

DESIGN AND ACCESS STATEMENT

Site:	13 Aylmer Road, London N2 0BS
Proposal:	Retention of roof alterations to existing single storey rear extension pitched to flat roof and replacement of all windows with white aluminum double glazing.

Planning and Building

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1. Site and Surrounding Area

- 1.1 The application site is a detached, two storey house on the south side of Aylmer Road.
- 1.2 The house is within Highgate Conservation Area but not listed.



Site Location

2. Relevant Planning History

HGY/2002/0669 Erection of a single storey conservatory extension and alterations to existing roof structure to create mansard style roof with inset French doors and balconies to rear to create three additional bedrooms and two bathrooms. – **Refused 09/07/2002**

HGY/1992/0779 Amendment to approved scheme HGY/41447 involving alteration to rear elevation. – **Approved 02/02/1993**

HGY/1990/0021 Erection of ground floor conservatory, 1st floor rear extension with new pitched roof over and provision of new rooflights to facilitate provision of rooms in the roof. – **Approved 05/06/1990**

3. Proposal

This application seeks permission for the retention of roof alterations to existing single storey rear extension from pitched to flat roof and replacement of all windows with white aluminium double glazing.

4. Site Photos



Front Elevation



Rear elevation

4. Planning Considerations

Impact of proposal to the area

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics and detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context. Highgate Neighbourhood Plan Policy DH2 states that development proposals, including alterations or extensions to existing buildings, should preserve or enhance the character or appearance of Highgate's conservation areas, and respect the setting of its listed buildings and other heritage assets.

Highgate Neighbourhood Plan Policy DH3 states that rear extensions on residential properties should be subordinate in scale to the original dwelling, complement its character in terms of design, proportion, materials and detail, should not harm the amenity of adjacent properties, and should retain a significant area of garden or amenity space which is proportionate to that of neighbouring properties in the surrounding area. Development should respect and preserve existing architectural features where these contribute to local character and appearance, for example projecting bays and decorative balconies.

The proposed roof alterations to existing single storey rear extension would not be visible from the street and therefore there would be no impact on this conservation area.



The proposal seeks the replacement of windows through the property, all would be white double glazed aluminium and would be an improvement from existing UPVC windows. There would be no new openings therefore no harm to the neighbours.

The proposal overall is considered proportionate and subordinate to the host building and would not negatively impact the amenity of the site, or adjoining properties. Therefore, the local character and visual amenity of the area would be protected.

Impact on neighbouring amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid

overlooking and loss of privacy and detriment to the amenity of neighbouring residents.

The proposal is a minor alterations to existing single storey rear extension changing existing pitched roof of extension to flat roof. The extension be separated from the boundary with No. 11 Aylmer Road by a distance of 1.5m and it would not project deeper than this house's rear elevation, therefore the proposed roof alterations would not cause any harm to this property.

The extension would be far away from No: 15, and therefore would not be affected by the proposal.

The proposed replacement windows would result in no harm to neighbouring amenities.

Overall, it is deemed that the proposal would not result in any adverse impact on neighbouring amenity, with the proposals following the pattern of development in the area and being generally compliant with relevant policy.

5. Conclusion

The proposed development is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

In the light of the above and submitted information, the proposal should be considered acceptable in respect of its character, appearance and impact on the site and would not result in material harm to the residential amenity of neighbours.