



Supporting Statement

Lawful Development Certificate Application
167 Park Road, London N8 8JJ

Introduction

This statement has been prepared in support of an application for a Lawful Development Certificate for proposed permitted development works at 167 Park Road.

The proposal comprises:

1. Roof dormer additions
2. Alterations to the rear and side elevation glazing
3. A canopy structure for storage

The application should be read in conjunction with the accompanying drawings and supporting information.

Existing Property

The application property is an existing residential semi-detached dwellinghouse located on Park Road. The proposal relates solely to alterations and extensions incidental to the continued residential use of the property.

Proposed Development

1. Dormer Additions

The proposal includes rear roof dormer extensions to provide additional accommodation within the roof space. The dormers are positioned on the rear roof slope and are in line with the ridge and inset from the eaves in accordance with permitted development limitations. The proposed additions utilise materials and detailing appropriate to the existing dwelling and are subordinate to the host roof form.

The total additional roof volume is approximately 47m³, which remains within the allowable volume increase for a terraced dwellinghouse under Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2. Rear and Side Elevation Glazing Alterations

Alterations are proposed to the rear and side elevation fenestration to improve daylighting and functionality of the internal spaces. The works are domestic in scale and appearance and do not materially alter the character of the dwelling. Any side-facing glazing serving habitable spaces at upper level will be obscure glazed and non-opening below 1.7m above finished floor level where required to maintain privacy.

3. Storage Canopy

A lightweight canopy structure is proposed towards the rear garden to provide covered storage for a motorbike. The structure is incidental to the enjoyment of the dwellinghouse and remains subordinate in scale and appearance. The canopy is positioned within the curtilage of the property and does not exceed the height limitations applicable to outbuildings and incidental structures under permitted development rights.

Access

The proposal does not alter the existing access arrangements to the property. Safe and convenient access to the dwelling will be retained throughout. The proposed works are domestic alterations intended to improve the functionality and usability of the home while maintaining the existing residential use.

Conclusion

The proposed development constitutes permitted development under Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The works are modest in scale, subordinate to the host dwelling, and appropriate to the residential context of the site. Accordingly, it is considered that the proposed development is lawful and a Lawful Development Certificate should be granted.