



Planning Statement

Project:

44 Westerfield Road, London, N15 5LD

Proposal:

Proposed Loft Conversion with 'L' Shaped Dormer roof extension and 2no. velux to front slope

(Permitted Development)

1. Introduction

This planning statement supports an application for a Lawful Development Certificate for a proposed loft conversion at 44 Westerfield Road, N15 5LD. The proposal comprises a rear L-shaped dormer extension to the main roof and rear outrigger, together with two rooflights to the front roof slope.

The proposed development falls entirely within permitted development rights under Class B of the General Permitted Development Order 2015 (as amended), and this application seeks confirmation of its lawfulness.

2. Site and Context

44 Westerfield Road is a mid-terrace dwelling with a traditional pitched roof and rear mono-pitched outrigger.

The site is not located within a conservation area, is not a listed building, and is not subject to any Article 4 Direction restricting permitted development rights.

The surrounding area is residential in character. While there are limited examples of loft conversions along Westerfield Road itself, similar forms of development, including dormers and roof extensions, are present in the wider area, including Suffield Road opposite.

The existing conditions are shown on drawings:

- 25117 - A100(B) - Site Plans - Existing
- 25117 - A101(B) - Level 00 - 01 Floor Plan - Existing
- 25117 - A102(B) - Loft + Roof Floor Plan - Existing
- 25117 - A103(B) - Elevations - Existing
- 25117 - A104(B) - Key Sections - Existing

3. Description of Proposals

The proposal comprises the conversion of the existing loft space, including:

- A full-width rear dormer extension to the main roof slope
- A rear dormer extension to the outrigger, forming an L-shaped configuration
- Two rooflights installed to the front roof slope

Both dormers are flat-roofed and set back a minimum of 200mm from the eaves. The dormer structures remain below the existing ridge height. The external finish will comprise tiles to match the existing roof, ensuring consistency with the host dwelling.

The proposed rooflights to the front elevation will project no more than 150mm above the plane of the roof slope, in accordance with permitted development limitations.

Internal works include the formation of a new staircase and associated alterations to create habitable accommodation within the roof space. No alterations to the existing chimneys are proposed.

The proposed works are shown on drawings:

- 25117 - A200(B) - Site Plans - Proposed
- 25117 - A201(B) - Level 00 - 01 Floor Plan - Proposed
- 25117 - A202(B) - Level 02 - Loft + Roof Floor Plan - Proposed
- 25117 - A203(B) - Elevations - Proposed
- 25117 - A204(B) - Key Sections - Proposed

4. Permitted Development Position

The proposal has been fully assessed against Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and complies with all relevant limitations and conditions:

- **Volume:** The total additional roof volume is approximately 39.9m³, which is below the 40m³ limit for terraced dwellings.
- **Height:** The development does not exceed the height of the existing roof, and all dormer elements sit below the existing ridge.
- **Principal Elevation:** No part of the development extends beyond the plane of the roof slope forming the principal elevation fronting the highway.
- **Setback:** All dormers are set back a minimum of 200mm from the eaves.
- **Materials:** External materials will be similar in appearance to the existing dwelling.
- **Rooflights:** The front rooflights do not project more than 150mm beyond the plane of the roof slope.
- **Balconies/Platforms:** No verandas, balconies or raised platforms are proposed.
- **Side Openings:** No side-facing windows or rooflights are proposed.
- **Designations:** The property is not within a designated area where permitted development rights are restricted.

The proposal therefore fully complies with all requirements of permitted development legislation.

5. Design Rationale and Justification

The proposed development represents a typical and well-established form of loft conversion commonly carried out under permitted development across London.

While examples along Westerfield Road are limited, similar developments exist within the immediate surrounding area. The form, scale and positioning of the dormer are standard and proportionate to the host dwelling.

The use of matching materials ensures that the extension integrates with the existing building, and the location of the dormer to the rear roof slope ensures no impact on the street scene.

6. Conclusion

The proposed loft conversion is fully compliant with permitted development rights under Class B of the General Permitted Development Order.

All aspects of the proposal, including volume, design, materials, positioning and rooflight projection, meet the relevant limitations and conditions.

The application therefore seeks confirmation that the proposed development is lawful, and a Lawful Development Certificate should be granted accordingly.