



Officer Report

Application Number:	HGY/2026/0932
Application Type:	Householder planning permission
Address:	Studio 2, 77 Myddleton Road, Wood Green, London, N22 8LZ
Proposal:	Rear dormer extension.
Case Officer:	Josh Parker
Valid Date:	31/03/2026
Applicant:	Mr Tsigay Tekla
Agent:	Mr Chris Arnaouti

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The subject site comprises a two-storey end of terraced Victorian style dwelling on the corner of Myddelton and Marlborough Road ground floor being an off license and the first floor divided into 3 flats

The application site sits within the Bowes Park Conservation Area (CA) however is not within the curtilage of a listed building.

PROPOSED DEVELOPMENT

The applicant is proposing the following works to the dwelling:
Addition of a dormer set in 0.4m from the rear edge

SITE HISTORY AND ENFORCEMENT

All existing planning applications have been considered for this application.

HGY/2025/0870 - Lawful development: Certificate of Lawfulness: Lawful use of three flats being in use for 12 years. Approved - 5/8/2025

CONSULTATION

LBH conservation: No comment

LOCAL REPRESENTATIONS

The application has been publicised by the way of site/press notice and letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Objections:0

Support:0

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and heritage;
2. Impact on neighbouring amenity;

Design and heritage:

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, 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. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

The subject site is characterised by commercial ground-floor uses with Victorian terraces above, many of which include generous ground-floor additions. The current application relates to the first-floor flats, specifically Unit 2, which was formally recognised under the 2025 permission (ref. HGY/2025/0870). That permission confirmed, under Section 191 of the Town and Country Planning Act 1990, that three separate flats had been created due to their long-term independent occupation. These units are small and fall significantly short of the London Plan housing standards.

The proposal seeks to add a rear dormer set approximately 0.4m from the rear roof edge. It would span the full width of the rear roof slope and sit around 0.2m below the ridge line.

The dormer would be visible from Marlborough Road, with partial views also available from Myddelton Road. The side elevation facing Marlborough Road already features an ad-hoc first-floor structure constructed in clear PVC roofing sheets and functioning as a covered terrace/conservatory. Although this structure was erected without planning permission, it has been in place since before 2008 and is therefore immune from enforcement action. As a result, there is already a degree of variation and irregularity within the side elevations of the Myddelton Road properties. In this context, a modest dormer set appropriately in from the roof edges would not appear incongruous.

The proposed materials include suspended tiles to match the existing roof and white uPVC windows. While uPVC is not generally encouraged within a conservation area, there is already a varied mix of window materials visible from Marlborough Road. Given this existing context, the use of white uPVC in the dormer is considered acceptable.

The proposed dormer would provide additional usable floor space for Unit 2, which is currently a severely undersized flat. This increase in internal area would improve the living conditions for the occupants. While the enhancement of a single unit's internal arrangement carries limited material weight in planning terms, the improvement is nevertheless acknowledged.

It is also recognised that the additional floorspace created by the dormer would be incorporated into the existing layout of Unit 2. However, given the current configuration of the building and the historic formation of the flats, a condition has been imposed to ensure that the dormer cannot be used to facilitate the creation of an additional self-contained flat. This safeguards against any intensification of use that would be unacceptable in this context.

Although the dormer would be visible from surrounding streets, it would remain subordinate to the host building and would not harm the character or appearance of the conservation area. The proposal is therefore considered to be of acceptable design and would preserve the conservation area.

Amenity Comments

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 amenity of neighbouring resident.

The scale, massing and sting of the dormer material impact upon the amenity of neighbouring properties as the addition is modest and there is a outrigger hindering and eastern views. The openings are typical of a dormer and the terrace is very modest in size.

As such additions would not appear overbearing when viewed from the neighbouring property and would not result in any significant increase in overshadowing, overlooking, loss of outlook or a material loss of daylight or sunlight due to its modest design.

All works proposed meet all amenity tests when considering effects on light, bulk, sense of enclosure and privacy for the reasons discussed above.

Conclusion

Subject to conditions the proposal is considered acceptable and would preserve the conservation area. All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

CIL

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

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:

77.1 - Existing Flank Elevation & Section
77.2 - Existing Front & Rear Elevations
77.3 - Existing Ground & First Floor Plans
77.4 - Existing Loft Floor Plan
77.5 - Proposed Flank Elevation
77.6 - Proposed Loft Floor Plan
77.7 - Proposed Front & Rear Elevations

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.

Informatives:

The proposed dormer shall be used to extend unit 2 as shown in drawing: '77.6 - Proposed Loft Floor Plan' The dormer should not be used to form any separate self contained accommodation without first obtaining the necessary planning permission from the Local Planning

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.

