

2 JANUARY 2024

139A INDERWICK ROAD

PLANNING STATEMENT

PLANNING STATEMENT - L SHAPE DORMER EXTENSION

1. INTRODUCTION

- 1.1 This planning statement will outline the proposed development of an L shaped dormer and two front facing rooflights to the first floor flat at 139a Inderwick Road. The application site includes a two-storey residential building that has been converted into two separate residential flats. As a result, the building does not benefit from permitted development rights to construct a dormer roof extension. L shaped dormer extensions have been constructed to neighbouring buildings at 125, 129, 131, 133, 135, 137 and 141 Inderwick Road and the proposed roof extension to number 139 seeks to replicate these designs. As the building does not have permitted development rights the current application seeks full planning permission for an L shaped dormer to the first floor flat (139a).

2. POLICY CONTEXT

- 2.1 The National Planning Policy Framework 2023 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The London Plan 2021 is the Spatial Development Strategy for Greater London and is also relevant.
- 2.2 Haringey Local Plan Strategic Policy (2013) SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6. DPD Policy DM1 'Delivering High Quality Design' requires 'All new development to 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'.
- 2.3 DPD Policy DM12 'Housing Design and Quality' Part E states that 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 building, 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.

3. SURROUNDING DEVELOPMENT

- 3.1 Seven immediate surrounding properties have constructed L shaped dormer extensions on their respective rear roof spaces and outrigger extensions. Furthermore, numbers 143 to 151 (even) to the north of the site have constructed full width dormer roof extensions with further examples to the south at numbers 121 and 123 Inderwick Road. It is therefore evident that the rear context of the terrace in this area includes roof extensions with exposed rear pitch roofs remaining only at 139 and 125 Inderwick Road, see image below:



Rear Terrace Setting of 125 to 151 Inderwick Road

4. PLANNING HISTORY

139 Inderwick Road

- 4.1 OLD/1981/0704 - Conversion into two self-contained flats.
Approved 01/4/1981
- 4.2 HGY/2016/1445 - Proposed addition of a rear extension and a partial side return. Approved 28/6/2016

- 4.3 HGY/2023/3322 - Replacement of windows to the front and rear elevations of the first floor flat. Undetermined

Surrounding Precedents

151 Inderwick Road

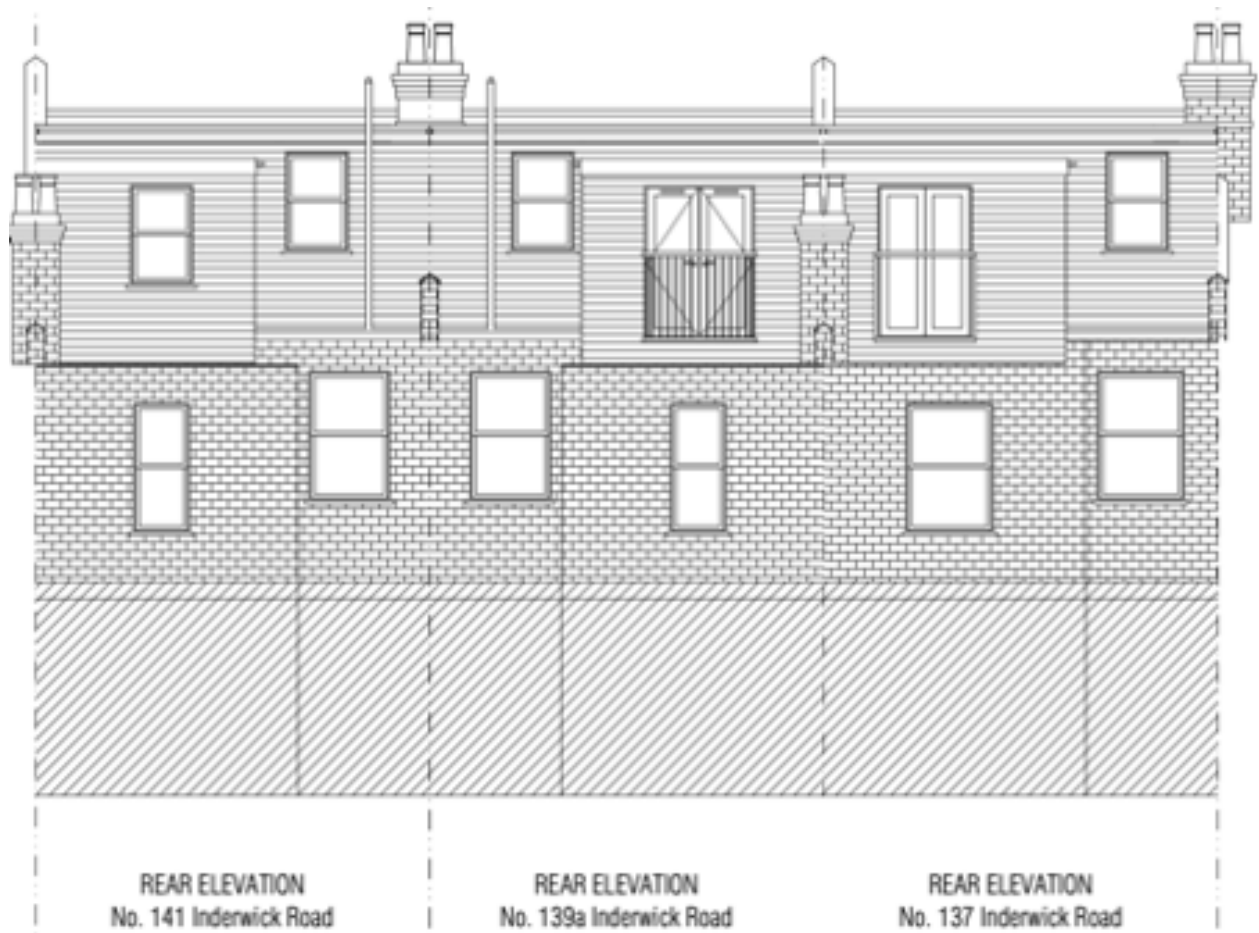
- 4.4 HGY/2002/1693 - Formation of full width rear roof extension.
Decision Unknown

