

COVER NOTE

RE: 71 Handsworth Road, London, N17 6DB

Introduction

1. This Cover Note supports an application for a Proposed Lawful Development Certificate to seek confirmation that the construction of a single storey rear extension, rear mansard roof extension and installation of roof lights would be permitted development under the provisions of The Town and Country Planning (Generally Permitted Development) (England) Order 2015 – Part 1, Class A ‘enlargement, improvement or other alteration of a dwellinghouse’; Class B ‘The enlargement of a dwellinghouse consisting of an addition or alteration to its roof’ and Class C ‘Any other alteration to the roof of a dwellinghouse’.
2. The property is a two-storey mid-terrace dwelling in residential use (Use Class C3).

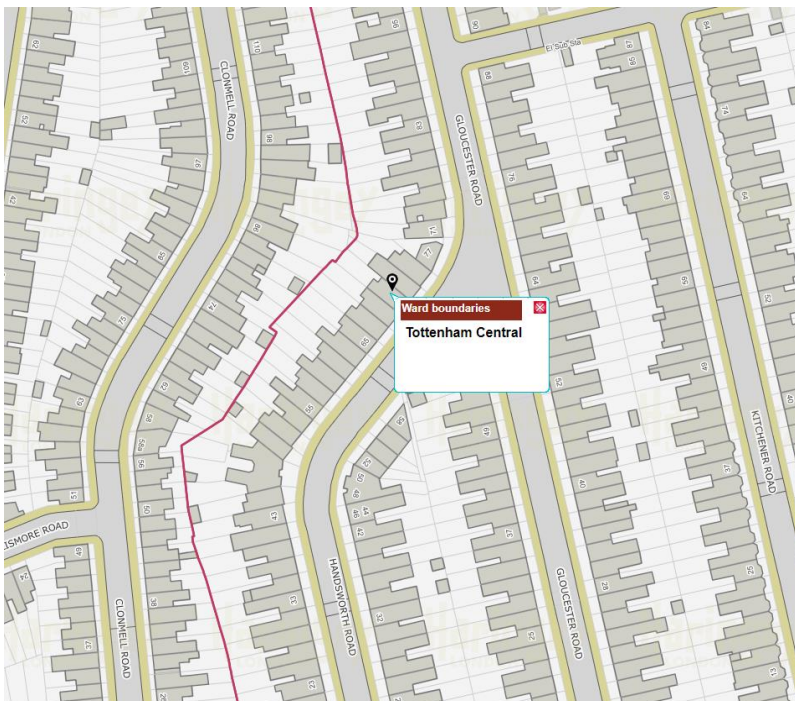


Front Elevation



Rear Elevation

3. The following extract from the Haringey Local Plan Policy Map confirms that the property is not subject to any specific designations. It is not listed or located in a conservation area.



4. The Council's Public Planning Register has been checked and there is no planning history associated with the property.

Class A Assessment

5. A certificate of lawfulness for a rear extension can be issued if the proposal meets all the criteria under The Town and Country Planning (Generally Permitted Development) (England) Order 2015 – Part 1, Class A – 'enlargement, improvement or other alteration of a dwellinghouse'.
- a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);

COMPLIES

(b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

COMPLIES – the total site area is 140.74sqm, the existing building footprint is 60.31sqm and the curtilage is 80.43sqm. The proposed extension is 18.55sqm and therefore will not exceed 50% of the total area of the curtilage excluding the ground area of the original dwelling.

(c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

COMPLIES

(d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

COMPLIES

(e) the enlarged part of the dwellinghouse would extend beyond a wall which—

(i) forms the principal elevation of the original dwellinghouse; or

COMPLIES

(ii) fronts a highway and forms a side elevation of the original dwellinghouse;

COMPLIES

(f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—

(i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or

COMPLIES – Drawing HR.71.PR.101 confirms that this dimension is not exceeded

(ii) exceed 4 metres in height;

COMPLIES - Drawing HR.71.PR.102 confirm that this dimension is not exceeded

(g) until 30th May 2019, for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and—

(i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or

(ii) exceed 4 metres in height;

(h) the enlarged part of the dwellinghouse would have more than a single storey and—

(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or

(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;

