



Officer Report

Application Number:	HGY/2026/1005
Application Type:	Householder planning permission
Address:	35 Effingham Road, Hornsey, London, N8 0AA
Proposal:	Erection of rear dormer and insertion of 3x front rooflights
Case Officer:	Eunice Huang
Valid Date:	08/04/2026
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Applicant:	Oscar Banyasz-Jones
Agent:	Mr Jordan Macann

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The site is a two storey mid terrace building on the northern side of Effingham Road, comprising a single dwelling. The site is not located within a conservation area, nor is it a listed building.

2. THE PROPOSAL

The proposal is for the erection of a rear dormer and the insertion of 3x front rooflights.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

· HGY/2026/1006
Address: 35 Effingham Road, Hornsey, London, N8 0AA
Proposal: Certificate of lawfulness: proposed rear dormer, internal alterations and associated works.
Decision Date: 3 June 2026
Decision: Approve

4. CONSULTATION RESPONSES

Neighbour Consultation

The number of representations received from neighbours and local groups in response to notification and publicity of the application were as follows:

No of individual responses: 0

Objecting: 0

Supporting: 0

Representation: 0

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 roof extension on the rear roof plane will be formed of a flat roof full-width dormer 2.95m deep. Two smaller dormers will project beyond this full-width volume. The two smaller dormers will have a projection of 0.95m, with widths of 1.6m and 1.9m. The larger dormer volume will be pitched from the existing ridge level, with the smaller dormers set in 0.15m below the ridge of the larger dormer.

The size, scale and bulk of the rear extension is considered acceptable and will not dominate the host building or neighbouring dwellings in the context of the existing pattern of development. Further to this, the formation of two smaller dormer volumes at the rear of the roof extension mitigates the perceived visual bulk of the addition.

The rear elevation along this terrace along Effingham Road has been substantially altered over the years. Rear roof extensions are characteristically full-width and full-height on the rear roof plane, and many houses include L-shaped dormers which extend over outriggers. This type of roof extension can be constructed under permitted development rights, as has been the case at many of the neighbouring properties.

It is noted that a certificate of lawfulness for a roof extension above the existing outrigger has been issued under HGY/2026/1005. It will not be possible for the applicant to erect the extension thereby deemed lawful in addition to the proposed dormer that results in the volumetric threshold set out in Class B of the Permitted Development Order being exceeded.

The proposed dormer would be constructed with wall hung concrete tiles to match existing. The use of matching materials and colours would result in a cohesive appearance for the addition.

Three new rooflights would be placed on the front elevation of the roof. The size and siting of the rooflights would not detract from the appearance of the dwelling.

The development is therefore considered satisfactory in relation to design and appearance.

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 size and siting of the roof extension will not result in a material loss of sunlight or daylight, or have an overbearing appearance to neighbouring properties. The extension will be contained to the rear plane of the main roof. A Juliet balcony will be constructed on the rear dormer, with no external platform. The scheme will not materially increase overlooking impact compared to the existing degree of cross-viewing available from the host property and neighbouring properties.

The proposed development is therefore considered acceptable in respect to neighbour amenity.

6. CONCLUSION

The proposed development 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. Furthermore, the proposed development accords with the relevant policies of the London Plan 2021 and the NPPF.

The proposal is considered acceptable in respect of its bulk, size, volume, character, design quality and appearance. The development will 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

GRANT PERMISSION 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.

- 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: Location Plan, B344608-01-3000 Rev A, B344608-01-1100 Rev A, B344608-01-3100 Rev B

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.

INFORMATIVE: Planning Enforcement

The applicant is advised that it is noted that a certificate of lawfulness for a proposed dormer extension to main roof and outrigger roof has been issued under planning reference HGY/2026/1006. It will not be possible for the applicant to erect the extension thereby deemed lawful in addition to the hereby consented roof addition that results in the volumetric threshold set out in Class B of the Permitted Development Order being exceeded, or any additional extension that fails to comply with any criteria within Class B. This would be a breach of planning legislation that may result in Planning Enforcement action being taken by the Council.