



DETAILED**PLANNING**

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21st December 2023

Dear Haringey Planning Department,

This application is on behalf of the applicant and the owner of the flat at 91B Warham Road, N4 1AS, London for raising the ridge to accommodate for a loft conversion with a L shaped rear dormer to facilitate a double bedroom, shower room and office space with access to the terrace area. Eaves to be retained, slight ridge increase and pitched roof angle to be modified. This application is also proposing to add three roof lights.

The documents included are:

- Planning Form
- Design, Access and Planning Statement(this document)
- Drawings
- CIL Form

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The Existing Property

The upper flat is located in a residential area on the north side of Warham Road. The property includes a loft level which is below the typical minimum requirements for conversion.

It is not listed nor within a conservation area.

The Proposal

This proposal has been carefully designed to reintroduce the natural increase in ridge heights with adjacent properties due to the slope of the street. The dormer would be finished with a slate tile to match the existing. Although the proposal does not fall within the permitted development guidelines due to the increased ridge it does not exceed the 40m³ that would be permissible on this type of property.

The proposal is maintaining the eaves height. Dormer cheeks to be finished with tiles to match existing and flat roof to be finished with single ply. The rear dormer design would normally be permitted development as this is within the volume allowance.

The proposal also included a terrace with glazed screens which is very common in the area and has been approved previously.

Reasons For Proposal

One of the key challenges faced in this design is the low height of the current loft, making it unsuitable for immediate conversion. In response to this, we have carefully considered a small ridge height increase to correspond with neighbour ridge heights. This adjustment will ensure that the loft meets the essential minimum head height requirements, allowing for a comfortable and functional living space once the conversion is complete.

The appearance

The proposed ridge increase has been carefully considered in the context of the neighbours. The small increase will correspond to the lower topography of the site and will not be raised beyond the height of the neighbouring ridge at no.93 as shown on the plans. Front elevation clearly shows that even with the increase in ridge height

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we are still keeping up with the natural slope arrangement which can also be seen below.



The area is characterised with many outrigger L shape roof extensions and variety of ridge heights

Impact to Neighbours

Due to this being a loft conversion with limited height increase there is thought to be little impact to neighbours. Despite the increase in ridge height of our property, the street scene will remain unaffected as the roof will still be in level with the property at no. 89.

To reduce privacy concerns, the proposed terrace area will include a 1.7m obscured glass screening. Examples of this have been approved in the area.

Overlooking - “In terms of overlooking it is considered that the rear gardens are already overlooked by first windows as a result it is considered that the dormers would not be any different. In terms of the roof terrace, screens have been incorporated to minimise any overlooking, in addition the roof terrace would be for private use and would be limited by weather conditions. Equally, it is noted the roof terraces are part of the character of the area and a number of them have been approved.”

Increasing ridge height - “There are variations in ridges heights on this street, therefore it is considered that raising the ridge height of no. 166 would match the existing ridge height of no. 168 as it appears to be slightly higher. Furthermore, the proposed dormer would be below the ridge therefore would not be that noticeable at the front elevation.”

HGY/2022/1998

Another previously approved application for raising the ridge, outrigger roof extension and terrace was at 25 Alexandra Gardens, N10 3RN approved in Sep 2022.



The comments received from the planning officer in the delegated report states: “in this case the context in which the application site forms part of presents a terrace with roof developments similar to the proposed development which have now become part of the established character of the area”.

HGY/2023/1369

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Another previously approved application for outrigger roof extension at 12 Warham Road, N4 1AT approved in Sep 2022.

HGY/2022/0494

Another previously approved application for outrigger roof extension at 101 Warham Road, N4 1AT approved in February 2022.

HGY/2022/1491

Another previously approved planning application at 61 Allison Road, N8 0AN for erection of a single storey rear extension and a L-shaped roof extension including rear dormer above outrigger approved in July 2022.

HGY/2020/0880

June 2022 approval at 214A Victoria Road, N22 7XQ for roof extension including rear dormer and terrace above outrigger in June 2022.

We look forward to any discussions with the planning department throughout this application. I trust that the enclosed information is sufficient to approve the application, however, should you require any further information, please do not hesitate to contact our office.

Regards,

Daniel Cieslak, BEng (Hons), ACIAT, he/him

Architectural Technologist

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