

Planning Statement

Flat 35C White Hart Lane,
London,
N22 5SL

The Planning Statement has been prepared to support a Full Planning Application for the aforementioned property and deals with the following topics:

- 1.0 Summary
- 2.0 Use
- 3.0 Layout
- 4.0 Amount & Scale
- 5.0 Landscape
- 6.0 Appearance
- 7.0 Refuse
- 8.0 Access & Parking
- 9.0 Planning History
- 10.0 Planning Consideration
- 11.0 Response to Context
- 12.0 Appendices

1. Summary

- 1.1 Planning approval is requested for the proposal for a rear dormer loft extension that consists of an en-suite bedroom to a top floor flat. This statement explains the key design principles that have been used to develop details of the scheme and should be read in conjunction with the drawings submitted as part of the application.

2. Use

- 2.1 The application site is located along White Hart Lane. The three-storey property is a Victorian mid-terraced building that comprises of three flats, with associated rear gardens.
- 2.2 The surrounding area is predominantly residential, characterized by two and three storey family homes and flats.
- 2.3 The immediate application site is located close to White Hart Lane Recreation Ground.
- 2.4 The site is located within Trinity Gardens conservation area.
- 2.5 The proposal seeks to provide an additional en-suite bedroom for a top floor flat (Flat 35C) on the loft floor.

3. Layout

- 3.1 The layout of the development is principally detailed on the accompanying drawings.
- 3.2 The proposal will make efficient use of the existing loft space. The new staircase will be positioned above the existing staircase, following the same trajectory.
- 3.3 At the loft floor, the new staircase will provide access and entry into an en-suite bedroom.

4. Amount & Scale

- 4.1 The proposal seeks to enlarge the residential property to the rear, in form of a loft extension, to facilitate the occupants growing needs.
- 4.2 Generally, a loft extension is a common form of development that allows home owners to enlarge their property with minimal impact to the surrounding area.
- 4.3 The development will not be visible from the street and has minimal visual impact from the rear.
- 4.4 The existing one-bedroom flat is small and only suitable for a couple. An additional bedroom will be suitable for a small family and will contribute to the number of family dwellings in the housing market.

5. Landscape

- 5.1 No landscaping will be proposed.

6. Appearance

6.1 *Architecture*

The proposal has been designed to follow the pattern of development by merging with surrounding context.

Materials

The external facing materials of most of the houses consist of London stock brickwork, external render and roof tile. Implementing materials to match the existing will assist in allowing the proposal to be aesthetically connected with the host and reduce its impact upon the immediate context.

6.2 *Fenestration*

The proposed windows will be of a high-quality uPVC white finish casement windows, similarly to the existing property. The fenestration has been designed to be proportionate and similar to the existing.

7. **Refuse**

- 7.1 No changes to the refuse collection will be made. All refuse will be removed through the council's rubbish collection service.

8. **Access & Parking**

- 8.1 No changes to the existing access will be made.

9. **Planning History of the site**

- 9.1 A review of the Borough Council's online planning history records has been undertaken. There are no planning applications related to the application site.

10. Planning consideration

- 10.1 Whilst permitted development right are not attached to the application site, the proposal complies with the Permitted Development guidance as set out under Schedule 2, Part 1, Class B (The enlargement of a dwelling house consisting of an addition or alteration to a dwelling house consisting of an addition or alteration to its roof), and Class C (Any other alteration to the roof of a dwelling house), of The Town and Country Planning (General Permitted Development) (England) Order 2015.
- 10.2 The volume allowance is within 40 cubic meters volume allowance for terraces houses.
- 10.3 No extension beyond the plane of the existing roof slope of the principal elevation that fronts the highway.
- 10.4 No extension to be higher than the highest part of the roof.
- 10.5 Materials will be similar in appearance to the existing house.
- 10.6 The roof extension is to be set back as far as practicable, at least 20cm from the original eaves.
- 10.7 The roof enlargement will not overhang the outer face of the wall of the original house.

11. Response to context

- 11.1 We have considered the wider context carefully. The proposal has been designed with Haringey's Supplementary Planning Guidance and National Planning policies in mind.
- 11.2 The immediate location has witnessed similar developments along the wider terrace. The impact of loft extensions has changed the character of the immediate location thus, the principle of a proposed rear development at roof level should be considered in this instance.
- 11.3 Given the circumstance where there are similar developments in scale, it is thought that the development will not impact on natural light and privacy.

Appendix 1: Google 3D Map



Appendix 2: Front and Rear Elevations of Application Site.



Appendix 3: Conservation mapping area.

