

BRIEF

The clients propose removing current side infill glass extension to their terraced property at 43 Lydford Road N15 5PX, and building a new infill extension, and enlarging the opening from kitchen to the extension to accommodate a larger dining area. The proposed extension will have a similar floor area to the existing extension, but a raised flat roof roof using materials matching the existing. This document is proposed to Haringey Council planning department to gain a certificate of lawful development for the proposal under permitted development. Details of the proposal are found later in this document.

PLANNING HISTORY

The property is in a victorian terraced, not within a conservations area. The building is not listed. There is no article 4 direction on residential extensions constraint to developing a rear extension. The building is within a family housing protection zone. Planning policy maps show the area is within a critical drainage area but not in any flood zones. No existing tree preservation order applicable the property.



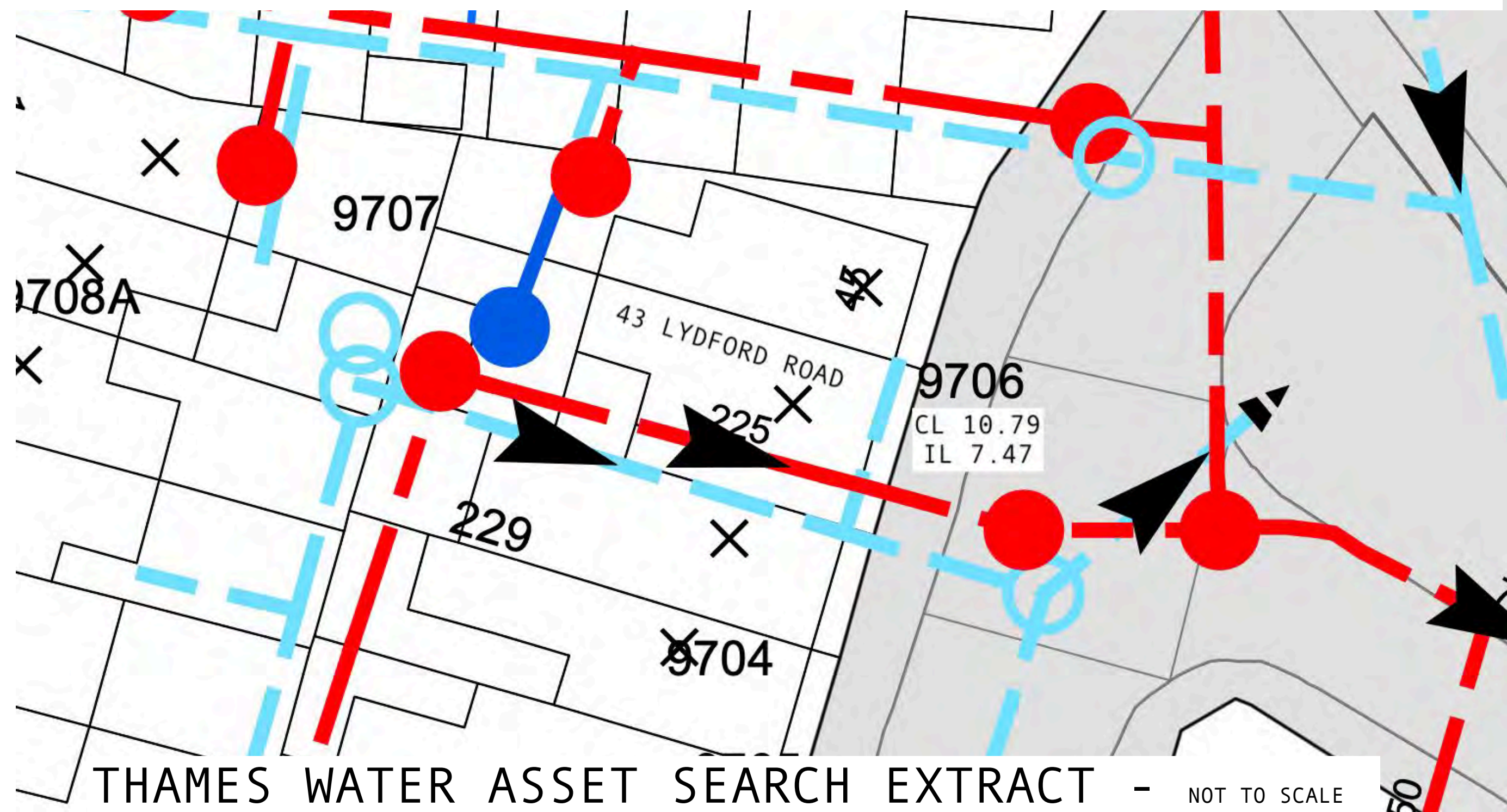
Previous planning application number HGY/1998/0203 was approved for a lawful development of a single-storey rear extension in 1998. Building control records show a building control approval for a single-storey rear extension as well with a reference number FP/0005/9234/. Construction was never carried out for that application.

Existing was built under building control initial notice number INE/0013/3213/ Issued in 2019

Existing glass conservatory proposed to be removed and replaced with proposed single-storey infill extension

WATER AUTHORITY ASSET SEARCH

Property search on Thames Water database revealed the presence of sewer shown in dotted red colour below at an invert level of about 3m below garden level in 43 Lydford Road



SURVEY

I surveyed the property on January 31st 2024. The following annotated photos show the proposal and survey information



VIEW FROM GARDEN AT EXISTING EXTENSION

SURVEY



EXISTING MASONRY CAVITY WALL
TO BE RETAINED WHOLLY IN BUILDING
OWNER'S LAND

VIEW FROM GARDEN AT EXISTING EXTENSION

SURVEY

GLAZED ROOF TO BE REMOVED
AND REPLACED WITH A FLAT ROOF
RAISED UP TO A MAXIMUM OF
3m HEIGHT



FULL OPENING PROPOSED

VIEW FROM EXTENSION LOOKING BACK AT MAIN BUILDING

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REV	DATE	DESCRIPTION
P01	17/03/2024	PERMITTED DEVELOPMENT

PROJECT	43 LYDFORD ROAD N15 5PX
CLIENT	NEAL FOREMAN
SCOPE	SINGLE-STOREY REAR INFILL EXTENSION



SURVEY



VIEW FROM KITCHEN LOOKING OUT INTO EXTENSION

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