



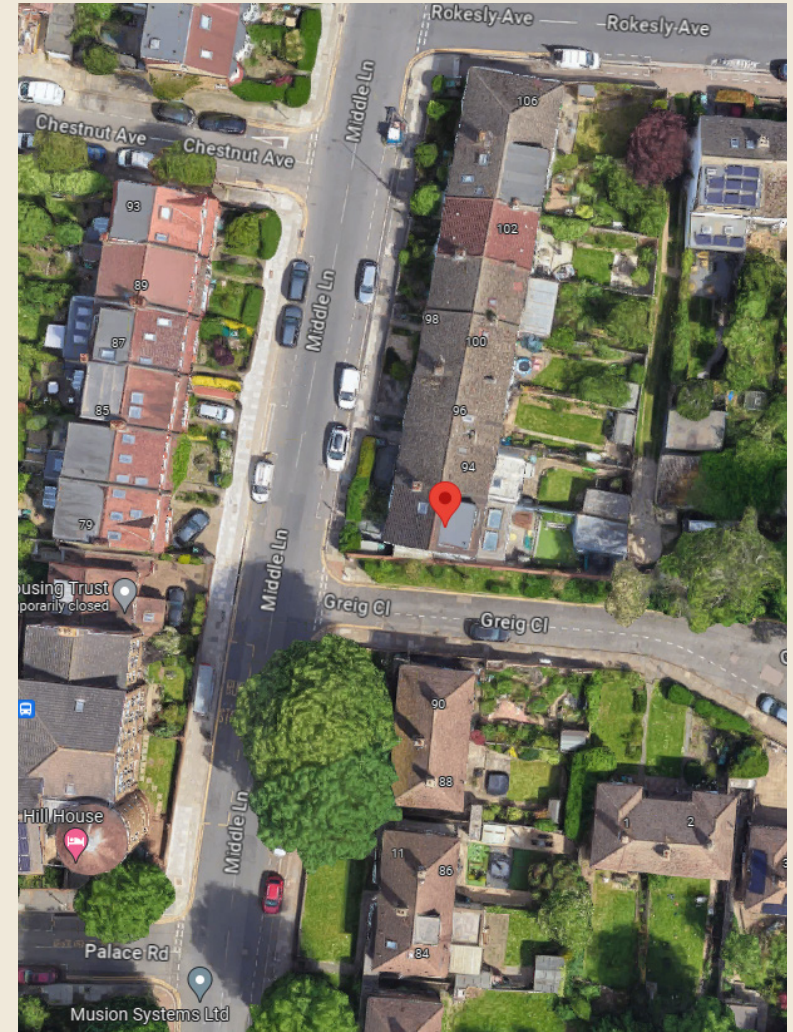
Design & Access Statement

L M-J

Middle Lane - 19/12/2023

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Above images: aerial view (Google).

1. Introduction

- 1.1 This Planning Statement has been prepared on behalf of our clients in support of a householder planning application at the address 92 Middle Ln, London N8 8NT. This follows two initial Pre-Planning Applications submitted in October and November 2023.
- 1.2 This application is for a two storey side extension and a replacement rear dormer extension.
- 1.3 The site is located in the London Borough of Haringey.
- 1.4 The site is not in a conservation area and it is not listed. The property does not fall within the curtilage of a listed building.
- 1.5 The existing building was built in 1948 in the art deco style that was popular at the time. The dwelling is characterised by its sleek linear rendered appearance which integrates a curved bay window and a series of stepped setbacks which are typical of the style. The curved bay is complimented by a decorative porch which matches in its geometric ornamentation.
- 1.6 The neighbouring buildings on the immediate terrace match the style of 92 Middle Lane. The wider context is comprised of dwellings from numerous eras in a variety of styles.
- 1.7 The property is a single occupancy house. The application does not seek to change this.
- 1.8 Neighbouring properties:

94 Middle Ln, London N8 8NT
90 Middle Ln, London N8 8PD

2. Site Analysis

- 2.1 View onto property and neighbouring properties.



