



PLANNING STATEMENT **REVISION A (26-10-2023)**

ADDRESS: 69 SHEPHERDS HILL, HORNSEY, LONDON, N6 5RE.

PROJECT: ERECTION OF SINGLE STOREY REAR EXTENSION WITH ASSOCIATED TIMBER DECKED TERRACE; FORMATION OF REAR GABLE END DORMER EXTENSION; FORMATION OF SMALL REAR WINDOW DORMER; INSTALLATION OF ROOF LIGHTS AND CONVERSION OF THE EXISTING ATTIC SPACE TO FORM AN ADDITIONAL BEDROOM. ALTERATIONS TO GROUND AND FIRST FLOOR SIDE DOOR AND WINDOW ARRANGEMENT; INSTALLATION OF SIDE WINDOWS TO THE SOUTH WEST ELEVATION; ALTERATIONS TO FRONT GARDEN INCLUDING NEW REPLACEMENT ACCESS STAIRS; CHANGE OF USE OF EXISTING GARAGE TO A UTILITY ROOM INCLUDING REPLACEMENT OF GARAGE DOORS AND INSTALLATION OF A SKYLIGHT ABOVE

February 2022

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## 1. INTRODUCTION

- 1.1. This planning statement has been provided in support of a planning application seeking to alter and extend an existing residential dwelling.
- 1.2. This Planning Statement should be read together with the submitted plans and illustrative material, as well as the following reports, prepared in support of the application:
- Design and Access Statement
  - Heritage statement
- 1.3. The following local validation requirements are also addressed within this statement:
- Flood risk assessment
  - Heritage
  - Ground stability
- 1.4. This statement has been produced by Iain Exley Limited to explain the proposal and to set out the planning considerations and how they have been addressed.

## 2. SITE DESCRIPTION

- 2.1. The existing property is a family dwelling with two stories and a hipped roof above. 69 Shepherds Hill forms part of a small group of 6 houses (65-75 Shepherds Hill) all constructed to a similar planform in the early C20th by the church. To the rear of the building there is a large hillside garden. To the front of the building is a landscaped area that includes one car parking space. The house is accessed from the front of Shepherds Hill via an external stair descending from the street level to the house's ground floor level. To the East, the parking space descends steeply from Shepherds hill to the ground floor of the building connecting to a side passageway that provides access to the rear garden area.
- 2.2. The site has far-reaching views to both Muswell Hill and Alexandra Palace and forms part of the skyline of Crouch End Conservation area as seen from Muswell Hill. Although in saying this 56 Shepherds Hill, which is an apartment block, located to the South of Shepherds Hill behind 69 Shepherds Hill is both larger and greater in volume and the silhouette of 69 Shepherds Hill cannot be seen as a result.
- 2.3. 69 Shepherds Hill is not Listed.
- 2.4. The Haringey Local plan online mapping document shows the site to be located in Crouch End (No.5) Conservation Area.
- 2.5. The character of Shepherds Hill is characterised by residential development in the form of Large Victorian villas, 1930's houses and blocks of flats.
- 2.6. The group of residential dwellings that form 65-75 Shepherds Hill are located immediately West of a small park serving Highgate Heights, which is designated in the Haringey local plan as Metropolitan Open Land (MOL). 69 Shepherds Hill stands approximately 41 meters away from the open space.
- 2.7. The Haringey Local plan online mapping document shows the site to be located immediately South of Shepherds Hill Allotments; an area designated as both Metropolitan Open Land (MOL) and SINC Local.
- 2.8. The Haringey Local plan online mapping document shows that 65-75 Shepherds Hill are not in a Neighbourhood plan area; which begins approximately 70 meters to the West beyond Stanhope Road.
- 2.9. The Haringey Local plan online mapping document shows that 65-75 Shepherds Hill are located in a critical drainage area (CDA).

2.10. There are No TPO's on the site.

2.11. The British Geology survey mapping website describes the geology of the site as: Thames Group - Clay, Silt, Sand and Gravel. Sedimentary Bedrock formed approximately 34 to 56 million years ago in the Palaeogene Period. Local environment previously dominated by shallow seas.

