

DESIGN AND ACCESS STATEMENT

Rear Dormer Extension

48 Avenue Road, London N15 5JH



Avenue Road context image showing rear roof additions and dormers within the surrounding area.

1. Introduction

This statement has been prepared in support of a planning application for a rear dormer roof extension at 48 Avenue Road, London N15 5JH.

The purpose of the proposal is to provide improved and more usable accommodation within the existing roof space, while ensuring that the external alterations remain sympathetic to the host building and the surrounding residential context.

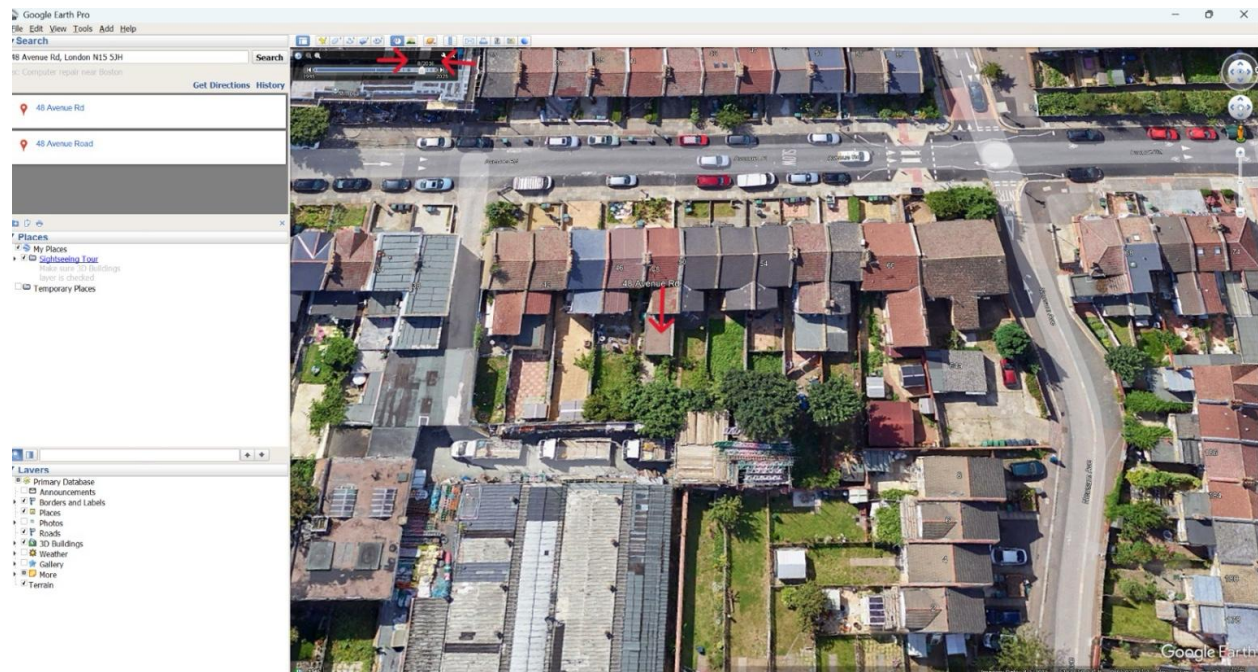
2. Site and Surrounding Context

The application property forms part of the established residential street scene along Avenue Road. The surrounding area is characterised by traditional residential properties, many of which have rear roof additions and alterations to support modern family living.

The context image above illustrates that rear roof alterations are already present within the wider Avenue Road setting, supporting the view that a carefully designed rear dormer can be accommodated without appearing out of character.

The proposed works are located to the rear roof slope. As such, the dormer would have limited visibility from the public realm and would not disrupt the principal front elevation or the rhythm of the street scene.

The site also includes an existing ground floor rear extension, which forms part of the established site context. This extension does not form part of the proposed rear dormer works and no new ground floor extension is proposed as part of this application. Google Earth aerial imagery indicates that the ground floor rear extension was already in place in 2016, and potentially before that date. It is therefore understood to have been in situ for well over four years.



Google Earth aerial image dated 20 August 2016, showing the existing ground floor rear extension within the site context.

3. Proposed Development

The application seeks permission for a rear dormer roof extension. The dormer will be set down from the ridge/top of the roof by 300mm and set in from the rear/eaves line by 300mm.

This setback has been incorporated to ensure that the dormer remains visually subordinate to the main roof form and does not appear as an over-dominant or bulky addition.

External materials will be selected to match the existing roof and building, helping the proposal integrate appropriately with the host property.

4. Design and Appearance

The proposed dormer has been carefully designed to respect the scale, proportions and character of the existing dwelling. By setting the dormer down from the top of the roof and in from the rear/eaves line, the roof extension will read as a secondary addition rather than a dominant feature.

The dormer is positioned on the rear roof slope and will not be prominent within the main street scene. Its visual impact is therefore considered limited.

A nearby approval at 60 Avenue Road, N15 5JH (Haringey reference HGY/2016/0068) is a relevant local example. In that case, the Council accepted a rear dormer where the officer considered that the scale and proportions would not be a highly visible feature, partly due to the existing rear projection shielding views of the principal roof slope.

The current proposal follows a restrained design approach, with a 300mm set down and 300mm rear/eaves setback, helping to maintain the character of the roof form while allowing practical use of the loft space.

5. Residential Amenity

The proposal would not result in an unacceptable impact on neighbouring amenity. The dormer is located at roof level and would not materially affect daylight, sunlight or outlook to adjoining occupiers.

Any views from the proposed rear dormer would be consistent with the established pattern of mutual overlooking commonly found from upper-floor rear windows in the surrounding residential area.

In the nearby 60 Avenue Road decision, the Council accepted that although a rear dormer may introduce some additional overlooking, this was not significant when considered against the existing degree of mutual overlooking from upper-floor windows. The same principle applies here.

6. Access

The proposal does not alter the existing access arrangements to the property. No changes are proposed to the pedestrian entrance, refuse arrangements or access from the public highway.

7. Planning Policy Considerations

The proposal is considered to accord with the general objectives of Haringey's design policies, which seek high-quality development that respects the character and appearance of the host building and surrounding area.

The dormer has been designed to remain subordinate, with appropriate setbacks from the roof edges and materials to match or complement the existing building.

8. Conclusion

The proposed rear dormer extension represents a modest and sympathetic addition to the existing property. The dormer will be set down from the top of the roof and set in from the rear/eaves line by 300mm, helping to preserve the overall roof form and reduce visual impact.

The works are positioned to the rear and would have limited visibility from the public realm. The proposal would not cause unacceptable harm to the character of the property, the appearance of the area, or neighbouring residential amenity.

For these reasons, the proposal is considered acceptable in planning terms and should be supported.