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Planning Statement

1. Introduction

This statement accompanies a householder planning application for alterations to the roof and front entrance of the existing dwelling at 32 Barrenger Road, Hornsey, London N10 1JA.

The proposed works comprise:

- raising the main roof ridge by 400mm while maintaining the existing roof pitch;
- constructing a full-width tiled dormer within the rear roof slope; and
- constructing a new entrance porch with a dual-pitched roof.

The proposals have been developed following pre-application discussions with the London Borough of Haringey under reference PRE/2025/0038. The design has been revised to respond directly to the officer's advice, particularly in relation to the extent of the ridge increase and the height and visual prominence of the front porch.

2. Site and Surrounding Area

The property is a two-storey mid-terrace dwelling on the eastern side of Barrenger Road, within the Coldfall Estate. The estate comprises early twentieth-century, low-density housing arranged in short terraces, with generous front and rear gardens.

As identified within the pre-application advice, the Coldfall Estate has a strong Arts and Crafts character, with pitched roofs, traditional materials and architectural detailing influenced by vernacular building forms. The application property includes a prominent front-facing gable, which forms an important part of its appearance and helps to partially screen the main roof behind it.

The application site is not located within a conservation area.

The estate has evolved over time and contains numerous examples of loft conversions, rear dormers, variations in roof height and pitched-roof entrance porches. The proposed works have been designed with reference to this established context.

3. Planning History

The pre-application advice confirms that there is no relevant planning history relating to the application property. The current proposals should therefore be considered on their own merits, having regard to the character of the existing house, the surrounding Coldfall Estate and relevant local and national planning policies.

4. Planning Policy Context

The proposals have been considered in relation to the National Planning Policy Framework, the London Plan and Haringey's adopted local planning policies.

In particular, Policies DM1 and DM12 of the Haringey Development Management DPD seek to ensure that alterations and extensions respond positively to the form, scale, massing and architectural character of the existing building and surrounding area. Policy DM1 also requires development to protect the privacy and amenity of neighbouring occupiers.

The proposed alterations have been designed to complement the existing dwelling and to avoid any unacceptable effects on neighbouring amenity.

5. Pre-Application Advice and Design Response

Pre-application advice was provided by Haringey following an online meeting held on 19 February 2025.

The scheme considered at pre-application stage proposed raising the ridge by approximately 929mm. The planning officer considered this increase excessive and advised that a substantially smaller increase of approximately 400mm may be more appropriate, taking account of the existing front gable and the slight variation in height between the application property and no. 34.

The current application responds directly to this advice. The ridge increase has been reduced to 400mm while retaining the existing roof pitch and general roof form.

The pre-application advice confirmed that the footprint of the proposed front porch was acceptable. Concern was raised about the height and bulk of the porch roof as it was then designed. The officer suggested a mono-pitched roof and recommended lowering the porch by incorporating some of the steps between the front garden and the ground-floor level within the porch.

The current design has been revised by bringing the porch down closer to the external garden level, with the change in level accommodated within the porch. This substantially reduces its overall height, bulk and prominence when viewed from the street.

The dual-pitched roof has, however, been retained for the reasons set out below.

6. Raised Roof Ridge

The application proposes raising the main ridge by 400mm while maintaining the existing roof pitch. This is a substantial reduction from the approximately 929mm increase considered during the pre-application process and directly follows the officer's recommendation.

The revised increase is modest and would provide the internal height necessary to create practical and well-proportioned loft accommodation. Maintaining the existing roof pitch ensures that the altered roof retains the established proportions and traditional form of the dwelling.

The property's prominent front gable would partly screen the ridge increase in direct views from Barrenger Road. While the increase may remain visible in oblique views, the reduced 400mm rise would result in a considerably less pronounced change than the pre-application scheme.

The pre-application advice also acknowledges the existing pattern of properties stepping in height along Barrenger Road due to the slope of the street. The proposed alteration would therefore be viewed within a roofscape that already contains some variation rather than against a wholly uniform ridge line.

The proposal is considered to strike an appropriate balance between providing usable loft accommodation and respecting the scale and roof form of the existing terrace.

7. Rear Dormer

A full-width dormer is proposed within the rear roof slope to provide usable accommodation within the loft.

