



Officer Report

Application Number:	HGY/2026/0375
Application Type:	Householder planning permission
Address:	135 Albert Road, Wood Green, London, N22 7AG
Proposal:	Loft conversion with rear dormer and rear outrigger, one front roof light and new staircase to rear.
Case Officer:	Ben Coffie
Valid Date:	12/02/2026
Applicant:	Saunders
Agent:	Mr Sukhdev Lota

RECOMMENDATION

Approve with Conditions

1. Site Description

The application site is located on the southern side of Albert Road and comprises a two-storey purpose-built terraced maisonette arranged as two self-contained residential units. Albert Road forms part of a predominantly residential area characterised by uniform terraced housing of a consistent scale, with pitched roofs, bay windows and modest rear outriggers. The site does not fall within a conservation area, and there are no statutory Listed Building nearby.

2. Proposed development

The proposal comprises a loft conversion including a rear dormer and rear outrigger roof extension, the installation of one rooflight to the front roof slope, and the formation of external stairs at the rear to provide access to the garden area.

During the course of the application, amendments were made to address design and amenity considerations. These include the reduction in size of the rear stair landing so that it functions solely as access to the garden, and the omission of one side window on the outrigger extension. The remaining side window is now proposed as an obscure-glazed, sash-style window with restricted opening, thereby significantly reducing any potential for overlooking.

3. Relevant Planning and Enforcement History

HGY/2007/1408,

Address: 137, Albert Road, Wood Green, London, N22 7AG, London

Proposal: Rear bay extension 1200 x 3000mm area and internal refurbishments.,

Decision Date: 29 August 2007

Decision: Approve with Conditions

4. Neighbour Consultations

Letters of consultation were sent to neighbouring properties. No representations were received in support of or against the application.

5. Planning Assessment

Design and character

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.

DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

Dormer and Roof Extension

The proposed development would introduce a rear dormer and a roof extension over the existing outrigger on the rear roof slope. The dormer would be set slightly in from the rear eaves and side walls and would align with the existing ridge, ensuring that it sits comfortably within the roof form. The outrigger extension would project to a depth of approximately 5 metres.

While the extension would occupy more than half the depth of the outrigger, a significant portion of the original roof would be retained. As such, the proposal would not overwhelm the form, scale or proportions of the existing outrigger and would remain subordinate to the host dwelling.

A number of properties along Albert Road feature roof extensions of a similar size and form. The proposal would therefore be viewed within the context of these existing developments and would not appear out of character with the prevailing pattern of development. Accordingly, the local character and visual amenity of the area would be preserved.

The proposed roof extensions would be clad in hanging tiles to match the colour and appearance of the existing roof tiles. The use of matching materials would ensure visual cohesion and would not result in any unacceptable harm to the visual amenities or character and appearance of the locality.

Rear External Stairs

The proposed external stair and new door access at the rear of the outrigger would not harm the character or appearance of the host dwelling or the surrounding area. This form of rear access arrangement is prevalent within the locality. The reduced platform size and restrained design ensure that the stair would not appear intrusive or incongruous when viewed from surrounding properties, including from Harcourt Road to the west.

Front Rooflights

One rooflight is proposed within the front roof slope, along with one rooflight on the east side of the crown roof. Given their limited size, positioning and alignment with the roof plane, these rooflights would not dominate the front elevation or introduce visual clutter. Consequently, the proposed rooflights would have an acceptable appearance within the front roof slope and would preserve the architectural integrity of the building.

Overall, the proposed works are considered acceptable in design terms and would respect the established pattern of development within the area.

6. 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 the amenity of neighbouring residents.

Roof extensions and rooflight

Given the location of the proposed dormer, outrigger extension and rooflights above the existing roof slope, it is not anticipated that the development would result in any adverse impacts on the amenity of neighbouring dwellings. The proposed side-facing windows within the outrigger extension would be obscure glazed, which would mitigate any potential loss of privacy arising from overlooking.

Rear external stairs

The proposed external stairs and door at the rear of the outrigger would provide access from first-floor level, which could have the potential to give rise to impacts on neighbouring properties in terms of privacy. However, it is noted that the size of the first-floor landing has been reduced and the staircase has been designed to function solely as access to the rear garden. As such, it would not significantly increase opportunities for overlooking or result in a material loss of privacy to neighbouring occupiers.

On the basis of the above considerations, the proposed development would not result in any unacceptable harm to the amenity currently enjoyed by neighbouring properties and is considered to comply with the relevant policies outlined above.

6. CIL Applicable

N/A – Under 100sqm no new unit.

7. Conclusion

The proposed development is considered acceptable in terms of its design, scale and appearance and would preserve the character of the site and wider area. It would not result in any unacceptable harm to the residential amenity of neighbouring occupiers, including in respect of privacy, outlook, daylight or sunlight.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

8. Recommendation

Grant permission subject to condition(s):

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 below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved plans lists:

AR-03 A, AR-04 A, AR-05 A, AR-06 A, AR-07 A, AR-08 A, AR-09 A, AR-10 A, AR-11 A, AR-13 E2, AR-14 E2, AR-15 E2, AR-16 E2, AR-17 E2, AR-18 E2, AR-19 E2, AR-20 E2, AR-21 E2.

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 be as reflected in the application and approved drawings, unless otherwise agreed in writing with the Local Planning Authority. The materials shall thereafter be retained as approved.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the character and appearance of 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).

- 4 The side-facing window within the outrigger extension, as shown on approved drawing AR-20, shall be fitted with obscure glazing and constructed as sash-style windows fitted with restrictors to prevent any low-level opening. The window(s) shall thereafter be permanently retained and maintained in this form for the lifetime of the development.

Reason: To safeguard the privacy and amenity of neighbouring occupiers in accordance with DPD Policy DM1 Delivering High Quality Design and London Plan Policy D6.

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: 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.