

39 Wood Vale | June 2026

Table of contents

1	Introduction
2	Context
3	Design development and response to pre-application advice
4	Sustainability

1 - Introduction

Project Summary

The proposed development at 39 Wood Vale, N10 3DJ comprises the following elements:

- Rear roof extension with a side dormer to accommodate two additional bedrooms and a shower room.
- Replacement of the existing stair window with a more energy-efficient window, closely matching the appearance of the existing window.
- New rooflights and sun tunnel to front pitch of main roof
- New PVP to front roof and new rear flat roof.

Site Description

The application site comprises a two-storey semi-detached dwelling, located at 39 Wood Vale, N10, within a well-established residential area of Muswell Hill.

The property is of a traditional suburban architectural style, characterised by a pitched roof with gabled elements, front-facing bay windows, and a combination of brickwork and rendered finishes.

The dwelling forms part of a cohesive group of properties of similar age, scale, and appearance, which together create a consistent and well-defined street character along Wood Vale. The building is set back from the public highway behind a front garden, with existing pedestrian and vehicular access arrangements, including an attached garage positioned to the side of the property.



2 - Context

Site Context

The surrounding area is characterised by predominantly detached and semi-detached family houses of similar original scale, form, and architectural language.

The front elevations along Wood Vale present a largely consistent architectural style, derived from traditional inter-war suburban design with elements commonly associated with a Tudor Revival influence; while there is noticeable variation in massing and volume resulting from incremental extensions and alterations over time.

In contrast, the rear elevations display a particularly striking level of diversity, with no clear consistency in either architectural style or materiality. A wide range of rear extensions, roof alterations, and side dormers are evident, reflecting the piecemeal evolution of individual properties rather than a uniform design approach.

The site is not located within a conservation area, and there are no heritage designations constraining development. As such, the heterogeneity of alterations is well established, including roof extensions with side dormers and first-floor extensions above garages at neighbouring properties, which together form a clear and relevant context for the proposed development.



3 - Design Development and Response to Pre-Application Advice

Pre-application Comments

The proposal, as part of a bigger scheme for the property, was previously submitted for pre-application advice (PRE/2026/0047)

The proposed scheme has been carefully developed following pre-application discussions with the Local Planning Authority. The pre-application response was generally positive toward several aspects of the proposal, including the side dormer, front rooflights, sun tunnel, photovoltaic panels and the replacement stair window, noting that many of these works could ordinarily be undertaken under permitted development rights.

The principal concern raised by officers related to the scale, massing and visual impact of the originally proposed rear roof extension, particularly in relation to the semi-detached pair and the extent of the proposed rear roof form. Following further correspondence with the case officer, it was confirmed that a rear roof extension could be considered acceptable where the overall roof volume remained under 55 cubic metres.



Rear Extension

In response, the scheme has been significantly revised in order to reduce the overall scale and perceived bulk of the extension. The proposed rear roof extension has been redesigned so that the additional roof volume remains within the parameters discussed with officers, resulting in a more balanced and subordinate addition that sits more comfortably within the proportions of the host dwelling.

Particular consideration has been given to the existing mirrored rear gable arrangement of the pair of semi-detached houses. While the revised design seeks to minimise visual impact as far as possible, the removal of the existing rear gable ends is considered necessary in order to create suitable and functional openings serving the proposed new bedrooms at roof level. This approach allows the accommodation to achieve appropriate levels of outlook, natural daylight and usability while maintaining a coherent overall roof composition.

The proposed approach is not considered out of character within the wider context of Wood Vale, where similar roof alterations and extensions are evident. In particular, a comparable rear roof extension has previously been carried out at No. 53 under permitted development reference HGY/2023/2662, demonstrating that this form of alteration can be successfully integrated within the established character of the area.



No. 53 Permitted Developmnet - Removed Rear Gable End

3 - Design Development and Response to Pre-Application Advice

Rear Extension Window Design

Further revisions have also been made to the proposed rear openings following officer feedback relating to overlooking and the extent of glazing. The originally proposed Juliette balconies have been removed and replaced with windows incorporating sills set at desk height. This revised approach enables the proposed bedrooms to benefit from generous natural light and long-distance views toward the surrounding green areas while reducing opportunities for direct overlooking toward neighbouring properties.

The arrangement has been carefully considered in response to the site context and the intended internal use of the rooms. The clients intend to install built-in joinery and desks directly beneath the windows, making the raised sill arrangement both practical and appropriate. Existing views toward neighbouring gardens are already possible from the first floor of the property, particularly toward the western side, and mature trees along the boundaries further filter views between properties.

The surrounding tree cover substantially limits wider visibility of the dormer extension from public viewpoints. In particular, the extension would not be readily visible from the Greenways path or from the nearby tennis club due to the established vegetation and boundary trees.



Examples of rear dormer along the street

Side Dormer

The side dormer has been designed using materials and detailing that closely match the existing dwelling, ensuring that this element appears integrated and in keeping with the original building. This helps preserve the character of the host property and reduces the visual prominence of the side addition within the street scene.

The side dormer has been designed using materials and detailing that closely match the existing dwelling, ensuring that this element appears integrated and in keeping with the original building. This approach was positively received during the pre-application process, with officers acknowledging that such works would ordinarily fall within permitted development rights.



Examples of side dormer along the street

3 - Design Development and Response to Pre-Application Advice

Side Elevation Window

The proposal also includes the replacement of the existing stair window on the side elevation with a more energy-efficient window. The new window has been designed to closely reflect the appearance and proportions of the existing opening while improving thermal performance and internal daylight levels.

The adjacent property does not present side-facing windows on the corresponding flank elevation. Consequently, the proposed replacement window would not result in overlooking or loss of privacy to neighbouring habitable rooms.

