

PLANNING STATEMENT

FLAT-2, 112 PARK AVENUE ROAD LONDON N17 0HX

INTRODUCTION:

This statement accompanies a planning application for “Loft conversion with rear dormer, two front skylights, change of roof profile from hip to gable”

The application site is an end-terraced property. The property lies within the residential area and is used as self-contained flat. The application site is not subject to any particular protective policy or land-use designation in the adopted local plan. The character and front appearance of the building is not proposed to alter as the proposed roof extension is at the rear of the building and away from the public realm.

DESIGN

The concept of the proposed development has been guided by the following principles;

Extension and alteration of property for the betterment of residents in quantity and quality.

Making the best use of urban land by raising density in manner appropriate to and respectful to the local development

Respect for the neighbouring properties by avoiding encroachment and roof overhang.

DESIGN AND APPREANCE:

The proposed dormer extension and change of roof profile from hip to gable would add habitable space for the first floor flat and contribute towards the comfort of its residents. The new dormer will be built in tiles and a flat roof. This kind of dormer extension is common amongst other properties within Haringey Council therefore it is safe to assume that the new dormer would not look alien in the overall setting. The Local Plan requires good design and place making and that development should be of a high quality that serves the long-term needs of all users by being designed to a high standard and in accordance with the principles of sustainable construction, requiring spaces around buildings to be safe, healthy and accessible to all and to respect the amenity of adjoining properties and the locality in general.

The Local Plan requires that new developments should contribute to the distinctive character and amenity of the area in which it is located and should be of a style, massing, scale, density and design appropriate to the locality. It is our understanding that the proposed development would comply with all these criteria.

CONCLUSION:

It is our understanding that the proposal in its entirety would bring an important built feature within the locality and it is the case of the applicant that planning permission should be granted.