Approach to end of terrace



Front elevation



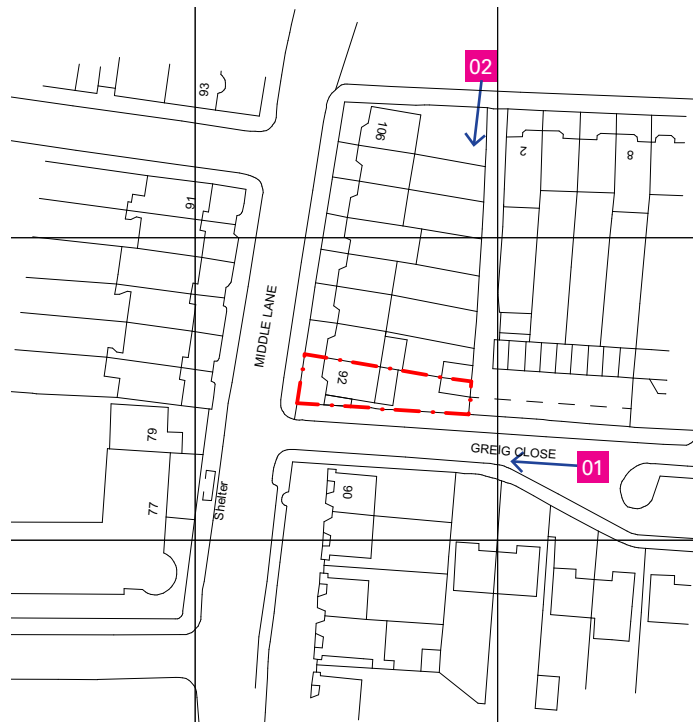
Side elevation/ entrance to Greig close



Greig close/ rear elevations

2. Site Analysis

- 2.1 Out of concern for the preservation of the neighbouring properties, the rear was viewed from several points.



3. Planning History

3.1 There are records of planning applications similar to the proposal in the Council's database.

Application number: HGY/2022/2308

Address: 36, Connaught Gardens, London, N10 3LB

Description of works: Proposed part two storey, part single storey side extension, single storey rear extension, new windows & street facing rooflights.

Decision date: 05/10/2022

Application Decision: Approve with Conditions

Application number: HGY/2019/2271

Address: 78 Wood Vale London N10 3DN

Description of works: Construction of a two-storey side extension, roof extension involving side and rear dormers, single-storey rear extension and alterations to fenestration

Decision date: 07/10/2019

Application Decision: Approve with Conditions

Application number: HGY/2017/0786

Address: 64 Cranley Gardens London N10 3AJ London

Description of works: Erection of part single-storey part two-storey side extension, single storey rear extension and rear dormer roof extension.

Decision date: 03/5/2017

Decision: Approve with Conditions

Application number: HGY/2018/2612

Address: Cornerways Ellington Road London N10 3DD

Description of works: Construction of a part single, part two storey side and rear extension including a rear terrace area and associated screening; three storey front extension, replacing existing circular bay window and alterations to the existing front gable to create a flat roof section with associated terrace area, following removal of rear and side elevation walls. Roof extensions involving the removal of the existing hipped roof and increase in ridge height through a replacement dual pitched roof with front and rear gables, rear dormer and roof lantern

Decision date: 22/10/2018

Application Decision: Approve with Conditions

3. Planning History

- 3.2 In October 2023 an initial Pre-Planning Application was submitted to Haringey council regarding a two-storey side extension (ref. PRE/2023/0184). The advice provided is included in the appendix of this application.
- 3.3 The advice supported the principle of a two-storey side extension in this location subject to consideration being given to design and amenity
- 3.4 The officer advised that the extension would be considered an appropriate form of development within the terrace. It was appreciated that the design is an extrusion of the existing dwelling in height and form.
- 3.5 The officer advised that due to its modest width the extension would be deemed proportionate and sympathetic and wouldn't be prominent on the street scene.
- 3.6 The form of the roof was considered acceptable as it would match the current gable.
- 3.7 The proposed front elevation was considered to be broadly in keeping with the existing dwelling. This is due to the consideration given to the design of fenestration that matches the immediate and wider context thus protecting the local character and visual amenity of the area.
- 3.8 The officer highlighted that the character of the area would be further protected through the use of matching materials.
- 3.9 It was also noted that the extension wouldn't extend beyond the front or rear building lines and wouldn't result in a material loss of sunlight or daylight.
- 3.10 The officer suggested that windows on the side elevation facing No. 90 Middle lane should be non-opening below 1.7m and one or both being obscure glazed.
- 3.11 Following the pre-app advice, the proposals include:
- An extrusion of the existing dwelling in height and form
 - A gable roof matching the proportions of the existing roof
 - Rendered elevations to match the existing
 - Windows to match the materials and proportions of the existing
 - Obscure glazed window in the side elevation serving the en-suite
 - Fixed glazed windows on the side elevation
- 3.12 In November 2023 a second Pre-Planning Application was submitted to Haringey council regarding a replacement larger dormer extension (ref. PRE/2023/0208). The advice provided is included in the appendix of this application.
- 3.12 The advice supported the principle of replacing the existing rear dormer with a larger, better built replacement. The design was considered to be an acceptable alteration to the building which wouldn't adversely affect the appearance of the street.
- 3.12 The replacement dormer which adds 43m³ to the enlarged property was considered to be a modest addition which is in keeping with the form and proportions of the original dwelling.
- 3.12 It was noted that large dormers are present locally at No. 104 Middle Lane and numerous properties on Rokesly Avenue. Additionally, it was pointed out that the dormer is set in on all sides which would prevent it from appearing bulky when viewed from Grieg Close.

