



Officer Report

Application Number:	HGY/2026/0204
Application Type:	Householder planning permission
Address:	37 Clyde Road, Wood Green, London, N22 7AD
Proposal:	Raising of ridge line of existing house, construction of rear L-Shaped dormer and formation of rear terrace. (Revised Plans)
Case Officer:	Adam Silverwood
Valid Date:	03/02/2026
Applicant:	Mr D Horan
Agent:	Mr K DAustin

RECOMMENDATION

Approve with Conditions

1. Proposed Development

This is an application for the raising of ridge line of existing house, construction of rear L-Shaped dormer and formation of rear terrace.

2. Site and Surroundings

The application site is a two-storey terraced building located on the southwestern corner of Clyde 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

The application has been publicised by way of letters sent to neighbouring properties. Three objections were received from neighbours, local groups, etc.

The objections can be summarised as:

- Raising the height of the wall would impact access to light to adjoining properties
- Would be overbearing
- Removal of a structurally significant chimney
- Would impact on privacy
- Terrace would result in overlooking to properties at the rear
- Insufficient details have been received to indicate the design and appearance of the proposed rear dormer

The objections listed above will be considered within the main section of the report.

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 raising of the ridge height of the roof to match that of the neighbouring properties, the construction of an L-shaped rear dormer and the construction of roof terrace on top of the rear outrigger.

The proposed dormer over the main roof would be of approximately 3.6 metres depth, 3 metres height and be of 5 metres width. The proposed extension over the outrigger would be of 4.4 metres depth, 3.4 metres height and be of 3 metres width. The proposed roof terrace would be 1.2 metres depth and 1.6 metres width. There would be two roof lights to the front of the property.

Objection have been received that consider that the proposed rear dormer is not clear in the proposed materials. The applicants have clarified this in the revised plans submitted that it would be constructed out of rosemary clay tiles with lead flashing with aluminium anthracite windows and doors. The proposed materials are considered to be acceptable and a condition will be placed upon the application requiring that any constructed development appropriately matches the existing.

The proposed L-shaped rear dormer would not be widely visible from the street scene and would not unduly impact upon the character and appearance of area. It would match the type and scale as that of other L-shaped rear dormers within the area and is considered to be acceptable in this regard.

The proposed roof terrace would not be widely visible from the street scene and would not impact upon the character and appearance of the area. It would match that of the property adjacent as well as other roof terraces in the area and is considered to be acceptable in this regard.

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 resident.

L-Shaped Rear Dormer

The proposed L-shaped rear dormer would be constructed in part over the existing outrigger of the building. No 39, the property to the north of the application site does not have a rear outrigger. The proposed application would therefore have the capacity to block light to the upper floor rear windows as the application site lies to the south of no. 39. The extension would be approximately 0.9 metres above the existing roof line.

While there is likely some degree of harm from the proposed development, when considering the options available under permitted development rights the application is on balance acceptable.

Roof Terrace

The proposed roof terrace would be erected at the roof height of a two storey building, resulting in a terrace at third storey level. While there may be some degree of overlooking from the proposed roof terrace, this is considered to be on balance acceptable when considered the amount of roof terraces in the vicinity of the application site. There is screening to be installed on the northern elevation that would ensure that there is no significant overlooking to the properties to the north. This will be secured by condition.

Conclusion

The proposed application for a L-shaped rear dormer and roof terrace 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.

P26-25.1 Rev D - Existing & Proposed Floor Plans; &
P26-25.2 Rev D - Existing & Proposed Elevations & Proposed Section.

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.

- 4 The privacy screen panels for the roof terrace shall be installed prior to first use of the roof terrace, in accordance with the plans hereby approved, and shall be maintained as such for the lifespan of the development.

Reason: In the interests of the privacy of neighbouring residential occupants, in accordance with policy DM1 of the Haringey 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 his ownership.

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.