



**PLANNING STATEMENT for
A FULL PLANNING APPLICATION at**

129B GRANVILLE ROAD

LONDON

N22 5LS

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1. Introduction

1.1 iPlans has been instructed by Natalie Ibbott to submit a full planning application for an outrigger roof extension.

1.2 This application is submitted following a pre-planning application (PRE/2024/0016).

1.3 This Planning Statement has been prepared to accompany and support this application.

2. Site Location & Description

2.1 The site at 129B Granville Road, London, N22 5LS accommodates a mid-terrace maisonette.

2.2 Photographs below show the front elevation of the building and the view out onto the outrigger roof from the existing loft level.



2.3 The property façade is rendered, and the fenestrations are uPVC

2.4 Planning history for this maisonette includes the following applications:

2.4.1 HGY/2023/2630 – an outrigger roof extension to include balcony

2.4.2 PRE/2024/0016 – pre-application advice

3. The Proposal

3.1 This full planning application is for an outrigger roof extension.

3.2 This application is submitted following a pre-planning application (PRE/2024/0016). The proposed design is different to that submitted in the pre-planning application in that the design has been amended to omit the balcony.

3.3 The proposed roof extension on the outrigger will come out from part of the main roof. The roof extension will measure 2856mm deep. There will be a Juliette balcony to the rear elevation. It will have a flat roof with a roof window.

3.4 During the construction process, materials will arrive by the builder's merchants delivery vehicles. Vehicles and construction activity can be accommodated down Granville Road without significantly affecting the traffic flow.

3.5 Waste from the site will be removed by skips with the appropriate street licences.

3.6 Hours of operation will be in accordance with the good contractors scheme.

4. Relevant Planning Policy

4.1 The Local Plan, Development Management DPD and London Plan have been consulted as part of this planning application.

4.2 Policy SP11 of the Local Plan is regards to design. It states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. To achieve this all development shall:

- 4.2.1 Be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity
- 4.2.2 Ensure impacts on health, climate change, natural resources and biodiversity are minimised by adopting and improving sustainable design and construction techniques
- 4.2.3 Incorporate solutions to reduce crime and the fear of crime such as promoting social inclusion, creating well connected and high quality public realms that is easy and safe to use
- 4.2.4 Promote high quality landscaping on and off site, including improvements to existing streets and public spaces
- 4.2.5 Seek the highest standards of access in all buildings and places
- 4.2.6 Ensure buildings are designed to be flexible and adaptable, and able to integrate services and functions

4.3 Policy DM1 of the Development Management DPD is regards to delivering high quality design. It states that all new development and changes of use must 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 which meet the following criteria:

- 4.3.1 Relate positively to neighbouring structures, new or old, to create a harmonious whole
- 4.3.2 Make a positive contribution to a place, improving the character and quality of an area
- 4.3.3 Confidently address feedback from local consultation
- 4.3.4 Demonstrate how the quality of the development will be secured when it is built and
- 4.3.5 Are inclusive and incorporate sustainable design and construction principle

4.4 Development proposals should relate positively to their locality, having regard to:

- 4.4.1 Building heights
- 4.4.2 Form, scale and massing prevailing around the site
- 4.4.3 Urban grain, and the framework of routes and spaces connecting locally and more widely
- 4.4.4 Maintaining a sense of enclosure and where appropriate, following existing building lines
- 4.4.5 Rhythm of any neighbouring or local regular plot and building widths
- 4.4.6 Active, lively frontages to the public realm and
- 4.4.7 Distinctive local architectural styles, detailing and materials

4.5 Development proposals shall demonstrate how the landscaping and planting are integrated into the development as a whole. The council will expect development proposals to respond to:

- 4.5.1 Landform
- 4.5.2 Levels, slopes and the fall of the ground
- 4.5.3 Trees on and close to the site
- 4.5.4 Landscaped boundary and treatments and
- 4.5.5 Any other significant biodiversity (including prioritising native over invasive species) on or close to the site

4.6 Development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The council will support proposals that:

- 4.6.1 Provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land
- 4.6.2 Provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development and
- 4.6.3 Address issues of vibration, noise, fumes, odour, light pollution and microclimatic conditions likely to arise from the use and activities of the development

4.7 Policy DM12 of the Development Management DPD is regards to housing design and quality. It states:

- 4.7.1 All new housing and residential extensions must be of a high quality, taking into account
- 4.7.2 of the privacy and amenity of neighbouring uses and a required to meet or exceed the minimum internal and external space standards of the London Plan.
- 4.7.3 Ground floor family housing should provide access to private garden/amenity space and family housing on upper floors should have access to a balcony and/or terrace, subject to acceptable amenity, privacy and design considerations or to shared amenity space and children's play space
- 4.7.4 In areas of especially poor residential environmental quality, development proposals should seek to include provision of green infrastructure, including the quantity and quality of landscaped areas, tree provision and where the site allows, the addition of additional open space
- 4.7.5 Mixed tenure residential development proposals must be designed to be 'tenure blind' to ensure homes across tenures are indistinguishable from one another in terms of quality of design, space standards and building materials
- 4.7.6 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 buildings, 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.
- 4.7.7 New rooms created by an extension should comply with space and amenity requirements set out in the London Plan Mayor's Housing SPG.

