

Planning Statement

Site: 42 Westerfield Road, London N15 5LD

Proposal: Erection of a roof dormer extension

Introduction

This application seeks a Certificate of Lawfulness for proposed development comprising the erection of a roof dormer at rear outrigger level.

The property benefits from an existing loft extension to the main roof. The current proposal relates to an additional roof extension at outrigger level.

The proposed development falls within the parameters of permitted development rights under Class B, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015. The cumulative increase in roof volume, including the existing loft extension, will not exceed the 40 cubic metre allowance applicable to terraced dwellinghouses.

The proposal will be constructed using materials of a similar appearance to the existing dwellinghouse and will not extend beyond the plane of the principal roof slope fronting the highway.

The submitted drawings demonstrate that the proposal falls within the scope of permitted development. As such, the development is lawful and does not require planning permission. It is therefore requested that a Certificate of Lawfulness be granted accordingly.