 4, 140 Wightman Road, consisting of the construction of a rear dormer and two front skylights. It sets out the design rationale, the impact on the surrounding area, and how the proposal aims to comply with relevant planning policies and guidance.

2. Site Context

The property was originally a single two storey terraced dwellinghouse located within Haringey, and was converted into self-contained 4 flats in the 1970's [OLD/1970/1268]. The surrounding area is predominantly residential, characterised by similar housing typologies with a mix of traditional and modern extensions. The property is not listed and does not fall within a conservation area, a National Park, the Broads, an area of outstanding natural beauty or land within a World Heritage Site.



3. Design Proposal

Form and Scale: The loft conversion is modest in size, designed to sit comfortably within the existing roof profile. The proposed dormer is proportionate and

subordinate to the main roof, ensuring minimal visual impact.

Materials: External finishes will match the existing building, using cladding materials and brickwork consistent with the existing building. This ensures visual continuity and respects the character of the street.

Windows and Openings: New windows will aim to match existing fenestration patterns to maintain coherence. Rooflights to the front elevation will be modest in scale and slightly proud of the existing roof plane.

Internal Layout: The conversion provides additional habitable space, improving the functionality of the home without altering the external footprint.

4. Access

The proposal does not alter the principal means of access to the property. Internal circulation will be maintained, with the loft space accessed via a new staircase integrated into the existing layout. The development does not affect accessibility for pedestrians or vehicles.

5. Impact Assessment

Neighbouring Properties: The design has been carefully considered to avoid overlooking, overshadowing, or loss of privacy.

Streetscape: The modest scale and sympathetic materials ensure the loft conversion integrates seamlessly with the existing roofline and does not detract from the character of the street.

Sustainability: The proposal will incorporate energy-efficient insulation and glazing, contributing to improved thermal performance and reduced energy consumption.

6. Policy Compliance

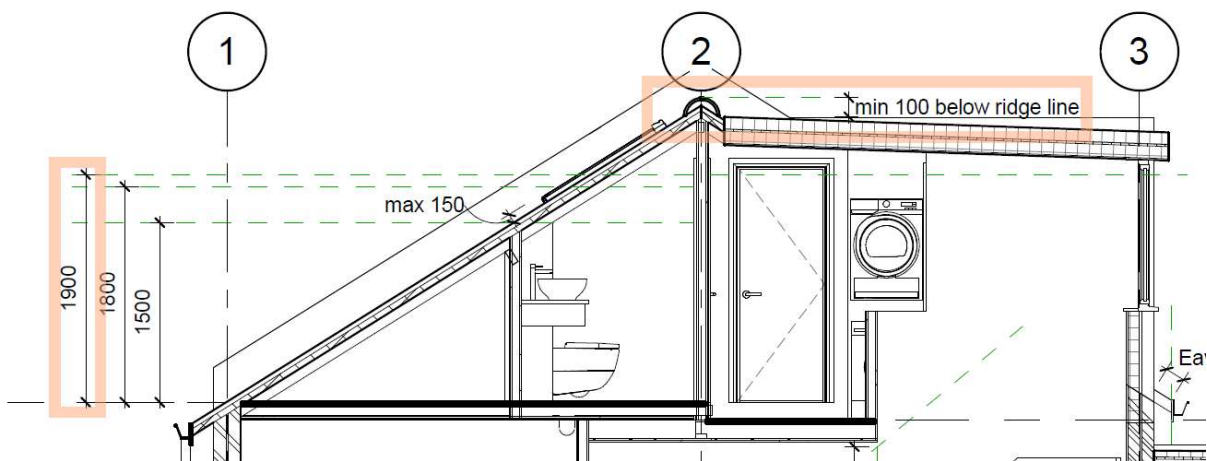
The proposal accords with the London Plan, Haringey Local Plan, and relevant supplementary planning guidance. It respects the principles of good design, neighbour amenity, and sustainable development.

The proposal also aims to stay as close to the guidelines as set out in *'Permitted development rights for householders Technical Guidance'*, as published in September 2019, as possible.