### 3. PLANNING HISTORY

|               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |         |          |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|----------|
| HGY/2021/3404 | Erection of single storey rear extension and raised timber decked terrace to its rear with associated access steps and balustrade; Formation of rear roof dormer extension; Formation of rear roof hip-to-gable roof extension with gable window; Installation of roof lights; Associated alterations to windows and doors; Alterations to front garden including new replacement access stairs; Erection of subterranean garden building in rear garden with associated decked roof terrace with balustrades access steps, and roof light.                            | Refused | 12/01/22 |
| HGY/2021/1744 | Erection of single storey rear extension with raised terrace and access steps behind; Associated side boundary alterations; Formation of rear/side dormer roof extension, and separate side dormer roof extension; Installation of roof lights; Alterations to first floor windows; Alterations to front garden including new access stairs; Erection of part-subterranean outbuilding in rear garden with associated above ground elements including terrace/platform with balustrade above; green roof, roof light, access steps, and raised timber deck to its rear | Refused | 02/08/21 |

#### 4. PLANNING POLICY FRAMEWORK

4.1. Haringey's Local Plan: Strategic Policies was adopted by the council in 2013, to replace the Unitary Development Plan (UDP) - with subsequent alterations adopted on the 24 July 2017. The purpose of the document is to set out the long-term vision of how Haringey should develop by 2026 and sets out the council's strategy for achieving that vision including high-level strategic policies used in determining planning applications.

4.2. The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the mayor's vision for Good Growth.

The Plan is part of the statutory development plan for London, meaning that the policies in the Plan should inform decisions on planning applications across the capital. Borough's Local Plans must be in 'general conformity' with the London Plan, ensuring that the planning system for London operates in a joined-up way and reflects the overall strategy for how London can develop sustainably, which the London Plan sets out

4.3. Haringey's Local Plan: Strategic Policy DM1 Delivering High Quality Design states:

A - All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria. The relevant policy states:

- (a) Relate positively to neighbouring structures, new or old, to create a harmonious whole;
- (b) Make a positive contribution to a place, improving the character and quality of an area;
- (c) Confidently address feedback from local consultation;
- (d) Demonstrate how the quality of the development will be secured when it is built; and
- (e) Are inclusive and incorporate sustainable design and construction principles.

B - Development proposals should relate positively to their locality, having regard to:

- (a) Building heights;
- (b) Form, scale & massing prevailing around the site;

- (c) Urban grain, and the framework of routes and spaces connecting locally and more widely;
- (d) Maintaining a sense of enclosure and, where appropriate, following existing building lines;
- (e) Rhythm of any neighbouring or local regular plot and building widths;
- (f) Active, lively frontages to the public realm;
- (g) Distinctive local architectural styles, detailing and materials.

C -Development proposals shall demonstrate how the landscaping and planting are integrated into the development as a whole. The Council will expect development proposals to respond to:

- (a) Landform;
- (b) Levels, slopes and the fall of the ground;
- (c) Trees on and close to the site;
- (d) Landscaped boundary and treatments;
- (e) Any other significant biodiversity (including prioritising native over invasive species) on or close to the site.

D - Development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that:

- (a) Provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land;
- (b) Provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development; and
- (c) Address issues of vibration, noise, fumes, odour, light pollution and microclimatic conditions likely to arise from the use and activities of the development.

#### 4.4. Haringey's Local Plan: Strategic Policy DM4: Provision and design of Waste Management Facilities states:

A- All proposals should consider how to sustainably manage waste arising from the development during the design, construction and occupation phases of new developments.

B- All proposals will be required to make on-site provision for general waste, the separation of recyclable materials and organic material for composting. The on-site provision must:

- (a) Ensure adequate dedicated internal and external storage space to manage the volume of waste arising from the site;
- (b) Provide accessible and safe access to on site storage facilities, both for occupiers and collection operatives, including vehicles, having regard to the Council's Refuse Collection Strategy;
- (c) Be located and screened to avoid nuisance and adverse impact on visual and other amenity to occupiers and neighbouring uses, and are within the maximum permitted carrying and reversing distances;

#### 4.5. Haringey's Local Plan: Strategic Policy DM9: Management of the Historic Environment.

- B- Proposals affecting a designated or non-designated heritage asset and its setting will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance. Applicants are required to submit with their planning application a statement describing the significance of the heritage asset(s) concerned, including any contribution made by its setting, along with an assessment and justification of the impact of the new development on the asset and its setting.
- E- Proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive.

