PLANNING SERVICES
Part of the SAM Group

Unit 9b, The High Cross Centre,
Fountayne Rd, London N15 4BE
T: 020 8802 3480 D: 020 3846 6745
E: info@samplanning.co.uk

PLANNING STATEMENT

Site Address:

34 Ermine Road
Haringey
N15 6DD

Introduction:

The Planning Statement is in support of a Lawful Development Certificate for the erection of a rear dormer roof extension including the installation of two front rooflights.

Policy

The Town and Country Planning (General Permitted Development) (England) Order 2015. (as amended) Schedule 2, Part 1, Class B & C

Class B – additions etc to the roof of a dwellinghouse

Permitted development

B. The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

B.1 Development is not permitted by Class B if—
(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use) - **NO**

(b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof; - **No**

(c) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway; - **NO**

(d) the cubic content of the resulting roof space would exceed the cubic content of the original roofspace by more than—
(i) 40 cubic metres in the case of a terrace house, **NO**
or
(ii) 50 cubic metres in any other case;

(e) it would consist of or include—
(i) the construction or provision of a verandah, balcony or raised platform, or
(ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; - **NO**

(f) the dwellinghouse is on article 2(3) land; - **NO**

(g) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses); **NO**
or
(h) the existing dwellinghouse has been enlarged in reliance on the permission granted by Class AA (enlargement of a dwellinghouse by construction of additional storeys) - **NO**

Conditions to class B

B.2 Development is permitted by Class B subject to the following conditions—

(a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse; -**Materials match the existing**

(b) the enlargement must be constructed so that—
(i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension—
(aa) the eaves of the original roof are maintained or reinstated; - **Yes**
and
(bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; **Yes**
and
(ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse; and

(c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be—
(i) obscure-glazed, and
(ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. **N/A**

C. Any other alteration to the roof of a dwellinghouse.

C.1 Development is not permitted by Class C if—

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use); **NO**

(b) the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof; **NO**

(c) it would result in the highest part of the alteration being higher than the highest part of the original roof; **NO**

(d) it would consist of or include—
(i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
(ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment; **NO**

Or

(e) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses). **NO**

Conditions

C.2 Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be—

(a) obscure-glazed; and
(b) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Summary:

On the basis of the above, the proposed roof extension constitutes permitted development by virtue of the provisions of Schedule 2, Part 1, Class B & C of the Town and Country Planning (General Permitted Development) (England) Order 2015. (as amended).
We therefore respectfully expect the Council to issue a Certificate of Lawful Development.