Under Class B - additions etc to the roof:

- None of the proposed works exceed the height of the highest part of the existing roof's ridge line.

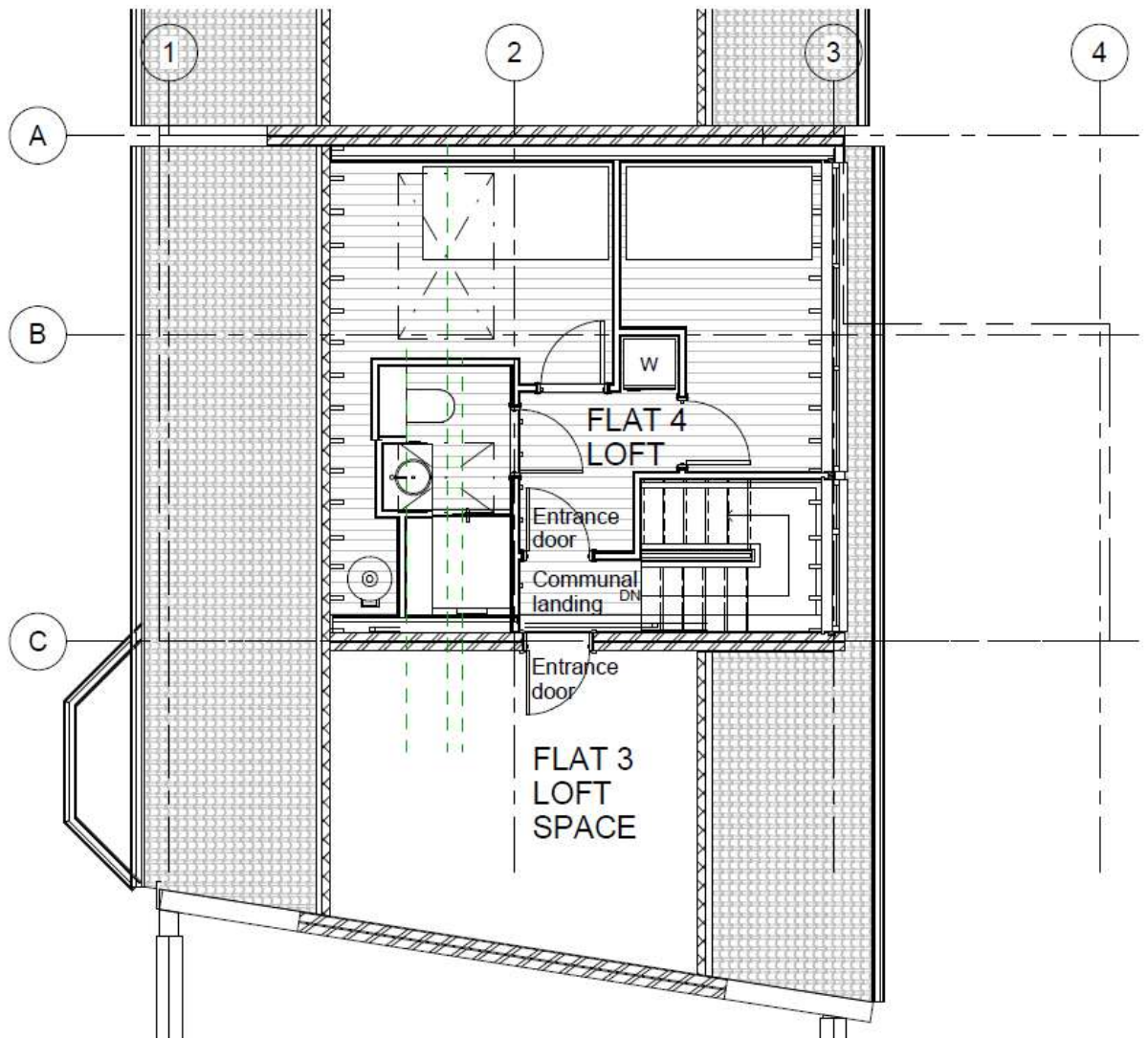
The proposed dormer will be lower than the existing roof's ridge line. As the internal ceiling height in the loft is very limited, we would like to propose that the dormer be situated a minimum of 100mm below the existing ridge line, as indicated in the proposed sectional drawings included with this application.