#### 4.6. Haringey's Local Plan: Strategic Policy DM12: Housing Design and Quality.

- E- 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, detailing of the original buildings, 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.
- F- New rooms created by an extension should comply with space and amenity requirements set out in the London Plan Mayor's Housing SPG.

G- Proposals for residential extensions should have regard to the Council's relevant Supplementary Planning Documents, where appropriate, including the South Tottenham House Extensions SPD.

4.7. Haringey's Local Plan: Strategic Policy DM18: Residential Basement development and light wells.

A- Householder extensions to existing basements, and the construction of new basements, including in existing dwellings will only be permitted where it can be demonstrated that the proposal:

- (a) Will not adversely affect the structural stability of the application building, neighbouring buildings and other infrastructure, including the adjoining highway, having regard to local geological conditions;
- (b) Does not increase flood risk to the property and nearby properties from any source (see Policy DM24);
- (c) Avoids harm to the appearance or setting of the property or the established character of the surrounding area;
- (d) Will not adversely impact the amenity of adjoining properties by reason of noise or increased levels of internal or external activity;
- (e) Will not adversely impact the local natural and historic environment;
- And, where the proposed basement extends beneath the garden area:
- (f) Will not cause loss, damage or long-term threat to trees of townscape or amenity value;
- (g) Maintains adequate soil depth satisfactory for preservation of landscaping consistent with neighbouring properties;

4.8. Haringey's Local Plan: Strategic Policy DM26: Critical drainage areas

A- All proposals for new development within a Critical Drainage Area (CDA) will be required to incorporate measures to reduce the overall level of flood risk in the CDA.

4.9. Haringey's Local Plan: Strategic Policy DM34: Driveways and front gardens.

A- Where planning permission is required, the Council will only permit parking on front gardens where a minimum of 50% of existing soft landscaping area is being retained. All proposals must appropriately manage flood risk in line with other plan policies. Any hard standing should incorporate the use of a permeable material.

4.10. Haringey's Local Plan: Strategic Policies 2013-2026 SP11: Design:

All new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. To achieve this all development shall:

Be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity;

4.11. Haringey's Local Plan: Strategic Policies 2013-2026 SP12: Conservation:

The Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. The borough's heritage assets include Statutory Listed Buildings, Conservation Areas, Registered Parks and Gardens, Archaeological Priority Areas, and other locally important heritage assets such as Locally Listed Buildings, Local Historic Green Spaces and Sites of Industrial Heritage Interest

4.12. The London Plan: Policy HC1

C - Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

## 5. THE APPLICATION PROPOSALS

- 5.1. Erection of single storey rear extension
- 5.2. Erection of a timber of a platform as a decking area immediately outside the proposed extension.
- 5.3. Formation of rear gable end dormer extension.
- 5.4. Formation of small rear dormer window.
- 5.5. Installation of roof lights on the main roof.
- 5.6. Conversion of the existing attic space to form an additional bedroom and ensuite bathroom.
- 5.7. Alterations to ground and first floor side door and window arrangement.
- 5.8. Installation of side windows to the South West elevation.
- 5.9. Installation of a new replacement access stair in the front garden.
- 5.10. Change of use of the existing garage to a utility room including replacement of the front garage doors and installation of a skylight above to provide additional internal daylight to the utility room.
- 5.11. Alterations to Master bedroom window opening and installation of French doors with fixed side lights and glass juliet balcony.

## 6. PLANNING CONSIDERATIONS

The previous application for the site HGY/2021/3404 was refused in January 2022

**The case officers report accompanying the decision for HGY/2021/3404 has been considered in depth and those items considered unacceptable have been omitted from this application. The proposals made under this application have all been previously considered acceptable by Haringey Council Planning department.**

### 6.1. Erection of single storey rear extension

The form of the proposed extension has been developed in accordance with Haringey document SPG 1a Design Guidance and design statements. This document provides express guidance relevant to policy for development which may be considered acceptable.

