

Officer Report

Application Number:	HGY/2026/1187
Application Type:	Householder planning permission
Address:	1 Fife Road, Wood Green, London, N22 5EG
Proposal:	Erection of a side roof extension, rear dormer, installation of 1 front rooflight, installation of second floor side window, demolition of side garage and erection of single storey side extension.
Case Officer:	Roland Sheldon
Valid Date:	28/04/2026
Applicant:	6
Agent:	Ms Kimberly Sofianou
	Mr Paul Legon

RECOMMENDATION

Approve with Conditions

1. Site and Surroundings

The subject site contains a two-storey end-of terraced dwellinghouse located on the northern side of Fife Road, N22. The surrounding uses are residential. The site does not contain a listed building and is not located within a conservation area.

2. The Proposal

Erection of a side roof extension, rear dormer, installation of 1 front rooflight, installation of second floor side window, demolition of side garage and erection of single storey side extension.

3. Relevant Planning and Enforcement history

None.

4. CONSULTATION RESPONSE

There were no statutory consultees for this planning application.

5. LOCAL REPRESENTATIONS

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

Objecting: 0

Supporting: 0

The following comments were received that are considered material to the determination of this planning application:

No comments received.

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

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

Design & Character

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 proposal seeks to erect a single storey side extension that would replace the existing garage, erection of a side roof extension, a rear dormer, one front rooflight, and installation of a second floor side window.

Side extension

The side extension would span the full depth of the side wall of the dwelling and marginally beyond to the extent of the existing single storey rear projection. It would project up to the side boundary of the site. It would have a flat roof design of 3 metres and the frontage would be externally clad in brick to match the existing dwelling. It would have one casement window in its frontage. The rear elevation would be externally rendered, inserted with a door with full length side window and one casement window. The bulk, massing and design of the side extension is acceptable in design terms.

Roof extensions

The proposed side roof extension includes the ridge extended in width by 2.5 metres, but with small hip-end element retained. A front rooflight would be installed on the extended width of the roof with a circular window placed on the side elevation. Whilst the roof extension would have an unbalancing effect on the composition of the terrace of 5 properties it belongs to in terms of the opposite end of the terrace having the same hip-end roof proportions as the existing dwelling, the retention of a hip-end design reduces this impact, and there is a fall-back position to consider that sizeable roof extensions of a similar scale would be possible to build through permitted development rights.

The rear dormer would be centrally positioned in the extended rear roof plane, with a sizeable set-down from the ridge, set-up from the eaves and set-in from the side walls of the rear roof plane. 2 sets of grey aluminium casement windows would be installed in the rear elevation of the dormer, with a lead cladding detail used for the external material treatment.

It is considered that the proposed roof extensions are acceptable with regards to design and character considerations.

The proposal extensions would respect the scale, form, character and appearance of the host building and wider locality, and are therefore considered to be acceptable with regards to design and character considerations.

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 proposed roof extensions would be set within the existing footprint of the dwelling and would not exceed the existing ridge height. They would not result in any loss of light, outlook or create any visually overbearing impact. There is a side window in the second floor level of the extended side roof that would face the rear elevation of no. 74 Perth Road. This window would serve the stairwell and therefore not a habitable room. However, in order to limit scope for a sense of loss of privacy, a restrictive condition shall be imposed on the development that requires the side window to be obscure glazed and non-opening.

The proposed side extension would not result in any material loss of light, outlook or sense of enclosure on neighbouring occupants.

Taking the above into consideration, subject to the condition on the side window treatment, the proposal would be acceptable with regards to amenity impact considerations.

Conclusion

The proposal is acceptable with regards to design, character and amenity considerations.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

8. CIL APPLICABLE

The additional floorspace is less than 100 square metres and as such is not liable for CIL.

9. 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 in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

2602_PL/SI: Site and Location Plan
2602_PL/10: Ground floor proposed
2602_PL/11: First floor proposed
2602_PL/12: Second floor proposed
2602_PL/13: Roof plan proposed
2602_PL/14a: Front elevation proposed
2602_PL/15: Side elevation proposed
2602_PL/16: Rear elevation proposed
2602_PL/17: Section AA Proposed
2602_PL/BLK: Block plans
2602_PL/19: Section CC Proposed
2602_PL/18: Section BB proposed

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

- 3 The proposed second floor side window as shown in the plans hereby approved shall be installed as obscure glazed and non-opening, and shall remain as such for the lifespan of the development.

Reason: In the interests of privacy levels of neighbouring residential occupants, in accordance with policy DM1 of the Haringey Development Management Plan DPD 2017.

- 4 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: 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.