(i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

NOT APPLICABLE

b) Development is permitted by Class A subject to the following conditions—

(a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

COMPLIES

(b) any upper-floor window located in 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; and

(c) where the enlarged part of the dwellinghouse has more than a single storey, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—

- (i) exceed 4 metres in height,
- (ii) have more than a single storey, or
- (iii) have a width greater than half the width of the original dwellinghouse; or
- (k) it would consist of or include—
 - (i) the construction or provision of a verandah, balcony or raised platform,
 - (ii) the installation, alteration or replacement of a microwave antenna,
 - (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
 - (iv) an alteration to any part of the roof of the dwellinghouse.

NOT APPLICABLE

Class B Assessment

6. A certificate of lawfulness for a rear dormer extension can be issued if the proposal meets all the criteria under The Town and Country Planning (Generally Permitted Development) (England) Order 2015 – Part 1, Class B ‘The enlargement of a dwellinghouse consisting of an addition or alteration to its roof’.

(a) permission to use the dwellinghouse as a dwellinghouse has not been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use)

COMPLIES

(b) The height of the part of the dwellinghouse enlarged, improved or altered would not exceed the height of the highest part of the roof of the existing dwellinghouse.

COMPLIES – Drawing HR.71.PR.103 confirms that the dormer is below the ridgeline of the dwelling

(c) The enlarged part of the dwellinghouse would not extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway.

COMPLIES

(d) The cubic content of the resulting roof space would not exceed the cubic content of the original roof space by more than:

(i) 40 cubic metres in the case of a terrace house

COMPLIES – Drawing HR.71.PR.104 confirms that the volume created by the rear dormer is 38.12sqm.

- (ii) 50 cubic metres in any other case;
- (e) it would not consist of or include—
 - (i) the construction or provision of a veranda, balcony or raised platform, or
 - (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe

COMPLIES

- (f) The dwellinghouse is not on article 2(3) land.

COMPLIES

7. 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.

COMPLIES – the plans note the materials of the dormers will match the dwelling

- (b) The enlargement must be constructed so that—

- (ii) 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; 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; 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

COMPLIES

Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall 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.

COMPLIES – no windows are proposed in the side elevation

Class C Assessment

8. A Certificate of Proposed Lawfulness for rooflights can be issued if the proposal meets all the criteria under The Town and Country Planning (Generally Permitted Development) (England) Order 2015 – Part 1, Class C ‘Any other alteration to the roof of a dwellinghouse’.

(a) permission to use the dwellinghouse as a dwellinghouse has not been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);

COMPLIES

(b) The alteration would not protrude more than 150 millimetres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof.

COMPLIES – Drawing HR.71.PR.102: Proposed Front & Rear Elevations confirms that the rooflights will be no more than 150mm beyond the plane of roof slope

(c) It would not result in the highest part of the alteration being higher than the highest part of the original roof.

COMPLIES

(d) It would not 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.

COMPLIES

9. Development is permitted by Class C subject to the following conditions:

Any window located on a roof slope forming a side elevation of the dwellinghouse shall 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;

COMPLIES - insofar as there are no windows proposed in the side elevation.

Summary and Conclusion

10. The proposed development constitutes permitted development by virtue of Schedule 2, Part 1, Classes A, B and C of the Town and Country Planning (General Permitted Development) Order 2015 and is considered to be lawful.
11. If further information or clarification is required, please contact the undersigned.

List of Application Documents & Drawings

- a) Cover Note (this document)
- b) Location Plan identifying the subject property in red
- c) Drawings:
 - a. HR.71. EX.101: Existing Floor Plans Ground; First & Roof
 - b. HR.71. EX.102: Existing Front & Rear Elevations
 - c. HR.71. EX.103: Existing Side Elevations (1 & 2) And Section A-A
 - d. HR.71.PR.101: Proposed Floor Plans Ground; First; Loft & Roof
 - e. HR.71.PR.102: Proposed Front & Rear Elevations
 - f. HR.71.PR.103: Proposed Side Elevations (1 & 2) And Section A-A
 - g. HR.71.PR.104: Proposed Calculation Sheet.

Alan Gunne-Jones MRTPI

Managing Director

14 November 2023

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