

FELIXDB

28/4/2026

63 Princes Avenue N22 7SB

SUPPORTING, DESIGN & ACCESS STATEMENT L SHAPED DORMER ROOF EXTENSION – FULL PLANNING PERMISSION

Introduction

The property is a terrace house with a side alley constructed circa 1900s during the Edwardian period. The property is purpose built as 2 flats maisonette flats with their own front doors and separate access to the rear garden. The property is arranged over 2 storeys with a informally converted loft space currently accessed via a loft ladder. The exterior front wall is constructed from red facing brick, with white painted stucco detailing to the front fenestration. The roof is in its original form with non original concrete roof tiles. The windows are timber sash windows throughout. The property is not within a conservation area and it is not listed. The property has no planning history.

Description

The proposal is for an L-shaped dormer roof extension, on the main rear roof and the outrigger roof. With 3 roof light windows to the front roof slope and 2 flat roof lights to the new flat roof. We also propose to install an exterior galvanized steel spiral stairs to the rear elevation to access the rear garden.

The dormer extensions on the are lower than the original ridge, and therefore is not visible from the street. The dormer extension on the roof of the outrigger is 4.253m in depth, less than 50% of the length of the outrigger roof, The roof dormers are set up 0.2m from the eaves height of the original property. The main roof dormer will feature two 1m x 1m flat roof lights to allow light to enter the centre of the 2nd floor. The exterior windows will be high quality contemporary powder coated aluminium windows. The proposed side facing window will be obscure glazed and non opening below 1.7m. The proposal also includes two roof lights in the front elevation of the property.

The current internal staircase to the rear garden reduces the functionality of the 1st floor layout significantly. The proposed design will remove the internal staircase with this space then benefiting the open feel of the kitchen living room. The internal footprint of the staircase can then be used for valuable internal storage and equipment. The proposed exterior spiral staircase has been designed to be as compact as possible being only 1.6m wide so there will be minor impact on the appearance of the rear of the house.

Design and Character

The proposed development broadly complies with Policies DM1 and DM12 of the Development Management Development Plan Document (2017), as well as Policy SP11 of Haringey's Local Plan Strategic Policies (2017). It also aligns with the relevant policies set out in the London Plan (2021) and the National Planning Policy Framework (NPPF).

As the proposal is lower than the existing roof ridge there will be little impact on the surrounding street character. The design employs high quality materials that will blend with the character of the area and will be inconspicuous.

As the host building is a large Edwardian 1900s semi-detached property, the new extension will not be overly dominant.

The proposed metal spiral staircase to the rear elevation is a modest intervention, it is unobtrusive and is entirely contained within the garden area of No. 63.

The external stair design and discreet rear positioning of the external staircase would not result in any material harm to the character and appearance of the area or to local visual amenity

A number of similar external stair installations have been carried out on nearby properties such as Princes Road 89 HGY/2023/3086. Other nearby approval for similar external stair Princes Avenue 43,54,56, Albert road 46, 85 and 159.

The application design follows a significant number of other approved larger L shaped roof dormer roof extensions nearby

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Planning precedence

37 Albert Road – HGY/2019/2064
39 Albert Road - HGY/2019/2062
45 Albert Road – HGY/2016/2454 (Allowed on appeal)
61 Albert Road – HGY/2021/2336
62 Albert Road – HGY/2022/4304
48 Princes Avenue – HGY/2023/3321
88 Princes Avenue - HGY/2022/4154
89 Princes Avenue - HGY/2022/1334
89 Princes Avenue - HGY/2023/3086 external stairs.

Neighbouring Amenity

The proposed side facing window will be obscure glazed and non opening so will avoid unwanted views towards 57 /59 Princes Avenue.

The proposed windows will be set into the dormer walls set back from the roof edges and set well away from the end back addition wall. Therefore it is felt that the proposal does not create any new problems of overlooking.

The loss of light to the neighbouring property will be slight as the proposed dormer is less than 50% of the length of the outrigger and set back from the eaves.

The proposed spiral staircase and rear door to the outrigger would facilitate access to the first floor. The staircase is intended solely to provide access to the rear garden and would not result in any significant increase in overlooking or loss of privacy.

Access

No access considerations are needed for this extension and alterations to an existing domestic residence in which the current occupants have no access problems.

Please see enclosed existing and proposed plans, elevations and sections illustrating the design of the extension and alterations. If there is any additional information or amendments that you require please do not hesitate to contact me.

Regards,

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Green dots showing similar L shaped dormer roof extensions near by.

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