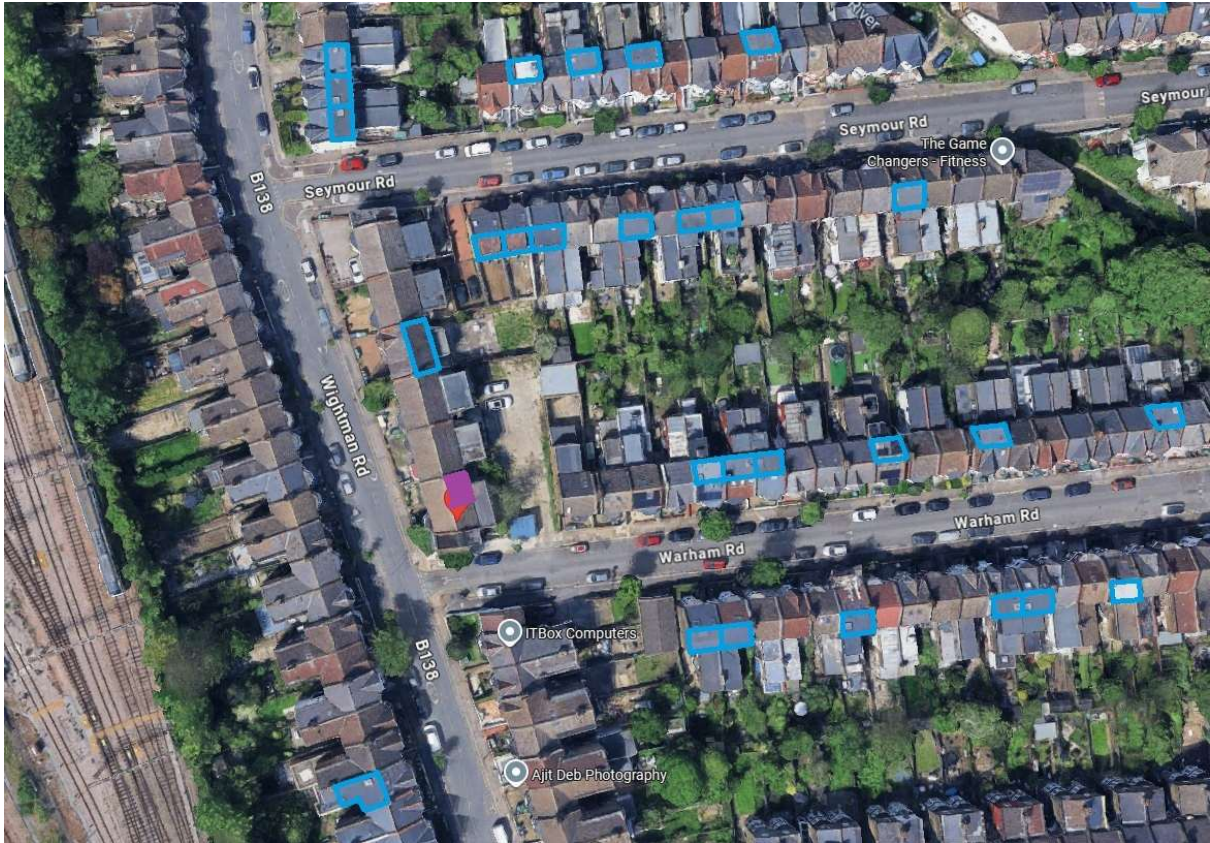
- The proposed dormer to the loft extension does not extend beyond the plane of the existing roof slope which forms the principal elevation of the dwellinghouse and fronts the highway, as the proposed dormer to the loft extension is situated towards the rear of the existing dwelling.
- The existing loft volume is approximately 50.2m^3 and the proposed loft extension would increase the volume to 61.8m^3 .
This is a very modest increase 11.6m^3 , well below the maximum limit of 40m^3 for terraced houses.

