



Officer Report

Application Number:	HGY/2026/0883
Application Type:	Full planning permission
Address:	64 Princes Avenue, Wood Green, London, N22 7SA
Proposal:	Loft conversion to existing first floor flat, including the formation of dormer roof extensions to the main roof slope and to the outrigger roof slope and the installation of three rooflights to the front slope
Case Officer:	Josh Parker
Valid Date:	24/04/2026
Applicant:	Ms Ida Ricciardelli
Agent:	Mr Steve Carter

RECOMMENDATION

Approve with Conditions

1. Consultation

No representations were received in response to notification and publicity of the application.

2. Planning assessment

The application site is located at 64 Princes Avenue, off Victoria Road, with Crescent Road to the east and Outram Road to the west. The site does not fall within a conservation area.

The property is a two-storey mid-terrace house with bay windows at ground and first-floor level, a gabled roof, and a recessed entrance with a canopy. The front garden is enclosed by a low boundary wall, and to the rear is a two-storey projection. The street is residential in character and comprises mainly two-storey terraces of similar form.

There is no relevant planning history for this site.

This application is assessed against Local Plan Policy SP11 'Design' and DPD Policy DM1 'Delivering High Quality Design', which require development to be of high, site-specific and sensitive design quality and to safeguard neighbouring amenity. It is also assessed against DPD Policy DM12 'Housing Design and Quality', which requires extensions or alterations to respect and/or complement the form, setting, period, architectural characteristics and detailing of the original building, including features such as chimneys and porches. Materials should be high quality and appropriately matched or complementary.

In terms of amenity, London Plan Policy D6 and DPD Policy DM1 emphasise the importance of protecting the amenity of surrounding housing. Policy D6 highlights the need to consider daylight, sunlight and overshadowing impacts, ensuring neighbouring properties receive adequate light while minimising overshadowing. DM1 similarly requires high-quality design that ensures privacy

and amenity for both existing and future occupiers, including adequate sunlight, daylight and outlook, and protection against overlooking.

The application seeks consent for a dormer that extends partially over the outrigger. The main issues are the impact on the character and appearance of the surrounding area and the effect on the living conditions of neighbouring occupiers.

Roof Extension

The proposal includes a rear dormer on the main roof slope and a smaller roof extension over part of the two-storey outrigger. The main dormer would sit marginally above the eaves, below the ridge, and set in from the boundary with No. 62. The outrigger element would be modest in depth and set well back from the rear face of the outrigger, meaning it would not be a highly visible feature.

Both elements would have flat roofs and materials to match the existing. The three evenly spaced rooflights on the front roof slope are acceptable due to their modest size and because rooflights are a common feature on this street associated with loft conversions.

Rear dormer extensions are a common feature in the area, including at No. 50, which appears to have similar proportions (ref: HGY/2013/0892). Overall, the proposed roof extension is considered in keeping with the pattern of development, and the local character and visual amenity of the area would not be harmed.

Impact on Neighbouring Amenity

The scale and massing of the proposed roof extension are modest and would not result in a material loss of sunlight or daylight, nor would it appear overbearing. The rear dormer fenestration would not introduce any significant new overlooking beyond what is typical for a terraced property.

The proposal includes flank windows facing No. 62, which are shown to be obscure-glazed and fixed shut. A condition is imposed to ensure these windows remain obscure-glazed and fixed in perpetuity. Subject to this, the flank windows would not result in overlooking beyond what is expected in this context.

3. CIL Applicable

N/A – Under 100sqm no new unit.

4. Recommendation

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

APPROVED PLANS:

Mixed plans RIC 01P, 64 Princes Avenue OS

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

- 3 Prior to the first occupation of the development hereby approved, the south facing dormer windows as detailed drawing: Mixed plans RIC 01P shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained and maintained thereafter.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

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.