



Officer Report

Application Number:	HGY/2026/0735
Application Type:	Householder planning permission
Address:	70 Allison Road, Hornsey, London, N8 0AT
Proposal:	Rear dormer and outrigger roof extension, rear terrace to outrigger extension and two front rooflights.
Case Officer:	Ben Coffie
Valid Date:	16/03/2026
Applicant:	Mr Leon Johnson
Agent:	Mr Moni Rahman

RECOMMENDATION

Approve with Conditions

1. Site description

The application site is a two storey residential terraced property located on the south side of Allison Road.

Allison Road and the surrounding streets form a residential area of small, terraced housing in regular street blocks. The area has an attractive character and appearance derived from a uniform scale of housing and interesting front elevations with bay window features with crown roofs. The terraces are predominantly two-storeys, but it is evident that some houses have accommodation in the roof space as is proposed at the application property.

The site is not within a conservation area and is not a listed building.

2. Proposed development

The application seeks planning permission for a rear dormer and outrigger roof extension, rear terrace to outrigger extension and two front rooflights.

3. Relevant Planning and Enforcement History

N/A

4. Neighbour Consultations

The number of representations received from neighbours in response to notification and publicity of the application were as follows and additional 21 days consultation was undertaken following the receipt of the amended proposal.

No of individual responses 1

Objecting 1

Support 0
Neither 0

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

- Loss of privacy due to overlooking into garden and rear bedrooms from proposed terrace.
- Noise and disturbances from the proposed terrace use

Officer's comments – the above concerns are addressed in the body of the assessment below.

5. 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.

Roof extensions

The works would introduce a rear dormer and roof extension over the outrigger on the rear roof slope of this property. The dormer roof extension would be pulled in slightly from the eaves of the rear roof slope and from the eastern boundary. The dormer will also be set below the roof ridge, and it will be of similar scale, height and bulk of the existing dormer at the adjoining property at no. 68 Allison Road. The outrigger extension would project by 3m in depth with a 2.5m deep terrace beyond. The works will occupy more than half of the depth of the outrigger, however a substantial area of the original roof would be left and therefore the extension would not overwhelm the form, scale and design of the of the existing two storey outrigger.

The dormer and outrigger roof extensions would be very similar to that proposed and found to be lawful under permitted development. The roof extensions are proposed to be clad in hanging tiles to match the colour of the existing roof tiles. The proposed dormer and outrigger extensions would not result in an unacceptable impact on the visual amenities or the character and appearance of the locality.

Roof Terrace

The proposed roof terrace would be to the rear of the existing roof. It would be 2.85m wide and be 2.55m deep. The proposed roof terrace would be setback from the rear of the outrigger by 2.65m and the eaves on the side by 0.45m. It would have a 1.7m high glazed frosted privacy screen on its sides and glazed balustrade at 1.1m to the rear.

Roof terraces are not prevalent within the immediate terrace however the siting and design of the proposed roof terrace is considered modest in scale and carefully designed in relation to the appearance of this building and would not be openly visible. It would preserve the existing roof form and complement the elevation on which the proposed roof terrace is located.

It is also noted that planning permission was granted for a similar development at No.58b under application reference: HGY/2024/1160 which considered such introduction of roof terrace similar to the proposed here acceptable.

Front rooflights

Two rooflights are proposed to the front roof slope. It is not considered that they would dominate the front roof slope and create a visual clutter.

Consequently, the proposed front rooflights would have an acceptable appearance to the front roof slope.

As such the proposed development as a whole is in general 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. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF

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

In terms of impact on amenity, the presence of other dormers means the introduction of such a roof extension, even with the element of projection onto the outrigger, would not result in a material loss of sunlight or daylight, nor create an overbearing appearance.

Specifically, the extent of the projection is considered modest.

Roof terrace

In terms of the roof terrace, it is accepted that such a feature would contribute to an element of overlooking as highlighted on within the objection received. However, it is noted that there is already a degree of mutual overlooking between properties, namely into gardens from upper floors windows, nonetheless such privacy concern would be mitigated to an acceptable standard by way of the proposed 1.7m high screening which would be installed around the terrace.

Where the terrace is set away from the rear of the outrigger, there is a distance of 2.46m between the terrace and the rooves of neighbouring properties. In addition to this, it is sited away from any neighbouring windows or roof additions existing or to be constructed at a later date. The width of the terrace is limited to that of the outrigger extension and with a limited depth, it is not considered that the scale of the terrace area would result in such activity to create disturbances or encourage uses which would impact neighbours to a harmful extent. The proposed does not offer any additional outlook to that of the existing roof structure or rear elevation windows.

As such, the roof terrace here is not viewed to be materially harmful to neighbouring amenity.

It also noted that the objector raises concerns regarding the increase in noise and disturbances from the proposed use of the terrace. However the roof terrace would be for private use, and its use would be limited by weather conditions therefore neighbouring dwellings would not be impacted by unacceptable noise from accommodating large groups of people.

As such, due to the above considerations the proposed development would not inflict any adverse impact against the amenity currently enjoyed by neighbouring properties and is in compliance with policy D6 of the London Plan and policy DM1 of the DPD.

7. Conclusion

The proposal is considered acceptable in respect of its appearance and impact on the site and wider area, and subject to conditions 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.

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:
11115-201, 11115-210 A, 11115-211 A.

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 Prior to the first occupation of the development hereby approved, the obscured glazed screening shall installed with an obscure glazing level of not less than Level 4 and shall be permanently retained and maintained thereafter.

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: 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.