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Statement

Site Address: 123 Sylvan Avenue, London, N22 5JB

Local Planning Authority: London Borough of Haringey

Update number: 1

Applicant: Mr Mohamed Younes

Date: Monday, 4 May 2026

Proposal: Proposed loft conversion with a rear dormer window and a front extension including insertion of first floor front bay window to match existing property.

Prepared by:

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- Arboricultural Association (AA): AS10227
- The Institute of Environmental Management and Assessment (IEMA): 108486
- Chartered Institute of Architectural Technologists (CIAT): 046002
- Construction Skills Certification Scheme (CSCS): 1326783

1. Proposal

The proposal comprises:

- Loft conversion with a rear dormer window
- Front extension including insertion of a first floor front bay window to match the existing property

2. Site and Context

The site is an existing residential dwelling located within an established residential area. The surrounding context is characterised by similar scale and form of housing, with consistent roof profiles and façade arrangements.

3. Design

Scale and Massing

The proposed development maintains the existing ridge height and overall building proportions. The rear dormer is positioned on the rear roof slope, ensuring it does not dominate the principal elevation.

Appearance

All external materials including walls, doors and windows will match the existing property. The front bay window is designed to align with the existing architectural character of the dwelling.

Layout

The loft conversion provides additional habitable accommodation within the existing building envelope. The internal arrangement remains consistent with standard residential use.

4. Impact

Neighbouring Amenity

The proposal does not result in unacceptable overlooking, loss of privacy, or overshadowing. The scale and position of the dormer are typical of residential loft conversions.

Character of Area

The design respects the existing streetscape by maintaining visual consistency in materials, scale and architectural form.

5. Access

There are no changes to the existing access arrangements. The property will continue to be accessed via the existing entrance.

6. Planning Policy

The proposal complies with the following:

- **Town and Country Planning Act 1990**
- **National Planning Policy Framework (NPPF, Section 12 – Achieving well-designed places)**
- **London Plan (2021):**
 - Policy D3 (Optimising site capacity through design-led approach)
 - Policy D4 (Delivering good design)
- **Building Regulations 2010 (as amended), particularly:**
 - Regulation 7 (Materials and workmanship)
 - Approved Document B (Fire Safety)
 - Approved Document K (Protection from falling, collision and impact)
 - Approved Document L (Conservation of fuel and power)

The proposal has been assessed against the relevant national, regional and local planning policy framework. The works are modest domestic alterations to an existing residential property and are considered acceptable in design, scale, appearance and residential amenity terms.

Town and Country Planning Act 1990

The proposal falls to be considered under the planning system because it involves external alterations to the existing dwelling, including a loft conversion with rear dormer and a front extension with insertion of a first floor front bay window. Under the Town and Country Planning Act 1990, the local planning authority must determine the application having regard to the development plan and any other material planning considerations.

In this case, the proposal respects the existing residential use of the property. It does not introduce a new land use, does not materially change the function of the dwelling, and does not create an incompatible form of development. The works are therefore consistent with the general planning principle that development should be appropriate to its site and surrounding context.

Planning and Compulsory Purchase Act 2004, Section 38(6)

Section 38(6) requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. For this site, the relevant development plan includes the London Plan and the adopted local planning policies of the London Borough of Haringey.

The proposal is considered to accord with the development plan because it represents a small-scale residential improvement to an existing dwelling. The development maintains the residential character of the site, preserves the general form of the building, and uses matching external materials for walls, doors and windows. No conflict is identified with the overall objectives of the development plan.

National Planning Policy Framework, Section 12: Achieving Well-Designed Places

Section 12 of the National Planning Policy Framework confirms that good design is a key aspect of sustainable development and that development should create places that are functional, visually appropriate and sympathetic to local character. The current NPPF sets out design principles under paragraphs 131 to 141.

The proposal responds positively to these principles. The rear dormer is located on the rear roof slope, where its visual impact on the street scene is limited. The proposed front extension and first floor front bay window are designed to match the existing property rather than introduce a

contrasting or discordant feature. The use of matching walls, doors and windows helps the development integrate with the host dwelling.

The proposal is therefore consistent with the NPPF because it does not appear as an over-dominant or unrelated addition. It improves the usability of the property while maintaining the visual character of the existing dwelling.

London Plan 2021, Policy D3: Optimising Site Capacity Through the Design-Led Approach

London Plan Policy D3 requires development to make the best use of land through a design-led approach. This means that the scale, form and appearance of development should respond to the site's context and should be appropriate to the existing building and surrounding area.

The proposal makes efficient use of the existing dwelling by converting the loft space into habitable accommodation. This is a sustainable and efficient form of residential improvement because it increases usable internal space without requiring a separate building, subdivision of land, or major alteration to the plot.

The rear dormer is a practical design solution for providing sufficient internal headroom within the loft. The front bay window is also appropriate because it is designed to match the character of the existing property. The proposal therefore follows a design-led approach by adapting the existing building in a controlled and proportionate manner.

London Plan 2021, Policy D4: Delivering Good Design

London Plan Policy D4 seeks to ensure that development delivers good design quality. It requires proposals to be carefully considered in terms of form, scale, appearance, function and impact.

