



Officer Report

Application Number:	HGY/2026/1586
Application Type:	Householder planning permission
Address:	24 Wood Vale, Hornsey, London, N10 3DP
Proposal:	Erection of single-storey rear extension; Changes to front porch; hip-to-gable roof alterations to facilitate a loft conversion with front and rear rooflights; erection of front and rear dormers; raised roof of garage; installation of external wall insulation (up to 130mm) with render finish to all elevations; solar panels, re-landscaping of the front and rear gardens; and other associated works.
Case Officer:	Nathan Keyte
Valid Date:	04/06/2026
Applicant:	N + N O'Donnell + Gold
Agent:	Ms Natalie Black

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDING

The subject property is an end-of-terrace two-storey dwellinghouse situated within an established residential street characterised by similar terraced and semi-detached properties of a broadly consistent scale and appearance. The surrounding area has a predominantly suburban character, with properties set back from the highway behind front gardens and landscaping. The site is not located within a Conservation Area. The site is, however, located within a Critical Drainage Area.

2. PROPOSED DEVELOPMENT

This application seeks permission for the erection of a single-storey rear extension; alterations to the front porch; hip-to-gable roof alterations to facilitate a loft conversion with front and rear rooflights; the erection of front and rear dormers; raising the roof of the garage; installation of external wall insulation (up to 130mm) with a render finish to all elevations; solar panels; re-landscaping of the front and rear gardens; and other associated works.

The proposed roof alterations comprise the formation of a hip-to-gable extension on the principal roof slope to facilitate the loft conversion. The side hipped roof form will be retained. A front dormer is proposed, measuring approximately 2.3m in width and 1.7m in height. This element has been

reduced in size from that presented during the pre-application stage. A rear dormer is also proposed, measuring approximately 6.7m in width, 2.4m in height and 3.4m in depth.

At ground-floor level, a single-storey rear extension is proposed. The extension will project 1.5m beyond the rear elevation, extend across a length of 8.3m and have a maximum height of 3.2m. It will be finished in timber cladding (Brimstone Ash or similar).

Alterations are also proposed to the front entrance and porch. Part of the existing porch structure will be removed and the front door reconfigured to a side-facing orientation. The existing bow window will be removed and replaced with a circular window.

The existing garage door on the front elevation will be replaced with narrower doors to provide cycle storage. The garage roof will also be raised by approximately 300mm.

Further changes are proposed to the fenestration, including the installation of replacement timber windows. External wall insulation (EWI), finished with render, is proposed to the front, side and rear elevations, increasing the overall wall depth by up to 130mm. Solar panels are proposed on both the front and rear roof slopes.

3. SITE HISTORY

None relevant.

4. CONSULTATION

Wood Vale Community Residents Association – No comment received.

5. LOCAL REPRESENTATIONS

The application has been publicised by the way of letters and a site notice. No representations have been received following the consultation period.

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance;
2. Impact on neighbouring amenity.
3. Flooding

Design and appearance

DPD Policy DM12, Housing Design and Quality, states that extensions and alterations to residential buildings, including roof extensions, should be of a high-quality, site-specific and sensitive design. Proposals should respect and/or complement the form, setting, period, architectural characteristics and detailing of the original building, including external features such as chimneys and porches.

The proposal comprises a range of external alterations, including a modest front dormer, a rear dormer, rooflights, solar photovoltaic panels, replacement windows, external wall insulation with a rendered finish, a single-storey rear extension, and alterations to the front porch.

Regarding the hip-to-gable roof extension, there is a variety of roof forms within the surrounding area, and it is noted that the hipped roof form to the side elevation will be retained. While the

proposal will alter the roof profile of the dwelling, the additional bulk will remain subordinate to the host building. Furthermore, as the site is not located within a Conservation Area, the visual impact on the wider street scene is considered acceptable.

The front dormer has been designed as a relatively modest addition and will be finished in materials that reflect the existing roof covering. Whilst introducing a new feature to the principal elevation, the dormer would remain clearly subordinate to the host dwelling and would not appear visually dominant within the street scene.

In respect of the proposed alterations to the front porch and garage door, a variety of similar alterations are evident within the street. Whilst the existing oriel window is a feature repeated elsewhere in the locality, the neighbouring properties display differing designs, and in some instances the original feature has been removed. Given that the site is not located within a Conservation Area, and noting that the removal of the oriel window and alterations to the garage door may potentially be undertaken under permitted development rights, these changes would not result in harm sufficient to warrant refusal of the application.

The rear dormer, rooflights and the majority of the proposed renewable energy infrastructure would be located on rear-facing roof slopes or otherwise positioned away from principal public views. As such, these elements would have a limited impact on the public appreciation of the area.