It can be assumed that a similar possible future extension to the adjacent flat would result in a similar increase of volume. If these two figures were to be added together, the volume would be just over half of the maximum limit of 40m^3 for terraced houses.

Below is an example of what future access to the loft space above the neighbouring Flat 3 could look like, should the neighbouring owner ever consider an extension:



For reference, please find below infographic showing existing loft extensions in the surrounding area outlined in blue. The proposed loft extension relevant to this application is indicated in purple below:



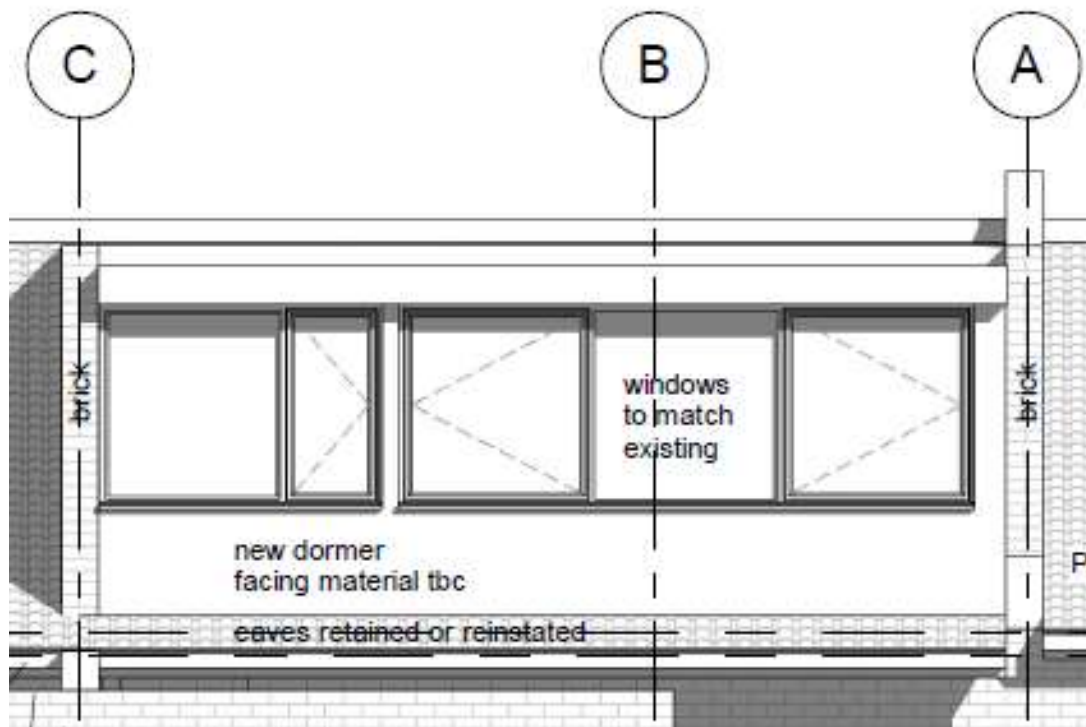
Materials

The proposed materials used in the exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

- The sides for the dormer will be brickwork of a similar visual appearance to that of the existing house, as they will be an extension of the existing brick party walls below.
- The flat roof of the dormer window will use materials such as EPDM, felt, lead or zinc, as the roof will not have any major visual impact.
- The face of the dormer window will be finished using materials that give a similar visual appearance to the existing house.

This could be a reddish brown tile, plank or sheet material.

- White coloured window frames are proposed to the face of the dormer, as this would be similar to those on the rear elevation of the existing house.



Construction

- The eaves of the existing roof will either be retained or reinstated, depending on the future appointment of a contractor to carry out the works and their preferred method of construction.
- The face of the eaves will project forward by no less than 0.2 metres (measured along the roof slope from the outside edge of the eaves, excluding guttering) from the front face of the dormer.
- no part of the enlargement will extend beyond the outside face of any external wall of the original dwellinghouse.

Conclusion

This modest loft conversion represents a sensitive and proportionate addition to the property. It enhances the living accommodation while maintaining the character of the dwelling and surrounding area. The proposal is in line with local and national planning policies and it is hoped that it will be supported.