4. Proposed Development

- 4.1 The proposal is for the construction of a two-storey side extension and a replacement dormer at the rear of the property.
- 4.2 The application is for the extension of No.92 Middle Lane to provide a utility room, WC and enlarged social space on the ground floor. At first floor level the extension will provide an enlarged bedroom with en-suite. At loft level the larger dormer will provide an improved layout whilst replacing a badly constructed existing dormer.
- 4.3 The two storey extension has been designed to be an extrusion of the existing dwelling in order to be sympathetic to the character of the main house.
- 4.4 The building line at the front and rear of the property match that of the existing building.
- 4.5 The extension is built up to the boundary wall to maximise the internal footprint.
- 4.6 The extension will be finished in a render that will closely match the finish and colour of the existing dwelling.
- 4.7 The windows have been designed to match the existing in proportions and materiality.
- 4.8 The windows on the side elevation facing No. 90 Middle Lane will be fixed glazing below 1.7m. The window serving the en-suite will be obscure glazing and the window serving the bedroom will be clear glazing. Additionally the window serving the ground floor utility room will be placed above 1.7m, fixed and clear glazed.
- 4.9 The replacement dormer has been designed to comply with permitted development rights under the following parameters:
 - 4.10 *The extension does not project beyond the existing roof plane on a house that fronts a highway.*
 - 4.11 *Tiles have been specified to match the existing roof.*
 - 4.12 *No part of the extension is higher than the highest part of the existing roof.*
 - 4.13 *The design does not propose a veranda, balcony or raised platform.*
 - 4.14 *All roof extensions are set back by at least 20cm from the original eaves.*
 - 4.15 *There are no side windows proposed.*
- 4.16 There are no changes to the existing access arrangements.
- 4.17 Wheelchair and ambulance access to the property is unaffected by the proposals.

5. Planning Policy

5.1 Key considerations regarding Development Management DPD, July 2017.

The proposed works comply with the good practice principles (highlighted in magenta).

5.2 Policy DM1: Delivering High Quality Design

Development proposals should relate positively to their locality, having regard to: Building heights; Form, scale & massing prevailing around the site; Maintaining a sense of enclosure and, where appropriate, following existing building lines; Rhythm of any neighbouring or local regular plot and building widths; Distinctive local architectural styles, detailing and materials.

The proposal matches the existing building in its height, form and massing. It also follows existing building line on the front and rear elevations. Moreover the materials used for the walls, roof and windows match the existing.

5.3 Policy DM12: Housing Design and Quality

All new housing and residential extensions must be of a high quality, taking account of the privacy and amenity of neighbouring uses

The internal arrangement of the extension has been carefully considered to improve the function of the dwelling. The extension externally will be clad in high quality materials that match those use on the existing dwelling. The amenity of neighbours has been protected by keeping within the existing building lines and 'extruding' the form of the existing dwelling. Privacy for No.90 Middle Lane has been protected through the use of obscure glazing on the side elevation.

5.4 Policy DM12: Housing Design and Quality

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

The design of the proposal has been carefully considered and is highly site specific. Concern has been given to the character of the existing building and the extension seeks to be sympathetic to its context.

5.1 Key considerations regarding the National Planning Policy Framework, July 2023.

5.5 Paragraph 126 of the NPPF set outs that good design is key aspect of sustainable development. The proposal is considered to fundamentally improve the function of the property whilst also being carefully considered to limit the visual impact of the redevelopment and being careful to not infringe on the amenities of the neighbouring properties.

5.6 Paragraph 130 of the NPPF set outs that proposals should function well, add to the quality of the area and be visually attractive whilst being sympathetic to the local context. The proposal is considered to improve the function of the property whilst also seeking to improve the thermal performance of it.

6. Summary

- 6.1 The proposal includes a two-storey side extension and replacement dormer on the rear of the property. These alterations improve the function of the existing property at ground, first floor and loft level.

The redevelopment of this site will provide high quality extensions while making efficient use of the site and retaining sufficient amenity space. The scheme has been designed to ensure that there is no adverse impact on neighbouring amenity in terms of overlooking, overshadowing or loss of light. The height of the proposed extension has been carefully considered, taking into account that of adjacent properties to ensure there is no overbearing impact. For the reasons set out above and detailed in this statement, the proposals fully accord with the relevant planning policies and as such we respectfully request that planning permission is granted.

