

Officer Report

Application Number:	HGY/2026/0248
Application Type:	Full planning permission
Address:	First Floor Flat, 236 Victoria Road, Wood Green, London, N22 7XQ
Proposal:	Conversion of loft area in a first floor flat to create two additional bedrooms and a shower room, with a small roof terrace on flat roof.
Case Officer:	Eunice Huang
Valid Date:	28/01/2026
Applicant:	6
Agent:	Ms Lorraine Coady

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is located on the northern side of Victoria Road, with a rear frontage to Albert Road. The building is not located in a conservation area or within the curtilage of a listed building.

The application site is irregular in shape comprising a two storey mid-terrace dwelling. The building contains two flats; one on the ground floor, and one on the first floor level. The proposal pertains to the ground floor flat, which has sole access to the rear garden. The land falls towards the rear boundary.

The existing terrace building has a rear two storey outrigger constructed to the western side boundary. An outbuilding is located in the rear garden, which is used as a home office.

2. THE PROPOSAL

The proposed is for the proposed conversion of loft area in a first floor flat to create two additional bedrooms and a shower room, with a small roof terrace on flat roof.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

- HGY/2025/1676
Address: Ground Floor Flat, 236 Victoria Road, Wood Green, London, N22 7XQ
Proposal: Erection of rear extension
Decision Date: 10 September 2025
Decision: Approve with Conditions

· HGY/2024/3373

Address: Ground Floor Flat, 236 Victoria Road, Wood Green, London, N22 7XQ

Proposal: Infill side return extension.

Decision Date: 26 February 2025

Decision: Approve with Conditions

· HGY/2024/1211

Address: Ground Floor Flat, 236 Victoria Road, Wood Green, London, N22 7XQ

Proposal: Proposed ground floor rear extension and internal alterations to existing ground floor flat.

Decision Date: 19 May 2025

Decision: Appeal Dismissed

· HGY/2023/2061

Address: Ground Floor Flat, 236 Victoria Road, Wood Green, London, N22 7XQ

Proposal: Proposed ground floor rear extension and internal alterations to existing ground floor flat.

Decision Date: 23 October 2024

Decision: Appeal Dismissed

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: 3

Objecting: 1

Supporting: 1

Representation: 1

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

- Overlooking into neighbouring windows and gardens from roof terrace
- Noise disturbance from roof terrace

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.

The proposed dormer would be full-width across the rear roof plane, commensurate to neighbouring rear roof extensions across Victoria Road. The dormer would be set down 0.54m down from the roof ridge. The dormer would be set in 0.4m from the eaves on its eastern side, with

a doors leading to a roof terrace on the western side. The proposed dormer size would thus be subordinate to the rear façade of the host building. The size of the rear dormer also would not be dominant in the context of neighbouring dormers on Victoria Road.

The proposed roof terrace would be located on the existing outrigger roof, accessed from the proposed loft conversion. It would be 3.45m wide and be 3.6m deep. It would have a 1.8m high opaque glass privacy screen on both sides, with a 1.1m high opaque glass balustrade to the rear. The proposed roof terrace would be setback from the eastern side of the existing roof by 0.2m.

The siting and design of the proposed roof terrace is considered modest in scale and carefully designed in relation to the appearance of this. It would preserve the existing roof form and complement the elevation on which the proposed roof terrace is located. There has been an established pattern of roof terrace development on the outrigger roofs along Victoria Road. The proposed development therefore maintains the character of the terrace row.

Whilst it would be possible to view the proposal from Albert Road, the view of the dormer and roof terrace would not be dominant within the rear elevations of the terrace row. The view of the rear elevations from Albert Road includes a variety of building forms for the properties near the junction between Victoria and Albert Road. The proposal would not have a material visual impact upon this street scene.

Given the number of existing roof terraces within the terrace row, the unity and consistency of the roofline have already been changed. Its overall appearance is consistent with the emerging character and form of the terrace row, and it is visually modest to the private views of neighbouring residents both from the windows of their properties and rear garden areas.

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.

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.

The proposed dormer would not appear overbearing when viewed from neighbouring properties. Nor would it result in any significant increase in overshadowing or loss of outlook to neighbouring properties.

Objections were received from neighbouring properties citing concerns about overlooking into neighbouring windows and rear gardens, as well as noise disturbance from the proposed roof terrace.

1.8m high opaque glazed privacy screens would be installed on the sides of the roof terrace, alongside a 1.1m high opaque glazed rear balustrade. The roof terrace would be set in 3.82m from the rear edge of the roof on its western side, and 3m from the rear edge of the roof on its eastern side. The proposed design of the screening, in combination with the siting and modest depth of the roof terrace would mitigate adverse, direct views into neighbouring windows and roof gardens. The proposed plans includes planter boxes on the rear corners of the roof terrace which would further restrict downwards views into adjoining properties. A condition will be attached to require these planting boxes to be installed and maintained in this position for the lifespan of the development.

The glazed composition of the proposed screens are considered acceptable in that it would not have an enclosing effect on the outlook from the adjacent windows within those neighbouring properties.

It is noted that the proposed roof terrace may provide the opportunity for gatherings. Given its modest size, there would be less likelihood of noise reaching intrusive levels. This roof terrace is located on a separate level to the living and dining areas of the dwelling, and sited adjacent to its bedrooms, which assists in mitigating the likelihood of disturbance from gatherings. The adjacent window at no. 236 Victoria Road is to a bathroom; the proposed roof terrace is therefore not located directly adjacent to a habitable room.

The proposed development is considered acceptable in respect to neighbour amenity, subject to the inclusion of conditions to manage privacy.

6. CONCLUSION

The proposed development is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and of Haringey's Local Plan Strategic Policies 2017. The proposed development also does accord with the relevant policies of the London Plan 2021 and the NPPF.

The proposal is considered acceptable in respect of its character, appearance and impact on the site and would not result in material harm to the residential amenity of neighbours. 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. CIL APPLICABLE

The increase in internal floor area would not exceed 100sqm and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

8. RECOMMENDATION

The application is recommended for approval subject to 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.

The development hereby permitted shall be carried out in complete accordance with the

- 2 approved plans as listed below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved plans list:

- Location Plan
- 2025_Victoria Road_P001
- 2025_Victoria Road_P010
- 2025_Victoria Road_P011
- 2025_Victoria Road_P012
- 2025_Victoria Road_P100
- 2025_Victoria Road_P101
- 2025_Victoria Road_P102
- 2025_Victoria Road_P103

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.

- 4 The planter boxes on the rear edge of the roof terrace, 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: 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: 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.