



Officer Report

Application Number:	HGY/2026/0287
Application Type:	Householder planning permission
Address:	83 Lothair Road North, Hornsey, London, N4 1ER
Proposal:	Roof terrace with pergola and opaque glazing on the outrigger roof (AMENDED PLANS).
Case Officer:	Mercy Oruwari
Valid Date:	03/02/2026
Applicant:	Mr T Palozzi
Agent:	Mr J Wang

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a two-storey mid-terraced dwellinghouse with a lower-ground-floor level, located on Lothair Road North. To the rear, three storeys are visible due to the sloping site levels, with the ground level falling away at this part of the site. As a result, the existing two-storey rear outrigger incorporates both the lower-ground and ground floor levels of the property. The dwelling also benefits from a full-width rear dormer and a side infill extension.

The property is located in close proximity to the New River and backs directly onto a railway line at the rear. The site does not fall within a conservation area.

2. THE PROPOSAL

The proposal is for a roof terrace formed within the roof of the existing rear outrigger, to be accessed via a new door at first-floor level. Following amendments during the course of the application, the depth and height of the roof terrace have been reduced.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

The relevant planning history for this site includes:

- HGY/2022/0365 - Erection of single storey side extension to outrigger. Approved with conditions

4. CONSULTATION RESPONSES

Neighbour Consultation

The number of representations received from neighbours in response to notification and publicity of the application are as follows:

No of individual responses 1

Objecting 1

The following issues were raised in representations and are addressed further on in this report or below:

- Noise disturbance from the use especially in the summer for the bedrooms.
- Overlooking
- Overshadowing
- Out of character
- Overbearing

5. PLANNING CONSIDERATIONS

Design & Appearance

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD seek to secure high-quality design that responds positively to local context and townscape character. Policy DM12 'Housing Design and Quality' requires alterations and extensions to residential properties to be of a high, site-specific and sensitive design quality, respecting the form, scale and character of the host building.

The proposed roof terrace would be created within the existing rear roof of the double-storey outrigger, which has a depth of approximately 6.1m. As originally submitted, the terrace measured approximately 5m in depth, included a pergola, and incorporated privacy screening and balustrading to a combined height of 2.7m. It was considered that, in this form, the depth and bulk of the structure would have appeared overly prominent, and the pergola was not considered to be an appropriate design feature.

Following officer concerns, the proposal has been significantly revised. The depth of the terrace has been reduced to 3.5m, the pergola has been removed, the height of the balustrade and screening reduced to a combined height of 1.7m, and the design rationalised. Opaque glazing facing No. 81 has been replaced with horizontal dark cladding, with planting proposed along the full length of this elevation, presenting a softer and more recessive appearance.

As revised, the roof terrace is considered modest in scale and visually subordinate to the existing outrigger roof. It would sit well below the eaves of the main roof and preserve the established roof form. The development would not be openly visible and would not appear as an additional storey or dominant roof feature.

As such, the proposal is considered acceptable in design terms and would not harm the character or appearance of the surrounding area, in accordance policies outlined above.

Impact on Neighbouring Amenity

London Plan Policy D6 and DPD Policy DM1 require development to protect the amenity of neighbouring occupiers, with particular regard to privacy, outlook, daylight, sunlight and noise.

As noted above objections were received raising concerns relating to overlooking, overshadowing, overbearing impact, and noise. Issues relating to design, scale and character have been addressed above; the remaining amenity impacts are considered below.

Privacy and Overlooking

The proposed roof terrace is well set back from the edges of the outrigger roof and enclosed on both sides by screening to a height of 1.7 metres. In addition, a planter is proposed along the side

of the terrace facing the adjacent lightwell. This feature would further restrict users' ability to stand close to the edge of the terrace, reinforcing the effectiveness of the screening.

Notwithstanding the height of the privacy screen itself, the combined effect of the setback position, screening, and planter would prevent direct overlooking into neighbouring gardens or windows. Any views from the terrace would be no materially different from those available from existing upper-floor rear windows and therefore would not result in a loss of privacy to neighbouring occupiers.

Overshadowing and Outlook

The roof terrace would not increase the height or footprint of the existing outrigger roof and would sit significantly below the eaves of the main roof. Given its reduced depth, recessed position, and modest height, the proposal would not introduce additional bulk capable of causing material overshadowing or harm to daylight or outlook to adjoining properties.

Overbearing Impact

Due to its recessive siting within the roof form, reduced scale, and inward setback from the roof edges, the roof terrace would not appear visually dominant or create an enclosing or overbearing effect when viewed from neighbouring properties.

Noise

It is acknowledged that a roof terrace provides an opportunity for outdoor use; however, the modest size of the terrace would realistically limit occupancy and intensity of use, and it would function as a small domestic amenity space rather than a venue for larger gatherings. The likelihood of noise reaching an intrusive or unacceptable level is therefore limited.

Whilst conditions restricting hours of use are commonly applied to commercial developments, such a restriction on a private residential terrace would be difficult to enforce and would be unreasonable in planning terms, particularly where neighbouring private gardens are not subject to similar controls. Any unacceptable levels of noise would be more appropriately addressed through separate statutory noise legislation.

Overall, the scale and massing of the proposed roof terrace are considered modest and would not result in material harm to neighbouring amenity in terms of privacy, outlook, daylight, sunlight or noise.

6. CONCLUSION

The proposed development is considered to be in accordance with the policies outlined above. The proposal is acceptable in respect of its character, appearance and impact on the site and would not result in material harm to the residential amenity of neighbouring occupiers. All other relevant policies and considerations, including equalities, have been taken into account.

7. RECOMMENDATION

The application is recommended for approval subject to 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 below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list:

- 2014 - A01 - LOCATION PLAN_P2
- 2014 - A23 - PROPOSED BLOCK PLAN_P2
- 2014 - A24 - PROPOSED LG GF 1F PLANS_P2
- 2014 - A25 - PROPOSED 2F ROOF PLANS_P2
- 2014 - A26 - PROPOSED ELEVATIONS_P2
- 2014 - A27 - PROPOSED SECTIONS_P2

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

- 3 The privacy screens as shown in the approved plans shall be installed prior to the first use of the terrace area with these features thereafter retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Informatives:

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.

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.