

Design Statement

Date: 20th February 2024
Project: 77 Winchelsea Road London N17 6XL

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Retrospective planning application for 77 Winchelsea Road London N17 6XL

1. Associated application for Certificate of Lawful Development application HGY/2023/2079. The applicant applied for a certificate of lawful development, but was advised by Haringey planners to withdraw this application and apply for a retrospective planning permission.
2. 77 Winchelsea Road is part of an uninterrupted terrace of two storey houses running for about two thirds of the length of Winchelsea Road from no.s 1 to 85. The road curves and no. 77 and neighbours face southeast, with gardens facing northwest. The stock brick built houses have original two storey rear wings with slate pitched roofs. A number have been further extended at the rear with single storey additions. Some gardens are fully paved over, others have planting and mature trees.
3. The property is not in a conservation area.
4. The two storey rear wing at 77 Winchelsea Road was extended approximately 20 years ago with a single storey extension to accommodate the then resident who was a wheelchair user. The extension is the same width as the original rear wing and 3m deep. It is possible that it met permitted development guidance at the time it was built. There is no record with Haringey Planning. It is believed that Haringey Council was the developer.
5. This application is for planning permission for the rear extension recently built extending from the original rear wall of the main house alongside the rear wing. This extension is 4.8m long from the main house and the same length as the original rear wing. It follows the pattern in permitted development guidance where the original house is extended from its original rear walls in a step pattern. The extension meets the diagram of a 6m rear extension adjacent to an existing rear wing on page 23 of the Technical Guidance document: Permitted development rights for householders.
6. However, being 4.8m in length it constitutes a larger home extension, which should have been subject of a prior approval process. This was not done and therefore this is a retrospective planning application for the completed extension.
7. The house continues to be used as a dwelling. The new rear extension accommodates the dining area of a kitchen dining room. The garden area was formerly fully paved over, and with this scheme planting beds have been created that reduce surface water run off into the drainage system. From the interior a window looks out over this transformation.
8. The area of the new extension is 8.0sqm, and the area of the 20 year old extension is 7.7sqm, a combined total of 15.7sqm. The area of the garden before extension, was 46.5sqm, therefore the combined extensions occupy 34%, less than the 50% permitted threshold for extending into a garden.
9. The height of the extension is 2.8m from the ground on the neighbour's side to the top edge of the fascia. The roof slopes back from a gutter behind the fascia and there is a roof light within the slope of the roof. If the line of the slope is extended to intersect the face of the vertical wall, according to the Technical Guidance document: Permitted development rights for householders, the height is 2.688m. This height is well below the permitted development limit of 3m at the property boundary.

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10. During design of the scheme, the neighbour at no. 75 Winchelsea Road was consulted and expressed his support for the project and satisfaction at the proposed height and length. The new wall facing the neighbour has been rendered and painted blue. It feels good quality and as such it does not feel overbearing in height on the neighbour's side and the finishes were designed and built in conversation with the owners of no 75.
11. 75 Winchelsea Road is a mirror of 77 Winchelsea Road with an original two storey wing and a single storey extension beyond that. The window of 75's original dining room does not receive direct sunlight in summer or winter, it relies on a view of the sky for daylighting. The visible sky is delimited largely by the sky line of 75's own original two storey wing to the south and the sky line of 77's original two storey wing to the north and to a smaller extent by the single storey extensions in the lower part of the view from the window. The new extension at 77 has only marginally reduced the area of sky visible from this window at low angle and does not impinge on the view of the sky at high angle delineated by the taller existing two storey wings, it sits below a line dropped at 45 degrees from the gutter of the original taller wing to no. 77. The extension has therefore had only a minor effect on daylighting to this room.



12. The length and height of the new extension does not have a detrimental impact on its neighbour and is of an appropriate scale for its location.
13. The extension is designed within permitted development limits and at the time received support on consultation with the neighbour. If the prior approval process had been followed correctly for the larger home extension, it would have been successful in gaining permission.