7. Appendix

Householder Express PRE-APPLICATION ADVICE NOTE

Ref: PRE/2023/0184



Date of receipt: 05/10/2023

Thank you for your recent pre-application planning query. The points you have sought advice on are outlined below, along with advice from the Planning Service. We hope this summary will provide you with useful guidance about what to do next.

If you have any questions about the feedback we have provided, please contact the named officer who will be able to clarify the advice. If you require further advice, our website can provide you with some information about the things we take into consideration when determining a planning application, or you can book a formal pre-application advice meeting.

Site Address: 92 Middle Lane, Hornsey, London, N8 8NT

Proposal: This application is for a two-storey side extension. The property is not locally listed or in a conservation area.

1. SITE DESCRIPTION

The subject site, 92 Middle Lane, is a two-storey end of terrace single dwellinghouse, located on the east side of Middle Lane on the corner of Greig Close. The property has previously been extended at roof level with a hip to gable enlargement and a rear dormer and has an existing single storey rear extension. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

2. RELEVANT PLANNING HISTORY

HGY/2014/3131 - Certificate of lawfulness for loft conversion with raised gable and rear dormer extension and rear dormer extension and roof windows to front elevation and ground floor single storey extension to existing dwellings - Granted 21/1/2015.

3. COMMENTS ON PRE-APPLICATION SCHEME

The following points are made by Officers in response to the plans submitted.

Principle of Development

The principle of a two-storey side extension in this location is considered acceptable subject to additional planning matters of design and amenity.

Design and Layout

The proposed two storey side extension is considered an appropriate form of development within the terrace. The addition would be an extrusion of the original height and form of the terrace and would be modest in width; as such it would be proportionate and sympathetic to the host building and would not appear prominent within the street scene. While the extension would have a slightly splayed form to conform to the site boundary, overall, this characteristic would not dominate or appear at odds with the general character and appearance of the original terrace. The proposed extension would replicate the current gable end of the side elevation, which was previously altered under householder permitted development rights and therefore a roof form of this nature would be acceptable.

The design of the front elevation would be broadly in keeping with the original fenestration and proportions so would appear sympathetic to the host building and the wider rhythm of fenestration within the terrace. Therefore, the local character and visual amenity of the area will be protected, subject to the use of matching external materials, which can be secured by a planning condition.

Amenity of Adjoining Occupiers

The extension would not extend beyond the original front and rear building lines and would not result in a material loss of sunlight or daylight or have an overbearing appearance to the neighbouring properties. The first-floor side windows would face non-obscured first and ground floor windows of no. 90 Middle Lane, at a distance of approximately 11m, and it is currently unclear whether the neighbouring windows serve habitable rooms. In light of this, it may be appropriate to require by condition one or both side windows to be obscure glazed and non-opening below 1.7m from finished floor level to ensure there is no loss of privacy to the occupiers of no. 90. Subject to this matter being addressed, the proposal is acceptable in amenity terms.

Conclusion

The proposal is considered appropriate and sympathetic to the host building and wider locality. The development would not result in a loss of privacy to neighbouring properties subject to the use of planning conditions.

INFORMATION TO ACCOMPANY AN APPLICATION

If you decide to proceed with applying for Planning Permission, the following information will be required when you submit your application:

1. The completed householder application form (available on our website or from the Planning Portal).
2. Location plan at a scale of 1:1250 with a red line around the site in question.
3. Site plan at a scale of 1:500 or 1:200 showing the direction of North, the proposed development in relation to the site boundaries and written dimensions.
4. Existing and proposed plans (elevations, floor plans, roof plans and section where appropriate), including relevant parts of neighbouring buildings/sites for context. All plans/elevations must have a scale bar and dimensions.
5. Fee.
6. Site photographs.

The planning application process

Once you have submitted your planning application, it goes through a number of steps:

Validation/Checking

Applications are checked to make sure all required documents and fees are there, and checked for any potential issues which need addressed to ensure compliance with policy, if considered 'valid' and likely to be acceptable they are registered, applications are only checked when an officer is available so there can be a number of weeks before an application is validated and checked.

Registration

The application is entered into the register of applications and customers are informed formally that their application is registered, their application reference number, their case officer and the deadline they can expect to hear back by.

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Fast-Track Pre-Application Planning Advice Note

Ref: PRE/2023/0208– **householder proposal**

Thank you for using the Pre-Application Planning advice service. We hope this summary will provide you with useful guidance about the steps you will need to take before submitting an application for planning permission.

