



Officer Report

Application Number:	HGY/2026/1408
Application Type:	Householder planning permission
Address:	24 Onslow Gardens, Hornsey, London, N10 3JU
Proposal:	Enlargement of existing rear dormer and installation of a front dormer window.
Case Officer:	Mark Chan
Valid Date:	19/05/2026
Applicant:	Mr Rabin
Agent:	Mr Joel Stern

RECOMMENDATION

Approve with Conditions

1. CONSULTATION

No representation was received in response to notification and publicity of the application.

2. PLANNING ASSESSMENT

Site and Surroundings

The subject site contains a two-storey, mid-terraced property on the northern side of Onslow Gardens. The property has an existing two-storey rear outrigger, two rear dormers, a ground floor rear extension and a small front rooflight. The site is not located within a conservation area nor fall within the curtilage of a listed building.

Relevant Planning History

The planning history of the site has been taken into account when coming to this decision.

HGY/2026/1679 – Erection of a single storey rear and side wraparound extension. Under consultation.

HGY/2026/0940 – Certificate of lawfulness for the proposed erection of a rear dormer. Permitted development 02/04/2026.

HGY/1999/0821 – Erection of rear dormer window. Approved 03/08/1999.

HGY/1999/0187 – Erection of side dormer window to facilitate new bathroom. Refused 20/04/1999.

HGY/1997/1574 – Erection of ground floor rear conservatory (Certificate of Lawfulness). Approved 30/06/1998.

Proposal

This application is seeking consent for the enlargement and alteration of the existing rear dormer on the main rear roof slope and installation of a new front dormer window by replacing the existing front rooflight.

The main issues with this application are the effects of the development on the character and appearance of the surrounding area and on the living conditions of neighbouring occupiers, as discussed below.

Policy Considerations

This application is being considered against Local Plan Policy SP11 'Design' and DPD Policy DM1 'Delivering High Quality Design' which requires buildings/ structures to be of a high, site specific, and sensitive design quality and to safeguard neighbouring amenity. Equally and more specifically it is being considered against DPD Policy DM12 'Housing Design and Quality' which 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.

In terms of amenity London Plan Policy D6 and DPD Policy DM1 both emphasise the importance of protecting amenity of surrounding housing. Policy D6 highlights the need to consider daylight, sunlight, and overshadowing effects on neighbouring properties, ensuring they receive sufficient light appropriate for their context while minimising overshadowing. Similarly, DPD Policy DM1 stresses the requirement for high-quality design to guarantee privacy and amenity for both the development's users and neighbouring residents. This includes providing adequate sunlight, daylight, and aspects to adjacent buildings and land, while also ensuring an appropriate level of privacy to prevent overlooking and maintain the amenity of neighbouring properties.

Design and Appearance

Rear Dormer

The existing pitched roof rear dormer window with balcony on the main rear roof slope would be enlarged and altered into a larger, flat roof rear dormer. The enlarged rear dormer would be 5.8m wide x 2.6m high x 2.85m deep and set back from the edges by 0.5m on both sides and 1m from the ridge. The materials of the enlarged dormer including the cladding and windows and doors would match the existing property and dormer. The new dormer would sit below the ridge of the main roof and does not have any flank windows. It is acknowledged that the enlarged rear dormer would be relatively large as it would span nearly the entire rear roof slope. However, it is observed that similarly large rear dormers have been approved at nearby properties, Nos 22 and 11 Onslow Gardens (Refs: HGY/2021/0537 and HGY/2013/2219). It is also observed that there is not a consistent rear roofscape on this road as many of the properties have undergone roof extensions. The enlarged rear dormer would not be visible from the street scene. Given the context and recent planning history of the surrounding area, it would be difficult for the Council to refuse such proposal. As such, the proposed enlargement of the existing rear dormer is considered acceptable on this occasion.

Front Dormer

The existing front rooflight would be replaced by a small front dormer. The new front dormer would be 1.5m wide x 2m high x 2m deep and clad with high quality zinc with timber sash windows to match existing and obscured double glazed for privacy. Given its size and material, the front dormer is considered a subordinate addition to the front roof and host property. It is also observed that many neighbouring properties, including Nos. 11, 14, 16, 28 and 32 Onslow Gardens have similarly sized front dormers. Overall, the new front dormer is of minor scale and would not materially harm the character and appearance of the street scene and host property.

Impact on Neighbouring Amenity

Whilst the enlarged rear dormer would result in additional height and massing on the top level of the host property, the dormer would have flat roof and would be set back from the edges by 0.5m and the ridge by 1m. There is a considerable separation between the dormer and the site boundary with No. 26. Therefore, it is not considered the enlarged dormer would materially harm the residential amenities of No. 26 by way of loss daylight/sunlight, overshadowing, or overbearing. There are no flank windows, thus has mitigated potential concern regarding overlooking.

Similarly, given the position, massing, and obscured glazing at the new front dormer, it is not considered to result in adverse impact on neighbouring amenities in terms of loss of daylight/sunlight, privacy nor increased sense of enclosure.

The proposal is acceptable in amenity terms.

Conclusion

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.

3. CIL APPLICABLE

N/A – Under 100sqm no new unit.

4. RECOMMENDATION

It is therefore recommended that this application be APPROVED 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 listed below, other than where those details are altered pursuant to the conditions of this planning permission or where alternative details have been subsequently approved following an application for a non-material amendment. :

EX-L001 – Location & Existing Site Plan;
EX-P001 – Existing Ground Floor Plan;
EX-P002 – Existing First Floor Plan;
EX-P003 – Existing Second Floor Plan;
EX-P004 – Existing Roof Plan;
EX-E001 – Existing Front & Rear Elevations;
EX-E002 – Existing Side Elevation 1;
EX-E003 – Existing Side Elevation 2;
EX-S001 – Existing Section AA;
EX-PE001 – Existing Perspective Views;
PR-L001 – Proposed & Existing Site Plan;
PR-P001 – Proposed Ground Floor Plan;
PR-P002 – Proposed First Floor Plan;
PR-P003 – Proposed Second Floor Plan;
PR-P004 – Proposed Roof Plan;
PR-E001 – Proposed Front & Rear Elevations;
PR-E002 – Proposed Side Elevation 1;
PR-E003 – Proposed Side Elevation 2;
PR-S001 – Proposed Section AA;
PR-S002 – Proposed Section BB;
PR-PE001 – Proposed Perspective Views; &
Design & Access Statement.

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

- 3 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building unless specified in the approved drawings.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 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.