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Design & Access Statement

"Erection of a rear dormer and insertion of front rooflights"

6 Woodhouse Road

London N12 0RG



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September 2026

The Site

1. The land is at 6 Woodhouse Road, London, N12 0RG.
2. The property is a mid-terraced mixed-use building.
3. The application site comprises of what appears to be a two-storey building from street level. The property is in commercial use to the ground floor and a self-contained 2-bedroom unit to the first floor.
4. A number of properties along this terrace have been extended at roof level. Many enjoy large well integrated rear dormer and first floor rear extensions which are not part of the original form. The adjacent neighbour also has a similar scaled rear dormer and therefore the roofscape would be consistent and in line with others in the local area.
5. The site is exempt from biodiversity credits as it falls below the requirements.

Proposal Description

6. The description given is the 'Erection of a rear dormer and insertion of front rooflights'.

The Proposal

Rear Dormer

The dormer extension provides additional habitable space to the existing layout. Two additional bedrooms are provided to the existing flat. There are no impacts of loss of daylight, privacy or overlooking caused by this minor rear projection.

The design is inspired by local roof formations and materials which have already been implemented. As per the aerial view the adjacent neighbour already benefits from a similar scheme.

The positioning of the rear extension is hardly visible from the street scene. The dormer makes use of the available roof void without raising the ridge or harming the host architecture.

The proposed development in its totality would maximise the potential of the property increasing the floorspace and allowing the occupants to enjoy increased floorspace. There will be no new material harm on the neighbours in terms of privacy or noise given the scale of the development.

Plans

7. Existing and Proposed Plans are provided. The plans include, Site, Floor, Section, Roof and Elevation Plans. A location Plan and Planning Statement is also included in the application bundle together with the CIL additional information form.

Conclusion

8. The development improves a single flat within the local area, has policy support at National, London and Local level and therefore, the council are asked to grant permission on the presumption in favour of the development.