

PLANNING STATEMENT IN SUPPORT OF APPLICATION FOR: ERECTION OF TWO SIDE DORMERS TO THE REAR OF THE PROPERTY AND INSERTION OF TWO ROOFLIGHTS TO CREATE TWO ADDITIONAL BEDROOMS.

1. INTRODUCTION

- 1.1 The site comprises a 4 storey mid-terrace block of 4 existing flats located on the western side of Tottenham High Road. The locality is generally residential in nature. The site is not listed and is not within a conservation area.
- 1.2 However, the present application is materially different from the previously refused application and this planning statement sets out how the current application now addresses and overcomes the previous reasons for refusal.

2. The Proposal

- 2.2 This application seeks renewal of an approval granted 01st June 2020 under application ref: HGY/2020/0587 for the same proposal description as presently proposed.
- 2.3 Due to unforeseen circumstances, inclusive of the covid period the applicant was not able to commence the works within the required implementation period. The grant of permission therefore lapsed. However, the applicant is now in a position to commence and complete the works and therefore now seeks renewal of the planning permission.
- 2.4 The proposal therefore comprises the erection of two side roof dormers to the rear of the property to form two new bedrooms.

3. Design Principle & Amenity

- 3.1 The proposed dormers would be considerably set-back from the front elevation so as to be discreet and have no impact on the streetscene. The dormer extension would be in keeping with properties in the South Tottenham area where houses can extend upward by way of 'Type 3' extensions.
- 3.2 The setting back of the proposed dormers would also preserve the dominance of the host building thus ensuring the subordination of the proposed development.

4. Policy Context

- 4.1 Notwithstanding that there is an emerging new local plan, the development plan remains the same as the development plan in 2020 when the lapsed application was approved. The applicant accordingly submits that the proposal is fully in compliance with the current development plan.
- 4.2 Whilst the London Plan 2021 has come in since the approved scheme, the proposal also remains in compliance with the policies set out within the new London plan.