



Officer Report

Application Number:	HGY/2026/0315
Application Type:	Householder planning permission
Address:	29 Wood Vale, Hornsey, London, N10 3DJ
Proposal:	Removal of front entrance lobby space, replacement of garage door with window, enlarged single storey rear extension, hip to gable conversion of section of roof, increased width of existing rear dormer, rear insulation, enlarged rear balcony, solar panels on dormer roof and at rear of garden and replacement of all windows (Amended description).
Case Officer:	Ben Coffie
Valid Date:	05/02/2026
Applicant:	Mr Chris Kiernan
Agent:	Mr Dominic ORiordan

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The subject site comprises a two-storey terraced dwelling on the east side of Wood Vale. The houses along Wood Vale are arranged in short terraces, with variation in the detailing of both the terraces and the individual properties. The dwelling benefits from an existing front dormer, rear dormer and a north-facing side dormer. The site is not located within a conservation area.

2. PROPOSED DEVELOPMENT

The applicant proposes the following works to the dwelling: removal of the front entrance lobby; replacement of the garage door with a window; enlargement of the existing single-storey rear extension; a hip-to-gable roof conversion to part of the roof; widening of the existing rear dormer; installation of rear external insulation; enlargement of the rear balcony; and the installation of solar panels on the dormer roof and within the rear garden.

3. SITE HISTORY AND ENFORCEMENT

All existing planning applications have been considered for this application.

HGY/2019/3049,

Address: 31, Wood Vale, London, N10 3DJ

Proposal: Certificate of lawfulness: proposed use for the formation of a rear dormer on the main rear roof and the installation of roof lights to the front roof slope.,

Decision Date: 2 December 2019

Decision: Permitted Development

4. CONSULTATION

No representations received from neighbours in response to notification and publicity of the application.

5. PLANNING CONSIDERATIONS

Design & appearance

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or 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.

Works to the Roof

The roof of the dwelling is partly stepped down, forming a secondary gable above the two-storey side extension and a hipped roof to the rear. Both the application property and the adjoining dwelling at No. 27 Wood Vale share this distinctive roof form, which differs from the more typical pitched gable roofs within the wider terrace. The application property also features a small side dormer above the rear hipped roof. Both properties benefit from front and rear dormers; however, at No. 27 the rear dormer spans the full width of the hipped roof and is partly visible from the street.

The proposal includes a hip-to-gable roof extension to replace the existing side dormer, enabling a new staircase to be positioned above the existing stairwell. At the rear, the width of the existing dormer would be increased to approximately 6.5 metres.

The proposed roof alterations are considered acceptable. The hip-to-gable enlargement would integrate with the existing roof form and provide an appropriate envelope for the enlarged dormer. The increased dormer width is moderate in scale and bulk and would sit proportionately within the rear roof slope.

Consideration is also given to the presence of large dormer extensions elsewhere in the terrace, including at Nos. 15, 19, 23, 25, 27, 31 and 33 Wood Vale. These form part of the established character of the street. In this context, the proposed dormer enlargement would not appear out of keeping and would integrate appropriately within its surroundings.

Enlargement of Single-Storey Rear Extension and Rear Insulation

The property benefits from an existing single-storey rear extension with a rear balcony covered by polycarbonate panels, as well as two stepped side extensions of differing roof heights. The proposed enlargement would create an L-shaped rear and side extension with a 2.7-metre terrace, projecting approximately 1 metre beyond the patio area of No. 31 Wood Vale. The side element would extend 5 metres in depth, retaining a 1-metre gap to the boundary with No. 27. The overall height of 6.6 metres would be broadly comparable to the existing extensions.

The proposed enlargement would be modest in bulk and scale and would remain subordinate to the main dwelling. As it would not span the full width of the property, it is considered proportionate

and would not adversely affect the amenity of the site or neighbouring occupiers. The local character and visual amenity of the area would therefore be preserved.

The proposed rear external wall insulation would increase the wall thickness by approximately 150 mm. This would fall within what is ordinarily permissible under permitted development and is considered acceptable.

Alterations to the Front Elevation

The works to the front elevation include the removal of the front entrance lobby and the replacement of the existing garage door with a window. The roller garage door would be replaced with acucalad painted timber-framed windows to match the proposed replacement window above.

These alterations are minor and would integrate well with the established pattern of garage-to-habitable-room conversions within the terrace. The new timber windows would sit comfortably within the front façade. The works are therefore acceptable in design terms and would not harm the character or appearance of the dwelling or the wider area.

Replacement Windows

The application proposes the replacement of all existing windows with acucalad painted double-glazed timber units. One existing side window would also be reduced in size.

Although the pane arrangement would differ from the existing windows, the proposed frame material and colour would respect the appearance and quality of the originals. The changes would not materially alter the external appearance of the dwelling and would maintain the character of the area.

Solar Panels

The proposal includes twelve solar panels: four within the rear garden, four on the roof of the proposed outbuilding, and four on the rear dormer. None of the panels would project more than 150 mm above the roof plane.

The panels would be visible from the street but would not harm the character or appearance of the host dwelling or the surrounding area. The proposal is considered acceptable.

Overall, the proposed works are considered acceptable in design terms and would maintain the appearance of the host property while integrating appropriately with the character of the surrounding area. The alterations would not result in visual harm and the development is therefore acceptable in this regard.

Impact on neighbouring 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. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

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 resident.

No adverse impacts on neighbouring residential amenity would arise from the minor works, such as the replacement of windows, installation of external wall insulation, or the addition of solar panels. Similarly, the proposed roof extensions, given their position at roof level, would not give rise to amenity impacts for neighbouring occupiers.

The proposed rear and side extensions, due to their moderate scale and bulk and their similarity to the existing built form, would not result in amenity impacts beyond the current situation. While the terrace area would extend beyond the existing patio, it would not increase opportunities for direct overlooking of the patio or internal rooms at No. 31, as the boundary wall would continue to provide effective screening. Moreover, as a terrace already exists, the development would not introduce any additional loss of privacy beyond what is currently experienced.

For these reasons, the proposed development would not result in any adverse impact on the amenity of neighbouring properties in accordance with the policies outlined.

Conclusion

The works here as amended are minor in scale and acceptable in design and amenity terms. All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

5. CIL

N/A – No new floorspace being provided.

6. 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: 2506-L(-3)11A, 2506-L(-4)11A, 2506-L(-1)12A, 2506-L(-2)11, 2506-L(-3)01, 2506-L(-2)01, 2506-L(-1)12, 2506-L(-2)02, 2506-L(-4)11, 2506-L(-5)01.

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

- 3 The external materials to be used in the development shall accord with the materials specified on the approved drawings.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual amenity of neighbouring properties and the locality, in accordance 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.