- 6.1.1. The building line does not exceed that of the neighbouring extension (SPG 1a, 2.1, C).
- 6.1.2. The flat roof form and scale of the proposed extension matches that of the extension at 71 Shepherds Hill and as a result it is considered to respect the form, structure and grain of the Conservation Area (SPG 1a, 2.1, A.1 & A.2) and (SPG 1a, 2.1 F2) and (DPD Policies DM1 & DM9)
- 6.1.3. The form of the rear elevation to the proposed extension has been broken centrally and set back to reduce the perceivable mass and scale in order

not to dominate or over balance and to be subservient to the host building and neighbouring development. (SPG 1a, 2.1 F2).

- 6.1.4. The height of the proposed extension is subordinate to the host building and comparable to the existing extension at No.71 Shepherds Hill in that the top of the flat roof is approximately 3.1 meters above ground floor level in both cases (SPG 1a, 2.1, F.1, F2 & D.1).
- 6.1.5. The proposed extension stands 4.1 meters away from 71 Shepherd Hill boundary and although the proposed is 350mm higher than No.71's extension, due to the slope of the ground in the hillside setting, this is not considered to affect the amenity of the extension to 71 Shepherds Hill which has a blank side wall facing No.69 (SPG 3b). Please see drawing 019 for further illustration and information.
- 6.1.6. The proposed extension is set back from the boundary with No.67 in order not to prejudice the satisfactory development of No.67. (SPG 1a, 2.1, E.1)
- 6.1.7. The proposed extension to this detached house does not extend out further than 4 meters from the existing rear building line of the host building and does not extend for the whole width of the building (SPG 1a, 2.1, F2) such as the recently approved extensions at 42 Shepherds Hill (HGY/2021/2205).
- 6.1.8. Wall finishes to the proposed extension – The side walls are proposed in brickwork to match the host building and respect the context of the conservation area (SPG 1a 2.1, A.1, A.2) and (Policies DM9 & DM12 (E)). Additional stone banding has been introduced to reduce the blank visual mass of the brickwork and provide visible enjoyment. Similar banding was employed on early C20th buildings and this level of ornamentation is considered appropriate for inclusion on a building erected in this era (SPG 1a, 2.1, I.1), providing a high level of design quality to the proposal (DM12).
- 6.1.9. The rear screens and doors to the extension are much lesser in size than those recently approved under (HGY/2021/2205) in the same Conservation Area. The style and detail of dark Crittall frames instead of alternatives, such as aluminium or UPVC is considered appropriate to the era of the host building's construction; in that Crittall is a contemporaneous method of fenestration and is therefore considered respectful to a Conservation area comprised of a good percentage of early C20th buildings (SPG 1a, 2.1, I.3), (DPD Policy DM1)
- 6.1.10. The finish of the flat roof is proposed to be dark grey lead coloured single ply membrane such as Sika Troccal. This is proposed for the simple visual effect without complicating the form of the extension with a lead roof, which would require a fall, increasing the height, due to the need for side parapet walls to enclose the sloping stepped, lead roof. Another alternative considered was mineral felt, but due to mineral felt's relatively short lifespan, this is considered to have a low level of green benefit in that felt would require frequent repair and replacement. (SPG 1a, 2.1, J.1).

6.2. Erection of a timber of a platform as a decking area immediately outside the proposed extension.

- 6.2.1. The extents of the proposed decking have been considerably reduced since application HGY/2021/1744 was refused.
- 6.2.2. Building Control will require a level landing at a minimum of 1.2m outside of an external exit door and therefore the proposed projection of the decking in front of the doors relates directly to this requirement.
- 6.2.3. The decking projects no further from the building line than the neighbouring terrace areas and is considered to be consistent with the building line and elevation of those terraces, please refer to drawing 003. (SPG 1a, 2.1, F.2)
- 6.2.4. The plan form of the decking has been developed to a semi-circular plan to ensure that the opportunity for overlooking is minimized; i.e., at the furthest projection of the decking, the viewer is the furthest distance from the boundaries. This factor combined with extensive existing 4m high boundary plant screening, is considered to pose no risk at all to neighbouring properties from overlooking from the proposed decking area (SPG 3b), (DPD Policies DM12, A & DM1, D)
- 6.2.5. The vertical faces of the decking are to be screened with evergreen topiary to act both as green screening of the extension and to increase enjoyment of the garden (SPG 1a, 2.1, G.1 & G.2).
- 6.2.6. The balustrade guarding to the decking is proposed to be in painted fabricated ironwork; namely 25mm tubing to harmonise with the early C20th modernist aesthetic of the conservation area and to avoid modern chunky timber posts and railings, which are considered to look incongruous within the suburban (not rustic) setting. (SPG 1a, 2.1, I.3), (DPD Policy DM1)

