



Officer Report

Application Number: HGY/2026/0414
Application Type: Full planning permission
Address: Flat B, 33 Mattison Road, Hornsey, London, N4 1BG
Proposal: Formation of rear dormer and outrigger roof extension with two rooflights to front elevation
Case Officer: Ben Coffie
Valid Date: 16/02/2026
Applicant: Mr savvas nicolaou
Agent:

RECOMMENDATION

Approve with Conditions

1. Site location

The application property is a two-storey mid terrace property located on the southwestern side of Mattison Road. It is located on a row of terrace of other residential properties, many of which have been extended and altered.

The proposal relates to the first-floor flat. The surrounding area is wholly residential in character. The property is not located within a Conservation Area.

2. Description of Proposal

This is an application for the construction of a loft conversion with rear dormer window on the main roof slope and formation of a outrigger and roof terrace to provide private amenity space to the first floor flat.

The proposed roof terrace would be located on top of the existing two-storey outrigger, where the existing roof slope would be removed to create a flat roof onto which the terrace is proposed. A balustrade of 1.1m would be positioned around the edge of the terrace.

3. Relevant Planning and Enforcement history

The most recent applications for this site are summarised as follows:

HGY/2017/2532

Address: Flat B, 33, Mattison Road, London, N4 1BG, London

Proposal: Formation of a rear dormer loft conversion with 3x front velux rooflights.

Decision Date: 5 October 2017

Decision: Approve with Conditions

4. Local Representations

The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 0

5. Assessment of Planning Considerations

The main planning considerations raised by the proposed development are:

1. Design and appearance
2. Impact on neighbouring amenity.

Design and appearance

This application is being considered against Local Plan Policy SP11 'Design' and DPD Policy DM1 'Delivering High Quality Design', which require buildings and structures to be of a high, site-specific, and sensitive design quality, and to safeguard neighbouring amenity. More specifically, it is being considered against DPD Policy DM12 'Housing Design and Quality', which states that extensions or alterations to residential buildings, including roof extensions, must be of a high, site-specific, and sensitive design quality. They must also respect and complement the form, setting, period, architectural characteristics, and detailing of the original building, including external features such as chimneys and porches. High-quality matching or complementary materials should be used appropriately and sensitively in relation to the context.

In terms of amenity, London Plan Policy D6 and DPD Policy DM1 both emphasise the importance of protecting the amenity of surrounding housing. Policy D6 highlights the need to consider daylight, sunlight, and overshadowing effects on neighbouring properties, ensuring they receive sufficient light appropriate for their context while minimising overshadowing. Similarly, DPD Policy DM1 stresses the requirement for high-quality design to guarantee privacy and amenity for both the development's users and neighbouring residents. This includes providing adequate sunlight, daylight, and aspects to adjacent buildings and land, while also ensuring an appropriate level of privacy to prevent overlooking and maintain the amenity of neighbouring properties.

This application is seeking consent for a roof extension to the rear roof slope and part outrigger, with a roof terrace beyond, and the insertion of two rooflights on the front roof slope.

The main issues with this application are the design quality of the scheme, the impact on the character and appearance of the area, and the effect on neighbouring amenity.

The works would introduce a rear dormer on the rear roof slope of this property. The dormer roof extension would be pulled in slightly from the eaves of the rear roof and below the ridge. The outrigger extension would project by 3.5m in depth with a 1.8m deep terrace attached to it. The works will occupy more than half of the depth of the outrigger but will leave sufficient space, such that it would not be a discernible or openly visible feature. The roof extensions would be very similar to that proposed and found to be lawful under permitted development. The roof extensions are proposed to be clad in hanging tiles to match the colour of the existing roof tiles.

The dormer would be well set back from the eaves of the outrigger and set well in from the side elevation and as such most of the outrigger roof is retained. The proposed dormer is considered proportionate and subordinate to the existing building. It is considered that the proposed dormer window would not be unduly dominant and would not have any significant adverse impact on local visual amenity or the character and appearance of the area.

The following properties Nos 25, 29, 31, 37 Mattison Road have similar size roof extensions to the proposed scheme. They are all constructed within the allowance of permitted development right. Any extension to the application property would be seen in the context of this existing neighbouring development. The proposal would not appear out of character with the existing streetscene or out of keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

The roof terrace would not adversely affect the character and appearance of the host property and would not be unduly prominent or harmful when viewed from wider vantage points.

The front two rooflights are proportionally spaced out and would not create a visual clutter when viewed from the streetscene. The proposed rooflights are modest in size and as such would not detract from the character of the locality.

Impact on neighbouring amenity

In terms of impact on amenity, and taking account of the policy considerations outlined above, the presence of other dormers means the introduction of such a roof extension, even with the element of projection onto the outrigger, would not result in a material loss of sunlight or daylight, nor create an overbearing appearance. Specifically, the extent of the projection is considered modest.

In terms of the roof terrace, it is accepted that such a feature would contribute to an element of overlooking. However, it is noted that there is already a degree of mutual overlooking between properties, namely into gardens from upper floors and roof terraces.

As such, the roof terrace here is not viewed to be materially harmful to neighbouring amenity. The roof terrace would be for private use, and its use would be limited by weather conditions therefore neighbouring dwellings would not be impacted by unacceptable noise from accommodating large groups of people.

Given the above, the proposal is viewed to be acceptable in amenity terms.

Conclusion

Overall, the proposed development is considered acceptable in terms of design and amenity, in accordance with the policies outlined above. All other relevant policies and considerations, including equalities, have been taken into account.

6. CIL Applicable

N/A – Under 100sqm no new unit.

7. Recommendation

It is therefore recommended that this application be APPROVED in accordance with the following 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 approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Approved plans list: Location Plan, 33.02. loft floor, 33.21. block plan, 33.09. existing front elevation, 33.15. existing section, 33.06. side elevation to 31, 33.05. proposed rear elevation, 33.16. proposed section, 33.04. existing rear elevation, 33.08. proposed side elevation, 33.10. proposed front elevation, 33.01. first floor, 33.03. roof level, 33.07. existing side elevation.

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: 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: 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.