- 4.7.8 Proposals for residential extensions should have regard to the council's relevant supplementary planning documents, where appropriate, including the South Tottenham House Extensions SPD
- 4.8 Policy D6 of the London Plan is regards to housing quality and standards. It states:
- 4.8.1 Housing development should be of high quality design and provide adequately sized rooms (table 3.1) with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners without differentiating between tenures.
 - 4.8.2 Qualitive aspects of a development are key to ensuring successful sustainable housing.
 - 4.8.3 Housing development should maximise the provision of dual aspect dwellings and normally avoid the provision o single aspect dwellings. A single aspect dwelling should only be provided where it is considered a more appropriate design solution to meet the requirements of Part D in Policy D3, than a dual aspect dwelling, and it can be demonstrated that that it will have adequate passive ventilation, daylight and privacy and avoid overheating.
 - 4.8.4 The design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space
 - 4.8.5 Housing should be designed with adequate and easily accessible storage space that supports the separate collection of dry recyclables and food waste as well as residual waste
 - 4.8.6 Housing developments are required to meet the minimum standards below which apply to all tenures and all residential accommodation that is self contained
 - 4.8.7 Dwellings must provide at least the gross internal floor area and built in storage area as set out in table 3.1
 - 4.8.8 A dwelling with two or more bed spaces must have at least one double (or twin) bedroom that is at least 2.75m wide. Every other additional double (or twin) bedroom must be at least 1.55m wide
 - 4.8.9 A one bedspace single bedroom must have a floor area of at least 7.5sqm and be at least 2.15m
 - 4.8.10 A two bedspace double (or twin) bedroom must have a floor area of at least 11.5sqm
 - 4.8.11 Any area with a headroom of less than 1.5m is not counted within the gross internal area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1sqm within the gross internal area
 - 4.8.12 Any other area that is used solely for storage and has a headroom of 0.9-1.5m (such as under eaves) can only be counted up to 50% of its floor area, and any area lower than 0.9m is not counted at all
 - 4.8.13 A built-in wardrobe count towards the gross internal area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. Any built in area in excess of 0.72 sqm in a double bedroom and 0.36sqm in a single bedroom counts towards the built-in storage requirement
 - 4.8.14 The minimum floor to ceiling height must be 2.5m for at least 75% of the gross internal area of each dwelling

4.8.15 Where there are no higher local standards in the borough Development Plan Documents, a minimum of 5sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm should be provided for each additional occupant, and it must achieve a minimum depth and width of 1.5m. This does not count towards the minimum gross internal area space standards in table 3.1.

Table 3.1 - Minimum internal space standards for new dwellings

Minimum gross internal floor areas and storage in square metres

Number of bedrooms (b)	Number of bed spaces (persons(p))	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37)*	n/a	n/a	1
1b	2p	50	58	n/a	1.5
2b	3p	61	70	n/a	2
2b	4p	70	79	n/a	2
3b	4p	74	84	90	2.5
3b	5p	86	93	99	2.5
3b	6p	95	102	108	2.5
4b	5p	90	97	103	3
4b	6p	99	106	112	3
4b	7p	108	115	121	3
4b	8p	117	124	130	3
5b	6p	103	110	116	3.5
5b	7p	112	119	125	3.5
5b	8p	121	128	134	3.5
6b	7p	116	123	129	4
6b	8p	125	132	138	4

Table 3.1 shows the minimum internal space standards for new dwellings in square metres based on the number of bedrooms and storeys

5. Conclusion

5.1 The proposal is for an outrigger roof extension.

5.2 This application is submitted following a pre-planning application (PRE/2024/0016).

5.3 In the pre-planning report, it was said that the design precedent for loft outrigger extensions have yet to be established and therefore a subservient and proportionate addition to the roof should be acceptable. The advice given was to omit the balcony as this would address some of the issue with bulk and having no more than a Juliette balcony would appear to be a solution. The design for this application has taken account of this advice by omitting the balcony and having a Juliette balcony to the rear elevation.

5.4 The outrigger projection is of a depth that will not encroach the 45-degree line. The proposal would not have a material impact on light, bulk and sense of enclosure to neighbouring properties.

5.5 The overall scale and height of the roof extension is set down from the main roof and will not appear dominant within the roofscape. It will not appear overbearing.

5.6 The proposed materials will match existing materials.

5.7 I therefore would hope you consider this application for approval.