

Officer Report

Application Number:	HGY/2026/1033
Application Type:	Full planning permission
Address:	First Floor Flat, 54 Falkland Road, Hornsey, London, N8 0NX
Proposal:	Erection of a L-shape roof extension with juliet balcony, insertion of 5 No. Velux windows to the front elevation. Enlargement of existing first floor rear elevation window to first floor flat.
Case Officer:	Adam Silverwood
Valid Date:	21/04/2026
Applicant:	Mr Ben Buckley
Agent:	Mr Sam Ashen

RECOMMENDATION

Approve with Conditions

1. Proposed Development

Erection of a L-shape roof extension with juliet balcony, insertion of 5 No. Velux windows to the front elevation. Enlargement of existing first floor rear elevation window to first floor flat.

2. Site and Surroundings

The application site is a three-storey terraced building located on the southern side of Falkland Road. The application is not located within a conservation area. The building has been sub-divided into flats, with a lower ground floor flat that does not form part of this application, and the upper floor flat subject to this proposal.

3. Relevant Planning and Enforcement History

OLD/1984/0382: 24/9/84 Continued use as 2 self-contained flats – Approved 03/12/1984

5. Local Representations

The application has been publicised by way of letters sent to neighbouring properties. No representations were received from neighbours, local groups, etc.

6. Material Planning Considerations

The main planning considerations raised by the proposed development are:

1. Design and Impact of the proposed development on the Character and Appearance of the Area;
2. Impact on Neighbourhood Amenity

Design and Impact on the Character and Appearance of the Area

Policy DM1 (Delivering High Quality Design) states that 'all new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area', development 'a) must relate positively to neighbouring structures, new or old, to create a harmonious whole; b) make a positive contribute to a place improving the character and quality of an area; c) confidently address feedback from local consultation; d) demonstrate how the quality of development will be secured when it is built; e) are inclusive and incorporate sustainable design and construction principles'.

An L-shape roof extension is proposed. The element projecting above the outrigger roof would have a 2.5 metres depth and 2.9 metres width with a flat roof and rear Juliet balcony. The rear dormer element would be full width and height on the rear roof plane of the building, with matching materials to the existing roof slope.

It is noted by officers that there are many L shaped dormers located on Falkland Road and the adjacent streets. The proposed roof extension would not occupy an excessive proportion of the roof of the outrigger projection and would maintain an adequate level of subservience to the host building, and would not be out of keeping in scale or design with the wider locality.

There are no concerns with regards to the rooflights and first floor rear window alteration with regards to design or character considerations.

Impact on Neighbourhood 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 amenity of neighbouring resident.

The proposed application would erect an L-shaped dormer. The proposed dormer does not provide any flank windows and would be located at approximately 30 metres to the nearest property window and would therefore not be considered to give rise to any concerns with regards to privacy conditions of adjoining occupiers.

There are no concerns with regards to the rooflights and first floor rear window alteration with regards to amenity impact considerations.

the bulk, scale and massing of the roof extension would not result in an unacceptable loss of light, outlook or cause any visual overbearing impact on the amenities of neighbouring occupants. The proposed roof dormer would also match that in scale and form as the one on the attached property to the west. The section of the extension on the outrigger would extend approximately 1.2 metres above the parapet with the property and is not considered to be unduly detrimental to neighbouring amenity.

Conclusion

The proposed application for a L shaped dormer, rooflights and first floor rear window would be acceptable with regards to design and character and amenity considerations, in 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, as well as according with the relevant policies of the London Plan 2021 and the NPPF.

All other relevant policies and considerations, including equalities, have been taken into account.

7. CIL Applicable

N/A – Under 100sqm no new unit.

8. Recommendation

It is therefore recommended that this application be APPROVED in accordance with the following conditions:

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Location Plan

797_03_B - Proposed Floor Plans

797_04_B - Proposed Elevations and Section

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:

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.