

18 Lauradale Road

PLANNING STATEMENT

7 November 2023

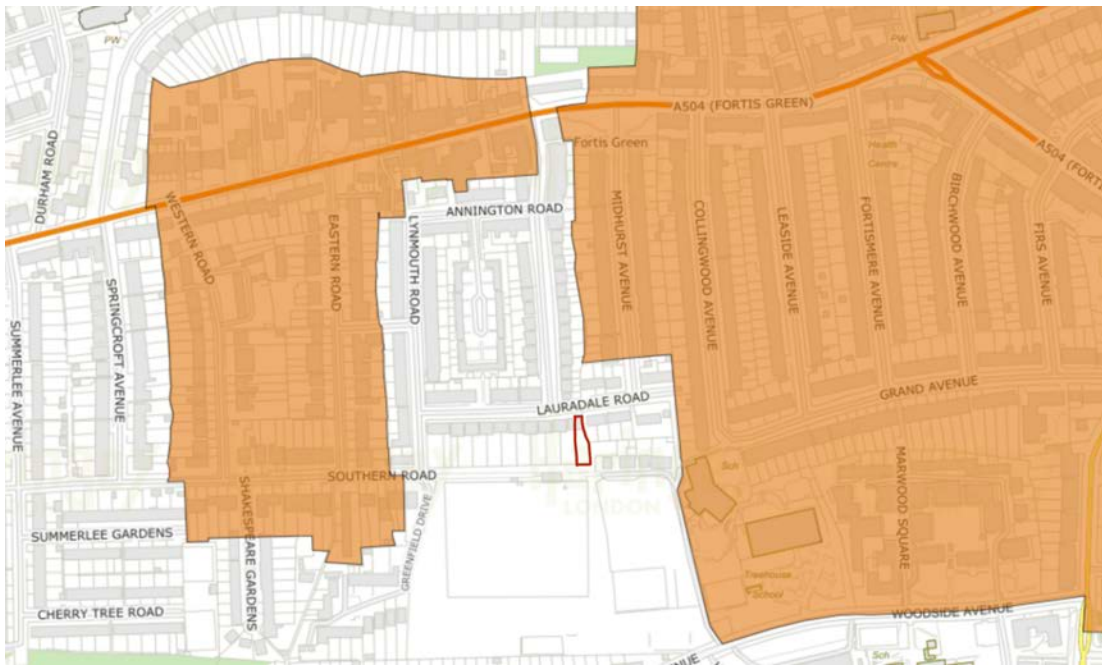


No. 18 Lauradale Road. (No. 20 Lauradale to the right)

1 Type of Planning Application

The application is for Planning Permission (Householder).

The house is not Listed nor is it in a Conservation Area, nor prominent in any views from a conservation area.



Extract from the Haringey Conservation Area Map (Site outlined in red).



Site Location plan, No 18 marked in red. Not to scale



Aerial photo – No 18 marked in red.

2 Context

The houses along Lauradale Road were built circa 1915 and comprise of a series of semi-detached dwellings with narrow side returns. No. 18 Lauradale Road is also a semi-detached property and as the first in the run of houses to the south side of Lauradale Road, however it features a wider side return and garage.

To the east / left of the property as viewed from the street is a more modern style of house, [No.s 10, 12, 14 and 16] part of a group built approximately 40 years later. (See photo)



No.s 14, 16, 18, 20 Lauradale Road

Of the 20 houses on this arm of Lauradale Road, (Nos. 18 to 54) 75% [14] have rear dormers. 17 of the houses have developed ground floor rear extensions.

At present No.18 still has a pitched roof and there is no rear dormer. To the rear, at ground floor level, No. 18 has a small lean-to rear extension.

3 Summary Of The Proposals

- Rear dormer. Not full width.
- Single storey, ground floor rear extension.
- Existing window to side dropped to make door opening.
- Minor landscape improvements to the rear.

4 Planning History

There is no record of any planning history for No.18 on Haringey's website archive.

There are numerous records of planning applications for various developments for many of the other houses along this leg of Lauradale Road and these Applications have been studied.

5 Planning Policy

The following Planning Policy document have been consulted, where relevant:-

- The current NPPF.
- The current London Plan policies, where relevant. In particular Policy 7.6.
- Policies DM1 and DM12 of Haringey's Development Management, Development Plan Document 2017.
- Policy SP11 of Haringey's Local Plan Strategic Policies 2017.

6 Roof Level Development

There are many examples of rear dormers along the south side of Lauradale Road (see photos). And while some are full width, it was important to us to hold back at the gable end and retain this line. We have thereby pulled the dormer in on each side by 200mm and retained the gable line. The dormer is to be zinc clad to allow it to be read as a new addition. This helps the old and new be clearly legible. The original roof tiles and profile are will be retained and the new element is clear and sharp as an addition.



Gable line to be retained.

The new rear dormer will be set down from the highest ridge by at least 200mm, with a floor to ceiling height of 2.4m and up from the eaves by at least 200mm. The existing chimneys at the party wall will remain visible above the roof-line.

The design of the dormer ensures that it appears subservient to the existing roof and main house. The rooflights to the front pitch will project no more than 150mm off the roof slope.

The additional volume created by the proposed roof dormer is 21m³ which is almost half of the 40m³ maximum of the parameters of permitted development.



A photograph showing the site, centre, in the context of the other roof extensions on Lauradale Road.

8 Single Storey, Ground Floor, Rear Extension.



Proposed extension plan in context.



Existing rear elevation showing lean-to to be removed.

The proposed ground floor extension to no.18 does not meet the boundary at either side. It is held away from the boundary to No. 20 by 3.35m and to the fence boundary at No. 16 by 850mm at the narrowest point widening to 1.8m.

We have been mindful in the positioning of the footprint, to keep the extension away from our neighbours, lessening the impact in terms of shading, overlooking or build-up on the boundary.

No. 20 has an existing extension of 3m in depth and 3m in height (from ground level at 18), with a brick wall facing No. 18, which will be retained as is.



The rear elevation of No.16 is approximately 2.5m behind that of No. 18 currently. The nearest point of our proposed extension is approx. 7m from No. 16 [measured corner to corner]. It should be noted that the rear elevation of No. 16 is angled away from No. 18 also. The fence to No. 16 will not be changed by the works, again lessening the impact to our neighbour.

The materials, brick, render and a sedum roof have all been chosen to tie in with the existing and allow the extension to read as a sympathetic addition to No. 18. The modelling is modern but the materiality shows a respect to the existing. It's important to us that the new element feel a part of the whole.

The proposed extension is to extend 6.4m off the rear wall of the main house (5.5m beyond the existing bay window and door.) The height of the roof is 4m at the maximum and 3.2m at the side to neighbour at no.16 from the highest point of the pitch.

The façade facing the garden will be formed in timber framed glazing sitting in brickwork walls with a render finish to the section above the windows. The walls facing the neighbours at No.s 16 and 20 are brick with timber frame windows.



Sketch describing the new ground floor extension shape and materiality.



Image shows distance between No.s 16 and 18 and the differing orientation of the rear elevations.

9. Rear Garden



Existing rear garden levels at No.18

It is proposed to create minor changes to the levels and landscaping to the rear in order to facilitate the new rear extension. New and replacement surface finishes will be permeable.

There are no trees to be removed for the works bar a eucalyptus which is dead and needs to be felled in any case. See photo.



Eucalyptus to be removed.

10. Existing window to side elevation

The window opening shown below is to be lowered to form a door opening. The new door will be timber framed.