The proposal satisfies this policy because the external alterations are limited and visually connected to the existing building. The front elevation will not be treated as a separate or unrelated design. The first floor front bay window will match the existing property, and the proposed external walls, doors and windows will also match the existing materials and detailing.

The rear dormer is positioned away from the principal street-facing elevation, reducing its effect on public views. The development is therefore acceptable in design terms because it avoids unnecessary visual contrast and maintains the established domestic appearance of the property.

London Plan 2021, Policy D6: Housing Quality and Standards

Policy D6 seeks to ensure that housing is functional, comfortable and of good quality. Although the proposal does not create a new dwelling, the policy remains relevant because the works provide additional habitable space within an existing residential property.

The loft conversion improves the functionality of the dwelling by making better use of the existing roof space. The proposal provides additional accommodation while retaining the existing residential arrangement. The development is therefore consistent with the broad objective of improving housing quality without causing harm to the building or surrounding area.

London Plan 2021, Policy D12: Fire Safety

Policy D12 requires development proposals to achieve the highest standards of fire safety. This is relevant because the proposal includes a loft conversion and therefore requires careful consideration of escape, internal layout, fire separation and compliance with Building Regulations.

The planning proposal does not seek to override Building Regulations. Detailed fire safety matters will be addressed through the Building Control process, including compliance with Approved Document B where applicable. The scheme can therefore be progressed in a manner that supports fire safety requirements.

Building Regulations 2010, Regulation 7: Materials and Workmanship

Regulation 7 requires building work to be carried out with adequate and proper materials and in a workmanlike manner. This is directly relevant to the proposal because the external walls, doors and windows are stated to match the existing property.

The use of matching materials supports both planning and technical quality. It ensures that the development will not appear visually out of place and that the construction will be carried out using appropriate materials. This assists the proposal in maintaining the character of the existing dwelling.

Approved Document B: Fire Safety

Approved Document B is relevant because the proposal involves loft accommodation. Matters such as protected escape routes, fire doors, smoke detection, fire resistance and means of escape may need to be considered during Building Regulations approval.

For this proposal, the loft conversion should be designed so that the new habitable accommodation can be safely accessed and escaped from in the event of fire. This is a technical matter for Building Control, but the planning layout does not prevent compliance.

Approved Document K: Protection from Falling, Collision and Impact

Approved Document K is relevant where new stairs, guarding, handrails, windows and access routes are introduced or altered. The loft conversion is likely to involve stair access to the new loft level, and therefore safe stair design will be required.

The proposal can comply with these requirements through appropriate stair dimensions, guarding and safe internal circulation. This supports the acceptability of the development by ensuring that the additional accommodation is not only visually acceptable but also safe for daily residential use.

Approved Document L: Conservation of Fuel and Power

Approved Document L is relevant because the loft conversion and dormer construction will involve new or upgraded thermal elements. Roof, wall, window and door elements should achieve suitable insulation and energy efficiency standards.

For this proposal, the loft works provide an opportunity to improve the thermal performance of the roof area. Matching windows and doors can still be selected to meet modern energy performance requirements while maintaining the external appearance of the existing property.

Approved Document M: Access to and Use of Buildings

Approved Document M is of limited relevance because the proposal relates to alterations to an existing dwelling and does not change the main access arrangement. However, the internal layout should remain practical and safe for residential occupation.

The existing entrance arrangement is retained, so the proposal does not create new access issues at the front of the property. The development therefore has a neutral impact on external accessibility.

Haringey Local Plan and Development Management Policies

The London Borough of Haringey's planning policy framework requires development to respect local character, protect residential amenity and deliver appropriate design quality. Haringey confirms that the Local Plan and the London Plan are the key planning documents used in the borough, with supplementary guidance supporting detailed design assessment.

The proposal is consistent with these objectives. It is a domestic-scale extension to an existing residential property. It does not introduce an inappropriate use, does not create a visually harmful addition, and does not rely on contrasting materials. The rear dormer is placed to the rear, while the front bay window is designed to match the existing property.

Residential Amenity

Planning policy requires development to avoid unacceptable harm to neighbouring amenity. The key considerations are overlooking, loss of privacy, outlook, daylight, sunlight and sense of enclosure.

The proposal is not considered to cause unacceptable amenity harm. The rear dormer is a typical feature of loft conversions and is positioned within the roof area. The front bay window matches the existing property and forms part of the principal elevation. The works do not create a major increase in building bulk and do not change the residential use of the site.

Character and Appearance

The proposal respects the character and appearance of the host dwelling by using matching walls, doors and windows. This is important because domestic extensions should normally appear subordinate and integrated with the original building.

The proposed front works are especially sensitive because they affect the street-facing elevation. By matching the existing architectural style and materials, the proposal avoids visual harm to the streetscape. The rear dormer is less prominent from the public realm and is therefore acceptable in visual terms.

Overall Policy Conclusion

Overall, the proposal complies with the relevant national, regional and local planning policy framework. It provides additional residential accommodation within the existing property, uses a design-led approach, maintains the character of the building, and avoids unacceptable impact on neighbouring amenity. The proposal is therefore considered acceptable in planning terms.

7. Conclusion

The proposal is a proportionate and policy-compliant residential extension.

It maintains the character of the existing property and surrounding area, with all materials matching the existing building and no adverse impact on neighbouring amenity.

Feel free to have a discussion or contact us,

Thanks.



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