

Officer Report

Application Number:	HGY/2026/1570
Application Type:	Householder planning permission
Address:	22 Sirdar Road, Wood Green, London, N22 6RG
Proposal:	Loft conversion with erection of L-shaped rear dormer and insertion of 3no. front roof lights. Replacement of front aluminium-framed windows and rear first floor windows and with double glazed timber-framed windows to the front and rear elevation. Removal of front porch and main front door to be brought forward to align with adjoining neighbour's front door at No.24 Sirdar Road. Replacement of main roof tiles with new slate tiles.
Case Officer:	Daniel Boama
Valid Date:	03/06/2026
	6
Applicant:	Paul Rundle
Agent:	Nada Ravi (KKR Planning & Design Ltd)

RECOMMENDATION

Refuse

1. SITE DESCRIPTION

The application site relates to a two-storey mid-terraced dwellinghouse on the south side of Sirdar Road. It is accessed from Mannock Road to the southwest and Hawke Park Road to the northeast. The site is not in a conservation area nor is it within the curtilage of a listed building.

2. THE PROPOSAL

The proposed seeks consent for the following: Loft conversion with erection of L-shaped rear dormer and insertion of 3no. front roof lights. Replacement of front aluminium-framed windows and rear first floor windows and with double glazed timber-framed windows to the front and rear elevation. Removal of front porch and main front door to be brought forward to align with adjoining neighbour's front door at No.24 Sirdar Road. Replacement of main roof tiles with new slate tiles.

The roof extension would comprise of the rear dormer above the main roof and dormer above the rear outrigger. The external material would be zinc cladding. The windows would be aluminium-framed and the colour would match the zinc. The front roof slope would be replaced with grey slate tiles and 3no. roof lights would be inserted on the front slope.

The rear dormer above the main roof would be at the same height as the ridge. It would be full width and around 3.65m in depth and setback from the rear elevation eaves by 0.2m when

measured perpendicularly along the roof slope. A parapet wall would be raised on each side adjoining the next door neighbour.

The dormer above the rear outrigger would be around 7.00m in depth with a 0.2m setback from the rear elevation eaves. It would be around 3.13m in width and would be set in from the side eaves by 0.2m. There would be a corner window to the rear end of the outrigger dormer covering the rear and side to serve the bedroom

The windows on the front and the upper floor of the rear elevation would be changed to timber sash framed double-glazed windows and would be painted in white. The timber replacement windows will follow the same pane arrangement and frame.

The front door would be replaced with hardwood door in original style. The position would remain the same.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

No relevant history.

4. CONSULTATION RESPONSES

Neighbour Consultation

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

No of individual responses 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.

Replacement windows and front porch

The replacement windows and front door will match the existing and will not have any material effect on the external appearance of the property, leaving the character and appearance preserved.

Loft conversion with rear L-shaped dormer roof extension

The rear street scene along this terrace contains rear outriggers that are constructed under simple, largely unaltered pitched roofs. In addition, they share two-storey rear outriggers with pitched roofs which remain mostly unaltered. Such common features give these properties a strong sense of rhythm and uniformity.

The proposed roof extension above the 2-storey rear outrigger projection would erode the simple roofscape of the host property, thereby adversely affecting the rhythm and uniformity of the rear of the terrace.

The proposal would take up the entire rear main roof slope of the outrigger projection and effectively appear as a 3-storey flat roofed building rather than a modest sized 2-storey mid-terraced house with a pitched roof. The Council's adopted policies DM1 and SP11 seek to ensure that roof extensions do not over dominate the existing roof profile of a property.

The proposed extension over the rear outrigger projection, by reason of its design and size, would be an excessively large and over dominant alteration of the roof and a disproportionate addition to the building. This element of the proposed development is at odds with the character of the property and harmful to its appearance.

The proposed extension over outrigger would visually dominate the rear roof area. There is a poor juxtaposition between the main roof extension and rear most wall of the building. The effect of the outrigger extension is visible from and can be seen from the rear of surrounding properties and their gardens. The resultant roof form appears bulky, alien and out-of-character with nearby properties in respect to its setting.

The proposed extension above the outrigger is considered overly large and disproportionate addition to the roof compromising the appearance of the property and having a negative impact on the appearance of the street-scene and the locality. Policy DM1 requires all development to be of a high quality and respect the character and amenity of the area. It is important for the Local Planning Authority to resist harmful roof extensions, which would result in deterioration in the quality of the locality and its surrounding. To allow this type of extension and design in this location would set a precedence that may lead to further unacceptable roof extensions in the street scene, which would destroy the consistent character and appearance this row of terraces.

In the submitted Design and Access Statement, reference was made to the planning permission granted under HGY/2024/2963 at 15 Boundary Road, which borders the site to the rear end. This is not a good example to use nor is it the predominant example. Also, there are no examples of any roof extensions of this size above the outrigger along the terrace where the proposal site is located to justify and approve this application. The proposed extension does not contribute in a positive way to the character and appearance of the area and is therefore considered to be unacceptable.

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 scale and massing of the proposed roof extension are considered excessive and would have an overbearing appearance to the neighbouring properties. The proposal is unacceptable in amenity terms.

6. CONCLUSION

The proposed dormer roof extension above the rear outrigger by reason of its siting, size, design and appearance would be an overly large, obtrusive and uncomplimentary alteration to this property and the terrace, harmful to local visual amenities and the character of the area, contrary to Policies DM1 and DM12 of The Development Management DPD 2017, Policy SP11 of the Haringey Local Plan 2017, and policies of the London Plan 2021.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

7. RECOMMENDATION

The application is recommended for refusal subject to the following reasons.

Refusal Reasons:

The proposed dormer roof extension above the rear outrigger by reason of its siting, size, bulk, design and appearance would be an overly large, obtrusive and uncomplimentary alteration to this property and the terrace, harmful to local visual amenities and the character of the area, contrary to Policies DM1 and DM12 of The Development Management DPD 2017, Policy SP11 of the Haringey Local Plan 2017, and policies of the London Plan 2021.

Informatives:

INFORMATIVE: Pre- application Advice

Taking the reason(s) for refusal into account, you may wish to prepare a revised proposal for comment prior to submitting a further planning application. To do so we strongly recommend you seek pre-application advice and refer you to our Pre-Application Planning Advice (PAPA) Service.

<https://www.haringey.gov.uk/planning-and-building-control/planning>