



Officer Report

Application Number:	HGY/2026/0954
Application Type:	Householder planning permission
Address:	49 Warner Road, Hornsey, London, N8 7HB
Proposal:	Construction of a terrace over first floor flat roof to be access from the loft room
Case Officer:	Josh Parker
Valid Date:	04/05/2026
Applicant:	MR Mauricio Garcia
Agent:	Mrs ANGELIKA WORTHINGTON

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site comprises a mid-terrace dwelling currently in use as a single-family dwellinghouse. The property benefits from a modest rear outrigger, which is paired with the adjoining property at No. 51 Warner Road.

Warner Road is characterised by Edwardian terraced housing, many of which have modest rear extensions and roof alterations. The western side of the street, in particular, contains a number of properties with roof terraces formed above rear outriggers.

2. THE PROPOSAL

The application seeks permission for the construction of a roof terrace over the existing first-floor flat roof, to be accessed from the approved loft room.

A 1.6m-high privacy screen would be installed along the shared boundary with No. 51 Warner Road, together with the installation of a planter box at the rear edge of the terrace.

4. CONSULTATION RESPONSES

Internal and External Consultees

No representations were received in response to the initial notification and publicity of the application. A further 21-day consultation exercise was undertaken following the submission of amended plans, and no additional representations were received.

5. PLANNING ASSESSMENT

Design and Appearance

This application has been assessed against Local Plan Policy SP11 (Design) and Development Management DPD Policy DM1 (Delivering High Quality Design), which require development to be of a high-quality, site-specific and sensitive design that safeguards neighbouring amenity. The

proposal has also been assessed against Policy DM12 (Housing Design and Quality), which requires alterations, including roof alterations, to respect and complement the form, setting and architectural characteristics of the host building.

The application seeks permission for the creation of a roof terrace at first-floor level above the existing rear outrigger. The principal considerations are the effect of the proposal on the character and appearance of the host dwelling and surrounding area, together with its impact on neighbouring amenity.

The proposed terrace would occupy the existing flat roof of the rear outrigger. Whilst roof terraces would ordinarily be expected to incorporate setbacks from the roof edges, officers note that a number of properties on the western side of Warner Road already benefit from terraces of a similar arrangement above their rear outriggers, including Nos. 21, 23, 33, 35 and 37 Warner Road.

The proposed works would be confined to the rear of the property and would not be visible from the public realm along Warner Road.

Given its modest scale, rearward location and the presence of similar roof terraces within the immediate area, the proposal is not considered to result in harm to the character or appearance of the host property or the wider streetscape. The development is therefore considered acceptable in design terms.

Impact on Neighbouring Amenity

London Plan Policy D6 and DPD Policy DM1 require development to safeguard the amenities of neighbouring occupiers, including maintaining appropriate levels of privacy and avoiding unacceptable overlooking.

The proposed terrace would be set within the footprint of the existing outrigger roof and would therefore not introduce any additional built form. Along the shared boundary with No. 51 Warner Road, which contains a rear dormer extension, a 1.6m-high privacy screen is proposed. This is considered an appropriate mitigation measure and can be secured through condition, requiring its installation prior to first use of the terrace and its retention thereafter.

In addition, a planter box measuring approximately 2.0m x 0.5m x 0.5m would be located along the rear edge of the terrace. This would provide further screening and help prevent direct views towards the rear porch area of No. 51.

To the south, No. 47 Warner Road is separated from the application site by approximately 8m. Given this separation distance, the nature of the existing openings and the established pattern of development within the terrace, the relationship is considered acceptable and does not warrant additional mitigation measures.

The use of the terrace would be broadly comparable to the use of a private rear garden and would naturally be constrained by weather conditions and available space. On balance, the proposal is not considered to result in unacceptable overlooking, loss of privacy or other material harm to neighbouring amenity.

Conclusion

The proposed development is considered acceptable in both design and amenity terms and complies with the relevant policies of the Development Plan. Having regard to all other material considerations, including equalities duties, planning permission should be granted.

6. CIL APPLICABLE

N/A – Under 100sqm no new unit.

7. 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:

Location Plan, 049/WAR/002 RevB

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

- 3 The privacy screen shown on drawing 049/WAR/002 Rev B shall be installed prior to the first use of the roof terrace and shall thereafter be retained and maintained as approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the privacy and residential amenity of neighbouring occupiers and to prevent overlooking arising from the use of the roof terrace, in accordance with London Plan Policy D6 and Policy DM1 of the Haringey Development Management DPD (2017).

- 4 A planter box, as shown on drawing 049/WAR/002 Rev B, measuring 2.0m in length and a minimum of 0.5m in width and 0.5m in depth, shall be installed prior to the first use of the roof terrace. The planter box shall be positioned along the rear edge of the terrace as shown on the approved plans and shall thereafter be retained and maintained as approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the privacy and residential amenity of neighbouring occupiers by providing additional screening and mitigating potential overlooking arising from the use of the roof terrace, in accordance with London Plan Policy D6 and Policy DM1 of the Haringey 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.