If you have any questions about the feedback we have provided, please contact the named officer who will be able to clarify the advice. If you require further advice, our website can provide you with some information about the things we take into consideration when determining a planning application, or you can book a pre-application advice meeting.

Site Address: 92 Middle Lane, Hornsey, London, N8 8NT

Proposal: A large replacement rear dormer and two storey side extension.

Submitted Documents: Existing and Proposed Drawings

Relevant Planning History:

HGY/2014/3131 - Certificate of lawfulness for loft conversion with raised gable and rear dormer extension and rear dormer extension and roof windows to front elevation and ground floor single storey extension to existing dwellings - Granted 21/1/2015.

PRE/2023/0184 - Proposed two storey side extension. – Pre-application advice given 12/10/2023

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Summary of Council's response

Overall RAG Rating	Reason for rating
	The proposal is considered to represent an acceptable alteration to the building, which would not adversely affect the appearance of the street scene.

Review of submitted proposal

The assessment of the proposal submitted uses a RAG rating system (see below). Comments are provided on the reasons for the rating given.

Red = This element of the element is not currently considered to be acceptable.

Amber = This element of the proposal has not been adequately addressed within the submission.

Green = This element of the proposal is considered to be acceptable by officers.

NOTE: The rating assigned is a result of the officer's consideration of the proposal against the current planning policy (see below) and all other material planning considerations insofar as they are known at this stage (i.e before consultation with the neighbours has taken place).

Policy aspect				Comments
Comments on design				The subject site, 92 Middle Lane, is a two-storey end of terrace single dwellinghouse, located on the east side of Middle Lane on the corner of Greig Close. The property has previously been extended at roof level with a hip to gable enlargement and a rear dormer and has an existing single storey rear extension. The site is not located within any conservation area and does not fall within the curtilage of a listed building. Local Plan (2017) Policy SP11 states that 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. Development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute

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				to the creation and enhancement of Haringey's sense of place and identity which is supported by London Plan Policies. DM Policy (2017) DM1 'Delivering High Quality Design' continues this approach and requires development proposals to relate positively to their locality. The pre-application proposal seeks a two-storey side extension along with an enlarged replacement dormer to the rear roof slope. Pre-application advice has previously been provided in respect of the side extension (PRE/2023/0184) and no objection is raised to this in principle. Advice is being sought on the proposed enlarged rear dormer in connection with the increase to the roof volume. As previously discussed, the proposed side addition would overall appear to be a modest addition to the terrace and would be in keeping with the original form and proportions. The dormer that is being proposed would add approximately 42m³ to the enlarged host property, which is broadly in line with permitted development limits for roof extensions/dormers on terraced properties. It is acknowledged that a substantial dormer of a similar size could be constructed on the existing roof slope using householder permitted development rights, and similar dormers could be replicated throughout the terrace. Existing large dormers are present at no. 104 and on many properties in Rokesly Avenue. While the proposed dormer would appear relatively large, it would be set in from all sides, including the ridge and flank edge, which would prevent it from appearing overly bulky when viewed from Greig Close. On balance, the proposal would be in keeping with the established pattern of development and would not adversely affect the appearance of the area. Please refer to building control requirements in respect of egress windows for bedrooms.
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7. Appendix

Impact on neighbouring amenity				The proposed dormer would sit within the property footprint and is therefore unlikely to give rise to adverse impacts to neighbouring properties. The development would be moderately closer to no. 90 Middle Lane than the current structure, but due to the modest nature of the development compared with the existing, overall there would not be material loss of light or privacy, and the proposal would not appear overbearing. As stated in the previous advice note, the proposed upper storey flank windows would face existing widows of no. 90 Middle Lane. It may be appropriate to require by condition one or both side windows to be obscure glazed and non-opening below 1.7m from finished floor level to ensure there is no loss of privacy to the occupiers of no. 90. Subject to this matter being addressed, the proposal is acceptable in amenity terms.
CIL S106				A development with net increase in floorspace of 100sqm or more may be liable for CIL; see our website for further information.

Next steps

If you decide to proceed with applying for Planning Permission, the following information will be required when you submit your application:

1. The completed householder application form (available on our website or from the [Planning Portal](#))
2. Location plan at a scale of 1:1250 with a red line around the site in question.
3. Site plan at a scale of 1:500 or 1:200 showing the direction of North, the proposed development in relation to the site boundaries and written dimensions.
4. Existing and proposed plans (elevations, floor plans, roof plans and sections), in most cases at 1:100 or 1:50 scale. All plans/elevations must have a scale bar and dimensions.
5. Fee.
6. Site photographs and signed declaration confirming date taken and authenticity.



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