

Officer Report

Application Number:	HGY/2026/1141
Application Type:	Full planning permission
Address:	1A Victoria Road, Wood Green, London, N22 7XA
Proposal:	Erection of rear roof extension, replacement of all first floor windows with double glazed units to match the existing, a new replacement glazed sliding aluminium first floor rear door with fanlight, installation of 1 front and 1 rear rooflight.
Case Officer:	Eunice Huang
Valid Date:	22/04/2026
Applicant:	Kahori Honda-Razzell
Agent:	Sean McAlister

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The site is a two storey semi-detached building on the southern side of Victoria Road, with a secondary frontage to Crescent Road. The building is divided into two flats. The application relates to Flat 1A, which is located on the first floor level. The site is not located within a conservation area, nor is it a listed building.

2. THE PROPOSAL

Erection of rear roof extension, replacement of all first floor windows with double glazed units to match the existing, a new replacement glazed sliding aluminium first floor rear door with fanlight, installation of 1 front and 1 rear rooflight.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

There is no relevant planning application history on file.

4. CONSULTATION RESPONSES

Neighbour Consultation

The number of representations received from neighbours and local groups in response to notification and publicity of the application were as follows:

No of individual responses: 0

Objecting: 0
Supporting: 0
Representation: 0

5. PLANNING CONSIDERATIONS

Design & appearance

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.

Roof extension

The proposed roof extension will be formed of an L-shape dormer on the rear elevation, constructed over the main roof and outrigger roof. The dormer will span the full width of the main roof, albeit set down 0.2m from the roof ridge, and 0.25m from the eaves. The projection over the outrigger will extend for a length of 4.4m. One chimney will be removed on the outrigger, but two of the taller existing chimneys will be retained.

It is noted that the roof extension would be highly visible from Crescent Road. However, the size, bulk and massing of the roof extension is considered acceptable within the wider context of the prevailing townscape in which substantial roof extensions and alterations have already been carried out, and will not dominate the host building or neighbouring dwellings in the context of the existing pattern of development. The extent of the dormer projection will maintain the legibility of the original outrigger form, particularly as it is set in from the eaves.

The rear elevation of dwellings on Victoria Road has been substantially altered over the years. Rear roof extensions are characteristically full-width and full-height on the rear roof plane, and many houses include L-shaped dormers which extend over outriggers. This type of roof extension can be constructed under permitted development rights that householders benefit from, as has been the case at many of the neighbouring properties, informing the character of development in the local area.

The design of the dormer will have a contemporary approach, constructed with standing seam zinc cladding, which will complement the host building while appearing as a distinct addition. The windows of the dormer, albeit including a trapezoid shape, responds to the rhythm and proportions of the existing rear and side elevation. The side elevation would be clearly visible from Crescent Road, but the rear elevation would not be visible.

One new rooflight is proposed on the outrigger roof, to the rear of the dormer, and one small rooflight is proposed on the front elevation. Neither will dominate the roof planes on which they would be installed.

The roof extension and alterations are therefore considered satisfactory in relation to design and appearance.

Replacement windows

All windows will be replaced with aluminium double glazed units to match existing the highly visible front and side elevations. The existing windows are constructed with timber frames.

The replacement double glazed windows here will deliver benefits in terms of greater thermal efficiency and sound insulation which are considerations that also need to be taken into account; in specific mindful of Haringey's Climate Change Action Plan (HCCAP) and the objective to be net zero carbon by 2041.

Whilst it would be preferable for the replacement windows to be timber framed, it is acknowledged that the site is not in a conservation area, and numerous properties within the wider locality have replaced the original timber sash units with non timber material windows which has materially altered the character and appearance of the area to allow for the introduction of non-timber units that would not result in unacceptable harm to the character and appearance of the locality. A condition will be imposed on the development that will specify that the replacement windows will need to match the existing building in respect to detailing, including pane arrangement, glazing bars and opening style.

The rear elevation first floor door and window will be replaced with sliding door and a fanlight. The contemporary style of this alteration is considered acceptable, because it is localised to a portion of the rear elevation, which is not visible from the street.

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 size and siting of the roof extension will not result in a material loss of sunlight or daylight, or have an overbearing appearance to neighbouring properties. The extension will be contained to the rear plane of the main roof. A Juliet balcony will be constructed on the rear dormer, with no external platform. The scheme will not materially increase overlooking impact compared to the existing degree of cross-viewing available from the host property and neighbouring properties.

The proposed development is therefore considered acceptable in respect to neighbour amenity.

6. CONCLUSION

The proposed development is in general 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. Furthermore, the proposed development accords with the relevant policies of the London Plan 2021 and the NPPF.

The proposal is considered acceptable in respect of its bulk, size, volume, character, design quality and appearance. The development will not result in material harm to the residential amenity of neighbours. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

7. CIL APPLICABLE

The increase in internal floor area would not exceed 100sqm and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

8. 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 below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list:

161-EaP-301-Side Elevation
161-EaP-102 A-Loft Plan
161-EaP-302 A -Rear Elevation
161-EaP-103-Roof Plan
161-EaP-010-Site Plan
Location Plan
161-EaP-100-Ground Floor Plan
161-EaP-300-Front Elevation
161-EaP-200-Section AA
161-EaP-101-First Floor Plan

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

- 3 Notwithstanding the plans hereby approved, the new replacement windows shall match the existing in terms of colour, design detail, number of panes, positioning, proportions and articulation of panes/glazing bars, with the exception of the proposed new rear first floor sliding door and fanlight.

Reason: In order to ensure a satisfactory appearance for the proposed development, to

safeguard the visual amenity and the appearance of the locality consistent with Policy D6 of the London Plan 2021, 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.