The proposed external wall insulation and rendered finish would alter the appearance of the existing dwelling. However, brick quoins would be reinstated and retained on the principal elevation, notwithstanding their removal from the set-back side elevation, helping to maintain elements of the building's traditional appearance. The resulting finish would remain consistent with the varied palette of materials and architectural treatments evident throughout the surrounding area. Furthermore, these alterations form part of a comprehensive retrofit strategy intended to improve the environmental performance of the dwelling.

With regards to the ground-floor rear extension, this would be modest in depth and would remain subordinate to the host building. Whilst timber cladding is proposed, given the scale and location of the extension, together with the fact that the site is not located within a Conservation Area, the use of this material would not justify refusal of the application.

The wider locality contains a variety of roof alterations, dormers, rooflights, solar panels and domestic extensions, demonstrating that such interventions are not uncommon within the area. In this context, the proposed works would not appear incongruous or out of keeping with the established character of the area. The cumulative impact of the development would remain limited, with the original form and proportions of the dwelling remaining clearly legible. The proposal would therefore preserve the character and appearance of the area.

Accordingly, it is considered that the scale, design and siting of the proposed external alterations are sympathetic to the host property and its surroundings, with the overall works considered acceptable in terms of design and appearance.

Impact on neighbouring amenity

London Plan Policy D6 states that development should not be detrimental to the amenity of surrounding occupiers and should provide sufficient daylight and sunlight appropriate to the context, whilst minimising overshadowing. London Plan Policy D14 further requires development proposals to reduce, manage and mitigate noise impacts.

DPD Policy DM1, Delivering High Quality Design, states that development proposals must ensure a high standard of privacy and amenity for both future occupiers and neighbouring residents. In

particular, proposals should provide appropriate levels of daylight, sunlight and outlook to adjacent buildings and land, whilst safeguarding privacy and avoiding unacceptable overlooking or other forms of harm to residential amenity.

With regard to No. 26 Wood Vale, this property is situated to the south of the application site and at a slightly lower ground level. Whilst the proposed rear extension would project along the shared boundary and reach a maximum height of approximately 3.2m, its limited depth and single-storey form would ensure that it does not appear unduly dominant when viewed from the neighbouring property. Furthermore, the principal ground-floor openings facing the application site comprise a large set of glazed doors, reducing the likelihood of any material adverse impact on daylight or sunlight. Accordingly, it is considered that the proposal would not result in an unacceptable loss of residential amenity through overbearing impact, loss of outlook, or a reduction in daylight and sunlight.

With regard to No. 22 Wood Vale, which lies to the north of the application site, it is noted that the neighbouring property shares a similar built form, including a single-storey garage adjacent to the boundary, with the upper floor set back beneath a hipped roof. The proposed roof alteration would be contained within the principal roof form and would remain set back from the shared side boundary.

Whilst the proposal would introduce additional built form at roof level, and it is acknowledged that No. 22 contains side- and front-facing windows close to the shared boundary, the retention of the hipped roof profile and the separation maintained between the proposed development and neighbouring openings would limit any potential impacts. In the context of the existing relationship between the properties and the established built form along the boundary, the additional massing is not considered sufficient to result in a material loss of daylight or sunlight, nor would it give rise to an unacceptable loss of outlook or an overbearing sense of enclosure. The proposed upper-floor side-facing windows would be fitted with obscure glazing to prevent overlooking.

In relation to the proposed rear extension, this would be set back approximately 3.0m from the shared boundary with No. 22, thereby avoiding any material impact on the amenity of that property.

With regard to the proposed increase in the height of the garage roof, it would remain below the roofline of the adjoining garage. Given the existing presence and bulk of the garage, the modest increase in height would not result in any material impact on neighbouring residential amenity.

Accordingly, the proposed development is considered to maintain an acceptable relationship with neighbouring properties and would not result in material harm to the residential amenity of adjoining occupiers through loss of daylight, sunlight, outlook, privacy, or through an overbearing impact.

Flooding

The site is located within a Critical Drainage Area. However, the proposed works are largely confined to existing paved areas and are set within an established built-form context. Given the limited scale of the development, it is not considered that the proposal would result in any material impact on local drainage conditions.

Conclusion

The proposed development is considered acceptable in terms of its design, impact on neighbouring amenity, and overall compliance with relevant planning policies.

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

7. CIL APPLICABLE

The proposed extensions do not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

8. RECOMMENDATION

The application is recommended for approval subject to 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 as listed below except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Approved plans list:

257-21 Rev B; 257-22 Rev B; 257-23 Rev B; 257-24 Rev B; 257-25 Rev B; 257-26 Rev B; 257-27 Rev C; 257-28 Rev B; 257-29 Rev C; 257-30 Rev B; 257-32 Rev B.

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

- 3 The fenestration approved above ground level on the side elevation of the building shall be in obscure glazing and shall be non-opening fixed to 1.7m in height and thereafter retained in perpetuity.

Reason: In order to protect the privacy and amenity of adjacent and neighbouring properties.

Informatives:

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.

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.