In addition, the side alley between the two properties is relatively narrow, limiting opportunities for extended or direct views between to the garden.

Overall, the revised proposal represents a balanced architectural approach that responds positively to officer feedback while delivering high-quality additional accommodation in a manner that respects both the character of the existing building and the wider residential context.



3 - Design Development and Response to Pre-Application Advice

Project Use and Layout

The proposed development does not result in any change to the residential use of the property, which will remain a single-family dwelling. While there are no significant alterations to the overall internal layout, the proposed extensions enable the creation of additional space to the roof level, improving the functionality of the home.

At roof level, the rear roof extension and side dormer will accommodate two additional bedrooms and a shower room. Access to the new top-floor accommodation will be provided via a new stair rising above the existing staircase.

Scale and Amount

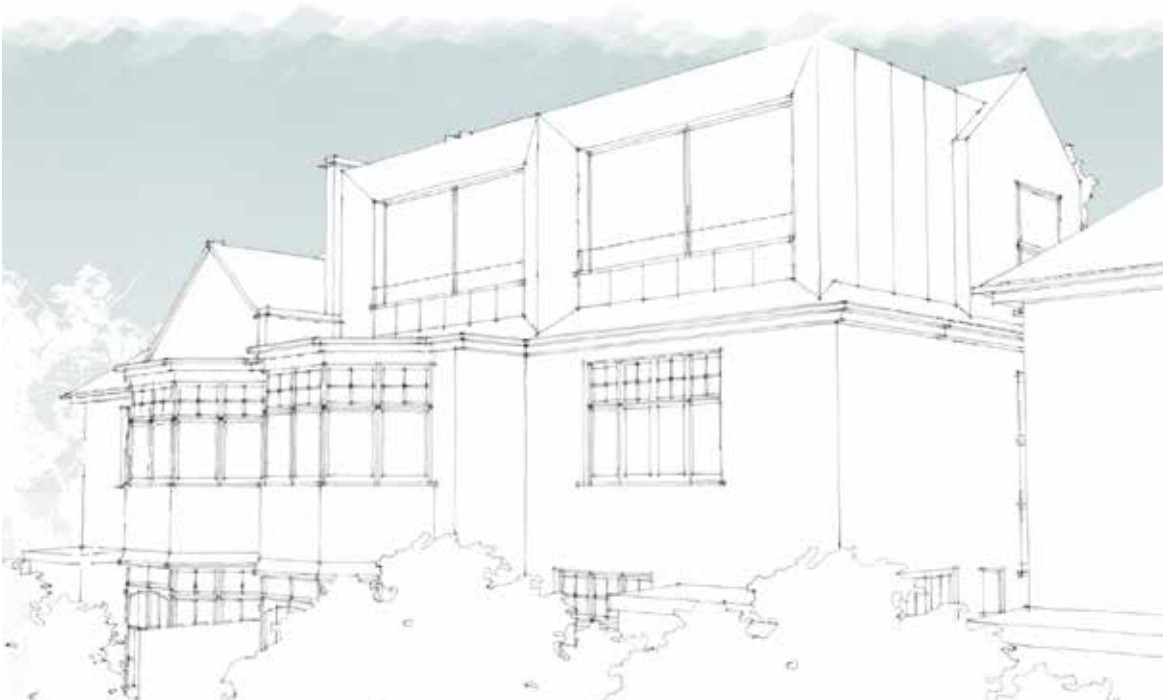
The scale of the proposed works has been carefully considered to ensure that the new additions remain proportionate to the existing property. The added volume is designed to be subservient in both form and appearance, maintaining the overall character and hierarchy of the original building. The total increase in Gross Internal Area (GIA) is approximately 47 square metres, representing a modest and appropriate expansion to meet the functional needs of the household.

External Amenity

The existing property benefits from both front and rear private garden spaces, which provide adequate external amenity for the dwelling. A narrow side passageway connects the front and rear gardens, allowing access around the side of the house. The proposed development does not involve any alterations to the existing external amenity areas. Both the front and rear gardens will be retained in their current form, and the level of private outdoor space available to the occupiers will remain unchanged.



Proposed Rear Extension



Proposed Rear Extension with side Dormer

4 - Sustainability

Sustainable Design and Construction Statement

The proposed development has been designed to minimise environmental impact through a combination of high-performance construction techniques and responsible material selection. The overall approach seeks to reduce both embodied and operational carbon while enhancing occupant comfort and long-term building performance.

In particular, insulation used within the proposed extension will be natural and vapour-permeable, allowing the building fabric to regulate moisture effectively while supporting healthy internal air quality. These measures will contribute to a reduction in energy demand for space heating and cooling, while ensuring the works remain sympathetic to the character of the existing property. All new glazing at roof level, and where feasible at lower levels, will be specified as triple-glazed units to further improve thermal performance. Also the new rear dormer metal windows will have solar filter preventing solar heat gain.

The property will also benefit from the installation of a new Mechanical Ventilation with Heat Recovery (MVHR) system, providing continuous fresh air circulation while recovering heat from extracted air, thereby improving indoor air quality and reducing heat loss. In addition, photovoltaic (PV) panels are proposed at roof level to generate renewable electricity on site and further reduce the dwelling's operational carbon emissions.

The overall design maximises natural daylight to reduce reliance on artificial lighting, while enhanced insulation and improved airtightness collectively deliver meaningful gains in energy efficiency. Long-term sustainability is reinforced through the use of durable, low-maintenance materials, helping to minimise replacement cycles and construction waste over the lifetime of the building.

Access

There are no changes to the existing access of the house. A new stair will give access to the top floor.