



Officer Report

Application Number:	HGY/2026/0373
Application Type:	Householder planning permission
Address:	5 Whittington Road, Wood Green, London, N22 8YS
Proposal:	Erection of rear dormer including the insertion of 3x front rooflights and a rear facing Juliette balcony.
	AMENDED DESCRIPTION
Case Officer:	Mercy Oruwari
Valid Date:	12/02/2026
Applicant:	Mr Rilwan Alade-Yusuff
Agent:	Mr Akin Lisk-Carew

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is mid terrace two storey dwellinghouse on the northern side of Whittington Road.

Whittington Road was extensively built up by 1894, and it consists principally of two-storey terraces and semi-detached pairs. No. 5 is one of these two storey stock-brick terraces, formed of Nos. 3-9 built around the angle of the road. The application site and terrace share similar details with the other terraces within the street with canted ground-floor bay windows, tripartite upper-floor windows and bracketed eaves. The terrace has porches with bracketed pentice roofs.

At the rear of the buildings on this part of the road the clearly defined outriggers have been built as mirrored pairs, which is quite visible from Bounds Green Road. These are an important feature of the C19 architecture in the Bowes Park Conservation Area.

2. THE PROPOSAL

The proposed is for a rear dormer.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

The relevant planning enforcement history for this site includes:

ENF/2026/0093 – Unauthorised works to the roof in a Conservation Area. Pending

4. CONSULTATION RESPONSES

Internal & External Consultees

The following were consulted on the planning application:

LBH Conservation Officer:

- Unlike the recently approved dormer at No 3 an L shaped dormer would not be supported at this site.
- The rear form of the terrace is quite different to No 3 as it is built as a mirrored pair with No. 5 with a clearly defined rear outrigger.
- This an important part of the C19 architectural form.
- These properties are more visible from Bounds Green Road. Therefore the scale and form of the proposed dormer is much more exposed and visibly bulky and prominent.
- It would also cross over the eaves and severely disrupt the ability to appreciate the original outrigger and roof form.
- For the above reasons it would not be supported as sub,itted.
- There is scope for a dormer restricted to the main rear slope, not projecting out over the outrigger and appropriately set in from the ridge, eaves and sides.

Local amenity groups

No comments were received.

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:

- Although planning advice was not sought, advice was given by Planning Enforcement that the site was in the conservation area.
- Before works commenced a planning application should be submitted and agreed.
- Works began before planning permission
- The retrospective submitted plans appear to not show what is genuinely proposed.
- No objection to a rear roof extension.
- The front rooflights are not suitable for the present conservation status.

5. PLANNING CONSIDERATIONS

Design & heritage

Strategic Plan Policy SP11 and Development Management Policy DM1 seek to secure high-quality design that responds positively to local context and reinforces the positive characteristics of an area. Policy DM1 requires development to relate well to its surroundings in terms of height, form, scale, massing, building lines, and architectural detailing.

Development Management Policy DM12 (Housing Design and Quality) requires extensions or alterations to residential buildings to be of a high-quality, site-specific and sensitive design which respects or complements the form, setting, period and architectural characteristics of the host building, including key features such as roof form and fenestration. The policy also requires the use of high-quality matching or complementary materials that respond appropriately to the surrounding context.

Policy DM9 further states that development affecting a designated heritage asset must be assessed with regard to the significance of the asset and its setting, and the impact of the proposal

on that significance. In the case of roof extensions and alterations, proposals are required to demonstrate a sensitive design approach and the use of materials that preserve the character and appearance of the Conservation Area.

As originally submitted, the proposal included a rear dormer and an extension over the rear outrigger. While the dormer itself was modestly scaled and positioned to sit comfortably within the main roof slope, the outrigger element was considered unacceptable owing to the site's location within the Bowes Park Conservation Area. Rear roof extensions over outriggers are generally resisted in this area, where properties are typically read as symmetrical pairs, and where roof form plays a significant role in the area's character.

In addition, the siting of the outrigger roof extension would have had a discernible impact on the character and appearance of the host dwelling and the Bowes Park Conservation Area, particularly when viewed in conjunction with the mirrored property at No. 7 and from longer views along Bounds Green Road, where roofscapes are prominent.

The proposal has since been revised to remove the outrigger roof extension entirely. The amended scheme now comprises a dormer confined solely to the main rear roof slope, set up from the eaves, down from the ridge and in from the sides. The revised design incorporates three full-height, panelled glazed sliding doors opening onto a glazed Juliet balcony, together with a full-height side window. The dark grey fenestration is considered appropriate, enabling the new openings to visually recede against the existing roof tiles.

The proposed front rooflights are modest in scale and discreetly positioned on the front roof slope. Such features are common within the street and are characteristic of other loft conversions in the area. As such, they are not considered to detract from the appearance of the host building or wider street scene.

Overall, the revised proposal is considered proportionate and subordinate to the host dwelling and would not result in harm to the character or appearance of the Bowes Park Conservation Area. The development would therefore preserve the significance of the heritage asset, in accordance with Policies SP11, DM1, DM9 and DM12.

Impact on neighbouring amenity

London Plan Policy D6 requires development to ensure that the amenity of surrounding residential properties is not detrimentally affected, including through impacts on daylight, sunlight and privacy. Development Management Policy DM1 similarly requires proposals to maintain a high standard of residential amenity for neighbouring occupiers, taking account of context and existing relationships between properties.

The scale and massing of the revised rear dormer are considered acceptable and would not result in any material loss of daylight or sunlight, nor would the development appear overbearing when viewed from neighbouring properties.

It is noted the rear dormer incorporates full-height glazed doors and windows, which will introduce some additional overlooking towards neighbouring rear gardens. However, this is considered in the context of the existing urban grain and the established relationship between Nos. 1, 3 and 5 Whittington Road would not introduce a significantly different or materially worse relationship than currently exists. In specific it is noted these properties already sit in close proximity and at angles with mutual overlooking from existing upper-floor windows.

Furthermore, views from the dormer when looking downward would be partially obscured by the roof of the existing rear outrigger, which would limit direct overlooking and reduce the perception of

intrusion. Any remaining views would be comparable to those already available from first-floor rear windows and are characteristic of what is found in urban residential context.

Taking these factors into account, while the proposal would result in some additional overlooking, this would not be considered harmful or unacceptable in planning terms. The development would not result in a material loss of privacy or a level of overlooking beyond what is typical for this area and would therefore be acceptable in amenity terms.

6. CONCLUSION

As amended proposal is considered acceptable in respect of design heritage and amenity considerations. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

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:

- 103
- 200
- Location Plan

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

- 3 The external materials to be used in the proposed development shall match in colour, size, shape and texture those specified on the approved drawings, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance for the development, to safeguard the visual amenity of neighbouring properties, and to preserve the character and appearance of the surrounding area, 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: 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.