

Officer Report

Application Number:	HGY/2026/0265
Application Type:	Full planning permission
Address:	Flat A, 69 Marlborough Road, Wood Green, London, N22 8NJ
Proposal:	Rear Facing Dormer and 2No, Roof Lights to Facilitate a Loft Conversion to an Existing First Floor Self-Contained Flat
Case Officer:	Adam Silverwood
Valid Date:	04/02/2026
Applicant:	6
Agent:	Mr Tawfiq Khamker Mr Amit Patel

RECOMMENDATION

Approve with Conditions

1. Proposed Development

This is an application for a dormer over the main roof and the outrigger as well as 2 roof lights to facilitate a loft conversion.

2. Site and Surroundings

The application site is a two-storey terraced building located on the western side of Marlborough Road. The site is not located within a conservation area.

3. Relevant Planning and Enforcement History

There is no planning history relevant to the consideration of this application.

5. Local Representations

Two objections have been received from adjoining occupiers which considered that:

- Potential impact on privacy and access to light
- Over intensive use of the additional extension leading to excess noise and refuse and parking
- Construction impact
- Development has the potential to be used as a HMO

Officer Comments:

Objections have been received that consider that the proposed development has the potential to be operated as a HMO and request that its use as a C3 use is secured by condition. The LPA has no evidence that the proposed development is to be operated as a HMO and were this to later be the case this would be subject to a planning application in its own right. Therefore considers that there is no legitimate justification to include additional conditions in this instance.

The developments potential for impact on access to light, parking within the area and waste collection will be assessed within the relevant sections of this report.

Informatives are placed on all decisions for approval advising the applicants of the need for party wall agreements, the appropriate hours of construction and need to maintain good building practices.

6. Material Planning Considerations

The main planning considerations raised by the proposed development are:

1. Design and Impact of the proposed development on the Character and Appearance of the Area;
2. Impact on Neighbourhood Amenity

Design and Impact on the Character and Appearance of the Area

Policy DM1 (Delivering High Quality Design) 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', development 'a) must relate positively to neighbouring structures, new or old, to create a harmonious whole; b) make a positive contribute to a place improving the character and quality of an area; c) confidently address feedback from local consultation; d) demonstrate how the quality of development will be secured when it is built; e) are inclusive and incorporate sustainable design and construction principles'.

The proposed application seeks permission for the erection of a rear dormer of 5.4 metres width, 4 metres depth and would of 3 metres height. The proposed dormer would also extend across the existing outrigger by 4.25 metres depth and be 3.6 metres width. The dormer would be over 0.2 metres from the eaves.

The materials proposed in the construction of the dormer and outrigger dormer are detailed within the application form as matching that of the existing building with white uPvc windows. This is considered to be acceptable and will be secured by condition.

The proposed dormer would be minorly visible from the street scene due to the semi-detached nature of the building however this is considered to be on balance acceptable. The proposed application is considered to be appropriately subservient to the host dwelling and to not unduly impact the character or appearance of the area more generally.

Impact on Neighbourhood Amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours.

Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring residents.

Two representations considered that the proposed application could have the capacity to be occupied as an HMO. No evidence has been provided within the submitted plans or other details that this is the case and this would be subject to an additional planning permission as it is located within a family housing protection zone.

The proposed plans indicate that the development would increase the no. of bed spaces in the dwelling from a 1 bed to a 2 bed. This is not considered to be unduly detrimental with regard to its impact on available parking in the area and is therefore considered to be acceptable in this regard.

The proposed application would erect one rear facing window that would be 14 metres away from the nearest property, facing onto its side, and is therefore not considered to unduly overlook adjacent properties or occupiers. The proposed application is likewise not considered to unduly block light to adjoining occupiers due its location within the roof slope and the application is therefore considered to be acceptable with regard to its impact upon neighbouring amenity.

Conclusion

The proposed application for a roof level rear dormer over the main roof slope and outrigger with rooflights is considered to appropriately respect the character and appearance of the area, subservient to the host dwelling and to not present any undue detriment to neighbouring amenity and is therefore considered to be acceptable.

Overall, the proposed development is considered acceptable in terms of design and amenity consolidation, in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017, as well as according with the relevant policies of the London Plan 2021 and the NPPF. All other relevant policies and considerations, including equalities, have been taken into account.

7. CIL Applicable

N/A – Under 100sqm no new unit.

8. Recommendation

It is therefore recommended that this application be APPROVED in accordance with the following conditions:

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

MR69A-01-1003.pdf Floor plan
MR69A-01-1001.pdf Floor Plan - Existing
MR69A-01-1002.pdf Elevation (Front) - Existing
MR69A-01-1004.pdf Elevation (Front) - Proposed
MR69A-01-1005.pdf Block plan of the site

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Informatives:

INFORMATIVE: Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.

INFORMATIVE: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.