Although the raised ridge means that planning permission is required for the overall roof alterations, the dormer has been designed to broadly follow the established principles applicable to roof extensions under permitted development. Its size, position and materials have been carefully considered so that it reads as a rear addition and remains visually subordinate to the principal roof form.

The dormer would be finished in tiles selected to match or closely complement the existing roof. The use of a tiled finish would help integrate the dormer with the main roof and reduce its visual prominence.

The dormer would be located at the rear and would have limited visibility from the principal streetscape. Rear dormers of a similar scale and general form are well established throughout the Coldfall Estate.

Importantly, the pre-application advice confirmed that there were no concerns regarding the effect of the proposed roof extensions and alterations on neighbouring amenity. The current roof proposal would therefore not result in an unacceptable loss of privacy, outlook, daylight or sunlight to adjoining occupiers.

8. Front Entrance Porch

The proposed entrance porch has a modest footprint, which the planning officer confirmed was acceptable in design terms at the pre-application stage.

The porch has since been redesigned to sit closer to the external front garden level, incorporating the change in level within the porch itself. This responds directly to the officer's recommendation and reduces the height and apparent bulk of the structure.

The officer suggested that a mono-pitched roof could be used to reduce the visual weight of the porch. However, the concern identified in the pre-application advice related primarily to the excessive height and bulk of the earlier porch design. This concern has been addressed through lowering the entire porch structure rather than changing it to a roof form that would be less closely related to the architecture of the house.

A dual-pitched roof is considered more appropriate in this instance for the following reasons:

- it reflects the traditional pitched-roof forms that characterise the Coldfall Estate;
- it complements the prominent front-facing gable of the existing house;
- it follows the Arts and Crafts and vernacular architectural language identified in the pre-application advice;
- it provides a balanced and deliberate composition rather than appearing as a visually unrelated addition to the principal elevation; and
- pitched and dual-pitched entrance porches are already well established throughout the estate.

The revised porch is materially lower than the version considered at pre-application stage. Its ridge would remain clearly subordinate to the main front gable and it would not compete with or obscure the original architectural form of the house.

A mono-pitched roof may reduce the roof structure further, but it would introduce a shallower, asymmetrical form that has less connection with the strong gabled composition of the existing

elevation. The revised dual-pitched design provides a more coherent architectural response while still addressing the officer's concern regarding height and bulk.

The proposed porch should therefore be considered on the basis of the revised design now submitted, rather than the taller and more dominant form reviewed at pre-application stage.

9. Materials and Appearance

All external materials would match or blend sympathetically with the existing dwelling, in accordance with the pre-application advice.

The main roof would retain its established pitch and would be finished in materials to match the existing roof. The rear dormer would have a complementary tiled finish, while the porch would use materials and detailing that relate directly to the existing house.

Together, the alterations would form a coherent design that draws on the traditional materials, pitched roofs and vernacular character of the Coldfall Estate.

10. Neighbouring Amenity

The pre-application advice raised no concerns about the effect of the roof extensions and alterations on neighbouring amenity.

The modest ridge increase and rear-facing position of the dormer would not result in a significant loss of daylight, sunlight or outlook to neighbouring properties. The proposal would not create any unacceptable increase in overlooking or loss of privacy.

The porch is modest in scale and positioned at the front of the property. It would have no material effect on the living conditions of adjoining occupiers.

11. Conclusion

The proposed development has been carefully revised in response to the advice provided under PRE/2025/0038.

The ridge increase has been reduced from approximately 929mm to 400mm, as recommended by the planning officer, while the existing roof pitch and general roof form would be maintained. The rear dormer broadly follows permitted development principles in its size, position and materials, and the pre-application advice confirmed that the roof alterations would not give rise to concerns regarding neighbouring amenity.

The porch has been lowered closer to the external ground level, directly addressing the concern about its previous height and bulk. Retaining a dual-pitched roof is justified by the architectural character of the existing house and Coldfall Estate. It complements the prominent front gable, reflects the area's Arts and Crafts and vernacular character, and is consistent with established examples of pitched-roof porches within the estate.

The proposal would provide practical improvements to the dwelling while respecting its original character, the appearance of the terrace and the amenity of neighbouring occupiers. It is therefore considered to represent an appropriate and well-designed form of development.