6.3. Formation of rear gable end dormer extension.

- 6.3.1. The roof design previously submitted under application HGY/2021/1744 has been reconsidered and reformed to meet with the case officers' comments and guidance.
- 6.3.2. The roof form is proposed to be altered in the same manner as the roof design approved 17/12/2018 at 65 Shepherds Hill under application HGY/2018/2993.
- 6.3.3. The roof will be clad to match the existing roof using roof tiles to remain consistent with the character of the conservation area (SPG 1a, 2.1, D.1), without any increase in height or scale of the property (SPG 1a 2.1, F).
- 6.3.4. The end gable is proposed to be clad in vertical clay tiles to match the roof. This approach is considered appropriate and contemporaneous to the era of construction of the host building and supportive of the character of the conservation area (SPG 1a, 2.1, I.2 & I.3)

- 6.3.5. The window to the end gable is proposed to be a painted timber feature Diocletian window. The window will be traditionally detailed with fine glazing bars and the style of the window is typical of the era of the host building's construction. (SPG 1a, 2.1, H2)
- 6.3.6. The approach to the roof treatment has been adopted to accord with London plan policy HC1, Local plan policy SP12 and DPD policies DM9, DM12 (E) & SPG 1a, 2.1, A.1; in that the development will not be visible from the road to avoid change or impact on a Conservation Area and where visible at a distance from the rear, the development will be harmonious in appearance to the wider context of the Conservation Area.

#### 6.4. Formation of small rear window dormer.

- 6.4.1. The form of the rear dormer is proposed to be altered in the same manner as the roof design approved 17/12/2018 at 65 Shepherds Hill under application HGY/2018/2993.
- 6.4.2. The dormer roofline is broken and set back in the same manner as 65 Shepherds hill (HGY/2018/2993).
- 6.4.3. The roof dormer is set back from the rear wall of the host building.
- 6.4.4. The fenestration pattern of the dormer window has regard for the building's fenestration pattern and detailing below. (SPG 1a,2.1, H4)
- 6.4.5. The dormer is clad with matching vertically hung clay tiles with lead flashing around the window to accommodate the transition from roof tiles to timber fenestration (SPG 1a, 2.1, I.2 & I.3).
- 6.4.6. The flat roofing material is proposed to be dark grey lead coloured single ply membrane for the same reasons as item 6.1.10 above. (SPG 1a, 2.1, J.1).

#### 6.5. Installation of roof lights on the main roof.

- 6.5.1. Its is proposed to use conservation type roof lights that sit between the tiles and are generally approved for use in Conservation Areas. These are intended to support the character of the Conservation Area in that they do not distort or alter the roof line and have low visual impact. (SPG 1a, 2.1, A.1)
- 6.5.2. Where there is potential for overlooking neighbouring amenity from rooflights it is proposed to use obscured glass so that the internal attic space receives the benefit of natural day light without risk of overlooking. (Policy DM12, A)

6.6. Conversion of the existing attic space to form an additional bedroom and ensuite bathroom.

- 6.6.1. The proposals to convert the attic space regarding external alterations are largely covered in 6.3, 6.4 & 6.5 above. Internally the access stair and drainage from the ensuite bathroom have been designed to conform with the Building Regulations.

