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Planning, Design & Access Statement

"The erection of a rear dormer above the outrigger"

74 Ferndale Road

London N15 6UQ



Eade Planning Ltd

October 2026

The Site

1. The land is at 74 Ferndale Road London N15 6UQ.
2. The property is a mid-terraced house.
3. The application site comprises of what appears to be a three-storey building from street level plus the converted loft space. The property is in C3 use comprising of a 6-bed single family dwellinghouse.
4. A number of properties in the wider area have been extended at the outrigger. Many enjoy well integrated dormer extensions which are not part of the original form and are provided under the GPDO.

The Proposal

5. The application seeks planning permission for the expansion of the property at roof level above the outrigger.
6. The property has previously benefitted from a type 3 extension.
7. The development takes inspiration from the limitations of the GPDO to inform the massing, scale and setback within the context of the outrigger roof.
8. The description given is the 'The erection of a rear dormer above the outrigger.'

The Proposal

Roof Extension

The roof extension provides additional habitable space to the existing layout providing a much-needed additional bedroom in an urban area with a recognised need of extra sleeping space. There are no impacts of loss of daylight, privacy or overlooking caused by this minor additional roof projection.

The positioning of the extension is not at all visible from the street scene and can only be seen from the neighbouring properties. It should be noted that the extension would be pursuable under the GPDO providing a legitimate fallback position.

The proposed development in its totality would maximise the potential of the property increasing the floorspace and allowing the occupants to enjoy a separate sleeping area. There will be no new material harm on the neighbours in terms of privacy or noise given the scale of the development.

Plans

9. Existing and Proposed Plans are provided. The plans include, Site, Floor, Section, Roof and Elevation Plans. A location Plan and Planning Statement is also included in the application bundle together with the CIL additional information form.

Conclusion

10. The development improves a single family dwellinghouse within the local area, has policy support at National, London and Local level and therefore, the council are asked to grant permission on the presumption in favour of the development.