



Officer Report

Application Number:	HGY/2026/0308
Application Type:	Full planning permission
Address:	118 Albert Road, Wood Green, London, N22 7AH
Proposal:	Formation of dormer window extension to the rear roof slope and insertion of four rooflights to the to the front roof slope.
Case Officer:	Neil McClellan
Valid Date:	04/02/2026
Applicant:	Mr Matt Price
Agent:	Mr George Kain

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposal

This is an application for the erection of dormer extension to the rear roof slope and four rooflights to the to the front roof slope.

Site Description

The subject site is a flat locate on the first floor of a mid-terrace building located in Albert Road on the corner of its junction with Albert Close.

Although the building appears to be an example of the late Victorian/Edwardian suburban terraced family dwellinghouses that dominate the area, it actually forms part of a terrace (inc. 118-184) of purpose-built ground and first-floor flats. Each flat has direct access to a small rear garden with the first-floor flats access through an internal rear staircase located within the outrigger. The first floor flat (to which this application relates (No.118) and the ground floor below (No.120), book end one end of the terrace and differ slightly from the rest of the terrace in that both flats are double fronted, with two front bay windows, and have a smaller outrigger.

On the opposite corner of the Albert Road/Albert Close junction to the application site is a large industrial/warehouse depot let out to various commercial tenants.

The site is not located within a Conservation Area and is not listed or close to any listed buildings or structures.

Planning and Enforcement History

None relating to either the first floor flat, or the ground floor flat below (No. 20 Albert Road).

2. REPRESENTATIONS

No representations have been received on this application.

3. MATERIAL PLANNING CONSIDERATIONS

An almost full width dormer is proposed, with a half metre set in on both sides and a 200mm set up from the eaves. This is a double fronted property, so the dormer appears particularly wide. It is located on the corner of the junction of Albert Road with Albert Close and would therefore be visible in the street scene. However, there are a number of other full width extensions to the rear of other properties on both sides of this road and located close enough to the junctions with other roads to be visible in the street scene, from Albert Close and from Clyde Road almost opposite the site. Some of these dormers are side by side and therefore have a similar appearance in terms of their combined scale to the large dormer proposed in this application. It would therefore be difficult to sustain an argument that the current proposal would appear out of character with the existing streetscene or out of keeping with the pattern of development in the area.

Given the above context, the proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. The roof lights proposed to the front roof slope would be modest in size and would not detract from the character of the street scene. It is therefore considered that the local character and visual amenity of the area will be protected.

The height and depth of the extension would not result in a material loss of sunlight or daylight or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

The existing flat has already has two bedrooms which, based on the London Plan and Nationally described space standards would be considered one double and one single sized bedroom. A third small box room falls below the minimum standard to be considered a bedroom in the guidance. This room would become a study in the proposal. The roof extension will provide two new large double bedrooms and a communal bathroom.

National or London Plan floor space standards are not applied to house or flat extensions however it is worth noting that the internal floor area of the extended flats would be approximately 140 sqm significantly exceeding the relevant standard for a 7-person 4-bedroom unit spread over 2 floors of 115 sqm. The flat also has direct access to a good sized private amenity space to the rear. The flat will continue to have dual aspect. Overall, the extended property will provide an acceptable standing of living accommodation.

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords 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. Planning permission should be granted for the reasons set out above.

4. RECOMMENDATION

GRANT PERMISSION subject to conditions.

Conditions:

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

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

Approved drawings:

A01 – Existing Ground Floor Plan;
A02 – Existing First Floor Plan;
A03 – Existing Loft Floor Plan;
A04 – Existing Roof Plan;
A05 – Proposed First Floor Plan;
A06 – Proposed Loft Floor Plan;
A07 – Proposed Roof Plan;
A08 – Existing Elevations;
A09 – Proposed Elevations;
A10 – Existing Section AA;
A11 – Proposed Section AA; &
A12 – Location & Block Plans.

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, unless indicated otherwise on the approved plans.

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: Land Ownership

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

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: 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: Prior Approval – HMO C4

The consent hereby approved is given in relation to the use of this property as a single-family dwelling. The subdivision of this property into self-contained flats or use as a House in Multiple Occupation (Use Class C4) would require planning permission as permitted development rights have been withdrawn through an Article 4 Direction (30th November 2013). Please refer to the link below for further information:

http://www.haringey.gov.uk/index/housing_and_planning/planning-mainpage/policy_and_projects/article_4_direction.htm