



# Officer Report

**Application Number:** HGY/2026/1059  
**Application Type:** Full planning permission  
**Address:** Flat 4, 140 Wightman Road, Hornsey, London, N8 0BD  
**Proposal:** Construction of a rear dormer and two front skylights, as part of a loft extension.  
**Case Officer:** Eunice Huang  
**Valid Date:** 11/05/2026  
**Applicant:** Mr & Mrs Richard & Angela Glover & Peters  
**Agent:**

## **RECOMMENDATION**

**Approve with Conditions**

### **1. CONSULTATION**

#### **Local representations**

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

- No. of individual responses: 1
- Objecting: 1
- Supporting: 0

The following comments were raised in the representation received:

- Objector owns a 25% freehold interest in the loft space.
- Has not consented to the proposed works or transfer of loft rights.
- States the applicant has proceeded without agreement from all freeholders.
- Considers the necessary legal consents and permissions have not been obtained.

Comment: A Certificate B has been completed and served as part of the application process. Matters relating to ownership, land interests, leasehold arrangements and rights over the loft space are private legal matters and are not material planning considerations. The drawings have however so that the dormer is on the inside of the party wall.

### **2. PLANNING ASSESSMENT**

The application site relates to Flat 4, 140 Wightman Road, an end-of-terrace property located on the eastern side of Wightman Road at its junction with Warham Road. The building was originally a dwellinghouse and was converted into four self-contained flats following planning permission OLD/1970/1268. The site is not situated within a conservation area.

The planning history of the site is noted, including the refusal of Certificate of Lawfulness application HGY/2026/0651 for a similar proposal.

This application is assessed against Local Plan Policy SP11 'Design', Development Management DPD Policies DM1 'Delivering High Quality Design' and DM12 'Housing Design and Quality', together with London Plan Policy D6 which seeks to protect residential amenity.

The application seeks planning permission for the construction of a rear dormer and two front rooflights as part of a loft conversion, which would provide 2 additional bedrooms in connection with this flat.

The main considerations are the impact of the development on the character and appearance of the host building and surrounding area, together with its impact upon neighbouring residential amenity.

### **Roof Extension**

The proposal comprises a rear dormer extension on the main rear roof slope and two rooflights within the front roof slope. During the course of the application the dormer was amended to be set on the side of the party wall.

The dormer would be positioned below the ridge line and well inset from the flank wall of the building facing Warham Road. While extending down to the eaves line, its visual impact would be limited given its location on the rear roof slope and the presence of two-storey flat-roofed rear outriggers which project from properties within the terrace. Consequently, the extension would not appear as a prominent feature within the streetscape.

The submitted details indicate that the dormer side walls would comprise brickwork to match the existing building, while the dormer face would be finished in materials of a similar appearance to the host property, potentially including reddish-brown tiles, boarding or sheet materials. White-framed windows are proposed to match the existing fenestration and the existing eaves would be retained or reinstated.

The proposed rooflights would be modest in scale and positioned on the front roof slope. Rooflights associated with loft conversions are a common feature within residential areas and would not appear incongruous within the streetscape.

While there are no dormer extensions within this immediate group of properties, rear dormers and loft conversions are common within the wider surrounding area and form part of the established pattern of development. The submitted Design and Access Statement identifies a number of examples of loft extensions in the locality.

Overall, by virtue of its siting, scale, design and use of matching or complementary materials, the proposed roof extension would remain subordinate to the host building and would not harm the character or appearance of either the property or the wider area. The proposal is therefore considered to accord with Policies SP11, DM1 and DM12.

### **Impact on Neighbouring Amenity**

The proposed dormer would be modest in scale and appropriately located within the rear roof slope. Given its position and limited bulk, it would not result in any material loss of daylight, sunlight or outlook to neighbouring occupiers, nor would it give rise to an overbearing sense of enclosure.

The rear-facing dormer windows would provide a level of outlook typical of residential development in this urban context and would not result in any material increase in overlooking beyond that

reasonably expected from a roof extension of this nature. The front rooflights would not give rise to overlooking concerns.

The proposal is therefore considered acceptable in respect of neighbouring residential amenity and complies with London Plan Policy D6 and Development Management DPD Policy DM1.

Overall, the proposed development is considered acceptable in terms of both design and amenity and accords with the policies outlined above.

### 3. CIL APPLICABLE

N/A - No new dwelling is proposed and the development would not result in a CIL-liable scheme.

### 4. RECOMMENDATION

It is recommended that planning permission be **GRANTED** 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 listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

EX301 Rev1, EX101 Rev1, EX102 Rev1, EX201 Rev1, EX203 Rev1, EX103 Rev1, EX202 Rev1, PR301 Rev2, PR302 Rev2, PR103 Rev2, PR104 Rev2, PR203 Rev2, PR202 Rev2, PR103F Rev2, PR201 Rev2, PR100 Rev2, PR102 Rev2

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

- 3 The external materials to be used in the construction of the development shall match in colour, size, texture and appearance those of the existing building. The face of the dormer shall be finished in either tiles, boarding or sheet cladding of a colour and appearance that complements the host building.

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: 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: 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.