



Officer Report

Application Number:	HGY/2026/1974
Application Type:	Householder planning permission
Address:	28 Allison Road, Hornsey, London, N8 0AT
Proposal:	Formation of rear dormer with rooflights on front slope.
Case Officer:	Ben Coffie
Valid Date:	14/07/2026
Applicant:	Julien Sauzee
Agent:	Mr George Kain

RECOMMENDATION

Approve with Conditions

1. CONSULTATION

Local Representations

No representations were received in response to the notification and publicity of the application.

2. PLANNING ASSESSMENT

The application site comprises a two-storey terraced dwelling located on the southern side of Allison Road. The site is not located within a Conservation Area and is not subject to any heritage designation.

The planning history of the site is noted, including the approval of Certificate of Lawfulness (Proposed) reference HGY/2026/1964 for a roof extension to the rear outrigger. This forms a material consideration in the assessment of the current proposal.

The proposal has been assessed against Local Plan Policy SP11 (Design) and Development Management DPD Policies DM1 (Delivering High Quality Design) and DM12 (Housing Design and Quality). Policy DM12 supports extensions and alterations where they are subordinate to the host dwelling, respect the form and proportions of the existing building and relate positively to neighbouring development. Policy DM1 requires development to respond positively to its surroundings and preserve local character, whilst Policy SP11 seeks a high standard of architectural design that respects the context of the area.

The application seeks planning permission for the construction of a full-width rear dormer extension set down from the ridge and eaves, together with three rooflights within the front roof slope, in connection with a loft conversion. The proposed works would provide an additional bedroom with an associated ensuite bathroom.

The principal considerations are the impact of the proposal on the character and appearance of the host dwelling and surrounding area, together with its effect on neighbouring residential amenity.

Roof Extension

The proposal comprises a full-width rear dormer extension positioned within the main rear roof slope and three rooflights within the front roof slope.

The application property benefits from a particularly deep two-storey rear outrigger, which already forms a substantial and dominant component of the rear elevation. Such rear projections are a common characteristic of properties within this terrace and mean that the inner roof slope is not readily visible from many surrounding viewpoints. The depth and scale of the existing outrigger therefore limit the visibility of the proposed dormer and reduce its overall visual impact.

The proposed dormer would be set down from the ridge and set up from the eaves, ensuring that it remains visually subordinate to the principal roof form. Whilst the dormer would extend across the full width of the rear roof slope, full-width rear dormers are common within the surrounding area and, together with roof extensions to rear outriggers, have become an established feature of the local townscape.

In particular, No. 30 Allison Road benefits from both a full-width rear dormer and a roof extension to the rear outrigger. The existence of these roof alterations demonstrates that development of this nature can be accommodated without harming the appearance of the terrace or wider streetscene. The proposal would therefore reflect the established pattern of development and would not appear incongruous within its setting.

The planning history of the site is also material. Certificate of Lawfulness (Proposed) reference HGY/2026/1964 confirmed that a roof extension to the rear outrigger could be undertaken as permitted development. Whilst the current application must be assessed on its own planning merits, it is recognised that if the development approved under HGY/2026/1964 were implemented alongside the development proposed under this application, the combined works could result in a significantly larger roof enlargement than that assessed as part of the current proposal. Such a combined scheme has not formed part of this assessment and may require planning permission. Accordingly, an informative is attached to make the applicant aware of this matter.

The three proposed rooflights would be modest in scale and appropriately positioned within the front roof slope. Rooflights are a common feature within the surrounding area and would not detract from the appearance of the dwelling or wider streetscene.

All external materials associated with the proposed development would match those of the existing property. The continuation of matching roof tiles, fenestration detailing and external finishes would assist in ensuring that the development integrates successfully with the existing dwelling and retains a cohesive appearance.

Having regard to the property's deep existing rear outrigger, the limited visibility of the inner roof slope, the established pattern of full-width rear dormers and outrigger roof extensions within the locality, including at No. 30 Allison Road, and the use of matching materials, the proposal would preserve the character and appearance of the host dwelling and surrounding area. The proposal therefore accords with Policy SP11 and Policies DM1 and DM12 of the Development Management DPD.

Impact on Neighbouring Amenity

Policies DM1 and DM12 seek to ensure that development maintains an acceptable standard of amenity for neighbouring occupiers and avoids unacceptable impacts in terms of daylight, sunlight, outlook, privacy and sense of enclosure.

The proposed dormer would be located within the existing roof form and would be set down from the ridge and up from the eaves. Given its siting and relationship with neighbouring properties, the proposal would not result in any material loss of daylight or sunlight to neighbouring habitable room windows or private amenity spaces. The development would largely utilise the existing roof form and would not introduce significant additional bulk or massing capable of causing harmful overshadowing.

Similarly, the proposed extension would not appear unduly dominant or overbearing when viewed from neighbouring properties. The existing deep two-storey rear outrigger already establishes the rear building envelope and the dormer would sit comfortably above this form without creating an unacceptable sense of enclosure.

The rear-facing dormer windows would provide a level of outlook typical of residential development within an urban environment and would not result in a material increase in overlooking beyond that commonly associated with loft conversions. The proposed front rooflights would not give rise to overlooking concerns.

The proposal is therefore considered acceptable in respect of neighbouring residential amenity and complies with the policies outlined in 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.

A01, A02, A03, A04, A05, A06, A07, A08, A09

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: Relationship with Certificate of Lawfulness HGY/2026/1964

The applicant is advised that the development hereby approved must not be carried out in conjunction with the roof extension considered lawful under Certificate of Lawfulness (Proposed) reference HGY/2026/1964. Should both schemes be implemented, they would form a single building project comprising operational development that has not been assessed as part of this planning permission. The combined works may therefore require a separate planning application and the grant of further planning permission before they can lawfully proceed.

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.

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.