55 Inderwick Road

- 4.5 HGY/2021/2359 - Construction of rear dormer [L shape] to facilitate a loft conversion. Approved 15/10/2021

5. PROPOSED DEVELOPMENT

- 5.1 The current application seeks full planning permission to construct an L shaped dormer roof extension to 139 Inderwick Road. The proposed extension will replicate the design of the extension to the adjoining property to the south, 137 Inderwick Road. To the rear roof slope the dormer extension will be full width and set below the ridge height to the same level as the full width dormer extensions to number 141 and 137 Inderwick Road. The secondary mass of the dormer will extend onto the existing flat roof area of the outrigger extension to the same depth as the L shape dormer extensions at numbers 129, 131, 133, 135, 137 and 141 Inderwick Road.
- 5.2 The proposed full width dormer extension will be built up to the boundary with the two adjoining properties at 137 and 139 Inderwick Road. Infilling the gap between the two existing neighbouring dormers will provide unity and cohesion to the terrace where nearly all the rear roofslopes have been removed via full width rear dormer extension such as the one currently proposed. The proposed full width rear dormer will therefore be of benefit to the surrounding townscape as the development will be consistent with the prevailing character of the terrace.

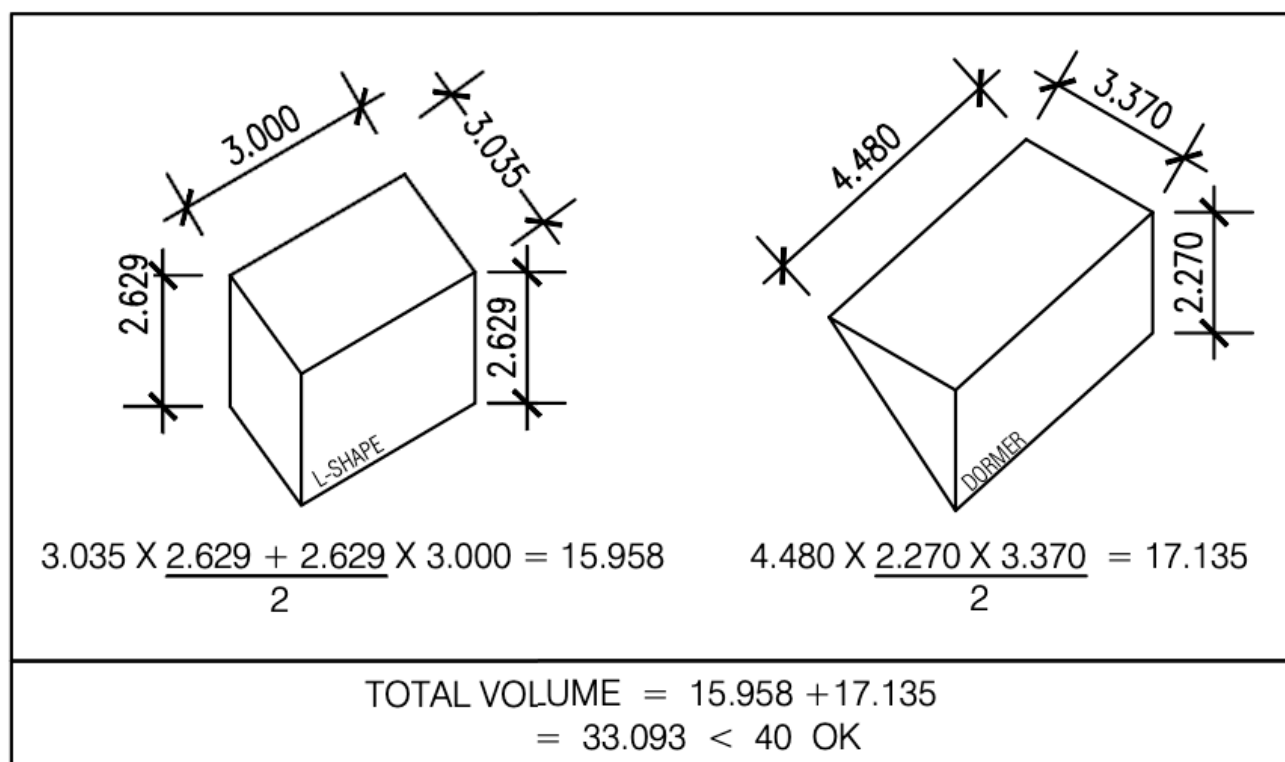


Proposed Rear Elevation

- 5.3 The secondary mass of the L shaped dormer will extend onto an existing flat roof area to the existing closet wing / outrigger extension. This element of the roof extension will be 3m wide, 2.9m deep and 2.6m high, matching the scale and mass of the extension to number 137 Inderwick Road, the neighbouring property to south which this element of the extension will be adjoined. By matching the adjoining extension, the proposed development will unify this pair of dwellings and will also provide consistency to this section of the terrace where near identical L shaped dormer extensions have been constructed.
- 5.4 The dormer will be clad in grey tiles to match surrounding dormer extensions and the existing rear pitch of the roof. The extension will include a Juliet balcony to the rear element to match number 137 with a rear window to the full width element. To the front pitch of the roof, two rooflights are proposed. Front facing rooflights are a

common feature along the streetscape to Inderwick Road and are usually installed under permitted development rights. As number 139 does not benefit from permitted development rights, the current application also seeks planning consent for two front facing rooflights to be installed.