6.7. Alterations to the fenestration to the North West and North East elevations

- 6.7.1. The 4 No. proposed new windows to the North East side elevation replace 7 No. existing modern casement windows. The windows face the blank side wall of No.71 and the reduction in the number of windows is considered to improve circumstances with regards to heat loss, privacy and amenity and the future development potential of No.71. (SPG 1a, 2.1, E.1), (SPG 3b), DPD Policy DM21 (B)
- 6.7.2. The replacement windows are to be painted traditional timber casement windows. (SPG 1a, 2.1, H.1)
- 6.7.3. North west ground floor porchway door and side light. A new doorway is to be formed into the scullery area to provide direct access and improved light. This entrance will provide a back of house entrance to a wash up area for muddy cloths from garden activities. The doorway is inset in a porch area to provide shelter and boot storage. The inset porch has been proposed because it is a typical early C20th century detail common on most entrances of suburban houses of the time. This is considered both contemporaneous and suitable for use on the host building in preserving the character of the conservation area. (LLP HC1)
- 6.7.4. North West first floor window above the porch door. It is proposed to replace the poorly formed inset roundel detail with an arch headed traditional sash window. This is proposed for practicality to serve the room inside and to maintain the concept of a feature detail or window in this location of the building in accordance with the original designers' intentions to elaborate this subordinate annexe to the main house. This is considered to be good design and respectful of the conservation area and its setting. (LLP HC1)

6.8. Installation of side windows to the South West elevation.

- 6.8.1. The proposed windows are to be high level windows with obscured fire-resistant glass to avoid overlooking of neighbouring amenity and to ensure a good level of light enters the ground floor sitting room. DPD Policy DM12 (A).

6.9. Installation of a new replacement access stair in the front garden.

- 6.9.1. A new replacement access stair is proposed to update and renew the presently dilapidated front garden access stair.
- 6.9.2. The proposed form and design of the new stair takes into consideration site context and existing contours and provides an interesting sculptural form that is considered both good design and will improve the enjoyment of the conservation area. (LPP HC1), (DPD Policy DM1 C)
- 6.9.3. The planting beds around the stairs are to be retained as a major porous surface to receive rainwater runoff from the stair. (DPD Policy DM34)
- 6.9.4. The stair is not proposed to be of a porous construction because it is impractical to build a staircase on a hillside with soft footings and there is adequate porous drainage surface surrounding the stair. (DPD Policies DM26 & DM34)
- 6.9.5. There is alternative access to the house and garden via the driveway for disabled users who cannot gain access via stair access. (DPD Policy DM3), (SPG 1a, 2.1, N.1)

6.10. Change of use of the existing garage to a utility room including replacement of the front garage doors and installation of a skylight above to provide additional internal daylight to the utility room.

- 6.10.1. The proposed garage conversion will include thermal lining to improve the thermal value of the building fabric to accord with the requirements of Part L of the Building Regulations.
- 6.10.2. The proposed traditional type timber replacement garage doors are considered harmonious to the Conservation Area. (LLP HC1), (SP11)
- 6.10.3. The roof light to the utility space, above the garage doors, will be concealed behind the existing parapet and won't have visual impact on the Conservation Area.

6.11. Alterations to Master Bedroom window opening and installation of French doors with fixed side lights and glass juliet balcony.

- 6.11.1. The proposed alteration would include raising the head of an existing window opening to enable the installation of new French doors. The width of the window opening will not change and the view from the French doors will be the same as if the existing window was open and one leant out of the window. Overlooking or neighbouring amenity is not considered to be any different from existing.

## 7. FLOOD RISK

- 7.1. National Planning Policy requires that any planning application is mindful of the risk of flooding. To comply with this, we have reviewed the Environment Agency's latest flood datasets and a flood risk statement has been provided accordingly.
- 7.2. The site lies within a CDA and it is proposed that a full Suds and drainage strategy be provided in accordance with DPD Policy DM26 on Planning condition to avoid abortive costs at planning stage should the proposals be considered unacceptable in principle.

## 8. CONCLUSION

- 8.1. The proposals have been fully considered against policy set out in the London Plan, Haringey DPD, Haringey design Guide SPG 1a and the Haringey supplementary planning guidance documents.
- 8.2. The levels of change proposed at the site are considered to be medium to high, but all of the proposed changes come with the intention of improving a building that is in much need of modernisation.
- 8.3. The proposals have been considered with regards to design quality in the context of a Conservation Area and are considered to improve the site and its contribution to the context of the Conservation Area.
- 8.4. The proposals will enable a single family to enjoy their property and make this a lifetime home with benefits to community in that it will retain lifelong members.
- 8.5. On the above understanding, we hope that the council may view our proposals favourably.