

DESIGN AND ACCESS STATEMENT

Introduction

This statement has been prepared in support of a householder planning application for the enlargement of the existing rear dormer and installation of front dormer window.

The proposal accords with national, regional, and local planning policy, including the National Planning Policy Framework (NPPF), the London Plan (2021), and the Haringey Local Plan.

Site and Surroundings

The site is located within a residential area characterised by traditional terraced housing.



Front elevation

The site is not within a designated conservation area and there are no listed buildings directly affected by the proposal.



Rear elevation

Planning history

HGY/2026/0940: Certificate of lawfulness for the proposed erection of a rear dormer – issued 02/4/2026.

HGY/1999/0821: Erection of rear dormer window – Approved 03/8/1999

Planning Policy Context

National Policy

The proposal aligns with the National Planning Policy Framework, which supports high-quality design and sustainable development.

Regional Policy

The scheme accords with the London Plan, in particular:

- **Policy D3** (Optimising Site Capacity through the Design-Led Approach)
- **Policy D4** (Delivering Good Design)

The proposal is design-led, proportionate, and responds positively to its context.

Local Policy – Haringey

The proposal complies with policies within the Haringey Local Plan, including:

- **SP11 – Design:** Requires high-quality design that respects local character
- **SP13 – Open Space and Biodiversity:** Protects amenity and environmental quality
- **DM1 – Delivering High Quality Design:** Ensures development is sympathetic to its surroundings
- **DM12 – Housing Design and Quality:** Ensures housing design is of high quality and meets the needs of the occupiers.

The scheme also aligns with Haringey's **Residential Extensions and Alterations SPD**, which supports modest alterations where impacts are acceptable.

Design Principles

Scale and Massing

The proposed enlargement of the rear dormer measures approximately 1m from the ridge, 0.5m from the edges and 0.5m from the eaves. The rear dormer is considered to be well positioned within the rear roof slope and would relate well to the design character and appearance of the host building and other buildings in the terrace.

The front dormer window however is much smaller measuring 1.5m from the ridge, 0.7m from the eaves and it is located on one side of the front roof with a width of only 1.6m. The front dormer window is considered to be modest and does not significantly depart from the design character and appearance of the streetscene with examples of front dormer windows as can be seen from the aerial view at numbers 10, 12, 14, 26, 30, 32 Onslow Road. These are the immediate buildings close to the proposal site but there are many other examples of front dormer windows along the terrace and the streetscene.

Overall, the proposed rear dormer roof extension and front dormer window are modest and subordinate to the host dwelling. The proposal would relate well in the context of the existing roof extensions in the terrace and the immediate surrounding areas.

Character and Appearance

Materials will match or complement the existing property, including matching materials, high-quality glazing systems which ensures compliance with Policy DM1 and SP11.

Impact on Neighbouring Properties

The proposal by virtue of its design and position is considered not adversely affect the amenity of the neighbours in terms of loss of light, loss of privacy, overlooking or sense of enclosure.

Access

Access to the property will remain unchanged via the existing front entrance. The new layout improves accessibility and usability of living spaces

No adverse impacts on access arrangements are anticipated.

Sustainability Considerations

The proposal incorporates sustainable elements, including:

Increased natural lighting via roof windows, reducing reliance on artificial lighting;
Opportunity for improved insulation and thermal performance; Potential for energy-efficient glazing and materials.

Conclusion

The proposed roof extensions are a well-designed, modest addition that:

- Enhances the functionality and quality of the dwelling
- Respects the character of the host property and surrounding area
- Minimises impact on neighbouring amenity
- Complies with relevant planning policies and guidance

The application is therefore considered acceptable and is respectfully requested to be granted planning permission.