- 5.5 Internally the extension will provide a double bedroom (14.9sqm) and shower room in the main roof space of the full width extension. A single bedroom (7.7sqm) will be provided in the rear element above the existing outrigger extension. Both bedrooms provide sufficient internal area to accord with the nationally described space standards, London Plan Policy D6 and therefore Haringey Policy DM12.



Volume Calculations

6. PERMITTED DEVELOPMENT

- 6.1 The building does not benefit from permitted development rights as it has been divided into flats and is no longer a single dwelling house. Surrounding properties have constructed their respective L shaped dormers and rooflights via permitted development rights. While number 139 does not have the fallback position afforded by

the General Permitted Development Order 2015 (as amended), the proposed development under the current full planning application seeks to construct a roof extension and rooflights that would be allowed under permitted development regulations had the building not been subdivided into flats.

- 6.2 The volumetric calculations for the dormer are provided below and demonstrate that the additional volume created via the extension is below the 40m³ allowance under Part 1 – Class B of schedule 2 of the General Permitted Development Order 2015 (as amended). The rooflights are permissible under Class C of the same section. By proposing development that complies with GDPO regulations, the design of the extension will compliment and tie in with the surrounding built form and therefore accords with the relevant development plan policies that support such development.

7. CONCLUSION

- 7.1 The proposed development has been sensitively designed to match surrounding extensions which will provide a greater degree of cohesion and unity to the rear terrace setting. The extension accords with the local character of the area where full width and L shaped dormer extensions are prevalent. The design is site specific to the host building and terrace and complements surrounding development form. Infilling the rear pitch of the roof with a full width dormer and extending this onto the flat roof of the outrigger will bring visual amenity benefits to the rear terrace setting and improve the surrounding townscape. It is therefore concluded that the development accords with Local Policies SP11, DM1, DM12 and DM12 as well as the London Plan 2021 and National Planning Policy Framework 2023 and for these reasons the application should be approved.