



Officer Report

Application Number:	HGY/2026/1097
Application Type:	Householder planning permission
Address:	First Floor Flat, 16 Vale Road, Tottenham, London, N4 1PZ
Proposal:	Insertion of four rooflights to rear roof slope
Case Officer:	Adam Silverwood
Valid Date:	22/04/2026
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Applicant:	peter vaughan
Agent:	

RECOMMENDATION

Approve with Conditions

1. Proposed Development

This is an application for four roof lights to the rear roof slope and internal alterations of the first floor flat. The internal alterations do not require planning permission and therefore are not considered under this application. They do not alter the planning unit of the subject single home (self contained flat).

2. Site and Surroundings

The application site is a two-storey terraced building located on the southern side of Vale Road. The property is currently divided into two flats. The site is not located within a conservation area.

3. Relevant Planning and Enforcement History

OLD/1984/1650 - Conversion to 2 flats and erection of 2 storey rear extension – Approve with Conditions: 18/05/1984

5. Local Representations

The application has been publicised by way of letters sent to neighbouring properties. No representations were received from neighbours, local groups, etc.

6. Material Planning Considerations

The main planning considerations raised by the proposed development are:

1. Design and Impact of the proposed development on the Character and Appearance of the Area;

2. Impact on Neighbourhood Amenity

Design and Impact on the Character and Appearance of the Area

Policy DM1 (Delivering High Quality Design) states that 'all new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area', development 'a) must relate positively to neighbouring structures, new or old, to create a harmonious whole; b) make a positive contribute to a place improving the character and quality of an area; c) confidently address feedback from local consultation; d) demonstrate how the quality of development will be secured when it is built; e) are inclusive and incorporate sustainable design and construction principles'.

The proposed application seeks to insert four roof lights on the roof slope of the rear elevation. Due to the terraced nature of the property it is considered that the proposed rooflights would not be widely seen in the area and are considered to be appropriately in keeping. The application is therefore considered to be acceptable with regard to its impact on the character and appearance of the area.

Impact on Neighbourhood 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 preserve sunlight, daylight and aspects to adjacent buildings and land, and to preserve privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring residents.

The proposed four roof lights are not considered to be at a sufficient angle to overlook any adjoining occupiers and are therefore considered to be acceptable with regard to their impact of the amenity of adjoining occupiers.

Conclusion

The proposed application for four rooflights located within the rear roof slop are considered to appropriately respectful the of the character and appearance of the area, subservient to the host dwelling and to not present any undue detriment to neighbouring amenity and is therefore considered to be acceptable.

Overall, the proposed development is considered acceptable in terms of design and amenity consolidation, in 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, as well as according with the relevant policies of the London Plan 2021 and the NPPF. All other relevant policies and considerations, including equalities, have been taken into account.

7. CIL Applicable

N/A – Under 100sqm no new unit.

8. Recommendation

It is therefore recommended that this application be **APPROVED** in accordance with the following conditions:

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 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.

VR 03 block plan - Block plan of the site

VR 01 existing and proposed plans and sections - Additional plans

VR 02 existing and proposed rear elevation - Mixed/Combined Plans

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

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: Your attention is drawn to the need to comply with the relevant provisions of Building

Regulations for internal works that comprise the removal of walls or other structural elements. Please refer to the following for further advice.

https://www.planningportal.co.uk/info/200130/common_projects/43/outbuildings/
<https://www.haringey.gov.uk/planning-and-building-control/building-control></p>