

Officer Report

Application Number:	HGY/2026/1066
Application Type:	Full planning permission
Address:	46 Cranley Gardens, Hornsey, London, N10 3AL
Proposal:	Rear dormer roof extension with external steel balustrade to rear dormer window and new rooflights to front elevation roof slope.
Case Officer:	Josh Parker
Valid Date:	15/04/2026
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Applicant:	Ms Anna Khaybrakhmanova
Agent:	Mr Estefanio Lemos

RECOMMENDATION

Approve with Conditions

1. Site description

The application site is a two storey residential terraced property located on the northern side of Cranley Gardens in use as flats separate by first and second floor.
The application is in relation to the first floor flat which has been in effect from 1993.

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 with external steel Juliette balcony to rear dormer window and new rooflights to front elevation roof slope.

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:

No of individual responses 0

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 with large amounts of glazing and dormer roof extension would be pulled in slightly from the eaves and 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. 48 Cranley Gardens which appears to be constructed under permitted development. Whilst the property does not benefit from permitted development officers note that the dormer would add approximately 40.5 cube which aligns with the dormer examples nearby on Cranley Gardens, Leister Road and Linden Road. As such the dormer addition would not overwhelm the form, scale and design and would not appear incongruous in the context of the sky/roofline

The dormer would be very similar to the scale proposed and found to be lawful under permitted development. The dormer would have a large amount of glazing and be clad in dark contemporary materials to match the colour of the existing roof tiles which is an acceptable and common approach for dormers alike.

In conclusion, the roof extensions and roof terrace would not adversely affect the character and appearance of the host property and would not be unduly prominent or harmful when viewed from wider vantage points.

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. There is no objection to the rooflights.

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.

In terms of amenity, the presence of other dormers in the terrace means that introducing a similar roof extension would not result in any material loss of sunlight or daylight, nor would it create an overbearing relationship with neighbouring properties. Although the proposal includes a substantial amount of glazing, No. 48 is staggered forward when viewed from the rear, and the outlook toward its garden is already screened by its own outrigger, which appears to be used as a terrace. As such, direct views into this space would be limited.

The privacy of No. 44 and the ground-floor flat would likewise not be materially affected. The existing outrigger and ground-floor additions already soften and filter views toward the rear, reducing any potential for harmful overlooking. Furthermore, the dormer is set in from all roof edges, and the level of mutual overlooking between adjoining properties is typical and expected within a terraced context.

As such, the dormer addition is not viewed to be materially harmful to neighbouring amenity.

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 drawings list:

1162-46CG-210, 1162-46CG-111, 1162-46CG-110, 1162-46CG-112, 1162-46CG-004, 1162-46CG-211

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

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.