



Officer Report

Application Number: HGY/2026/1990
Application Type: Householder planning permission
Address: Flat A, 102 South View Road, Hornsey, London, N8 7LS
Proposal: Erection of rear dormer with 2 no. rooflights on front slope; raising height of main roof ridge.
Case Officer: Nathan Keyte
Valid Date: 15/07/2026
Applicant: Melanie Jacques
Agent: Mr George Kain

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDING

The subject property is a mid terrace two storey building with rear outrigger, in use as flats. The surrounding area is predominantly residential in character.

The site is not located in a conservation area nor is it a listed building.

The site is located within a critical drainage area.

2. PROPOSED DEVELOPMENT

Erection of rear dormer with 2 no. rooflights on front slope.

The development will involve the raising of the main roof ridge by 0.2m in height.

3. SITE HISTORY

None.

4. CONSULTATION

There were no statutory consultees for this application.

5. LOCAL REPRESENTATIONS

The application has been publicised by the way of letters sent to neighbouring properties. 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.

Design and appearance

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, detailing of the original building, including external features such as chimneys, and porches.

The proposed development comprises the construction of a rear dormer roof extension, the installation of front rooflights, and an increase in the height of the main roof ridge. In assessing the proposal, regard has been had to the character and appearance of the host dwelling and the wider street scene.

The surrounding streetscape displays a varied roofscape character, with numerous examples of properties that have been altered through the addition of rear dormer extensions and front rooflights. The street is also characterised by a degree of variation in roof forms and ridge heights. This variation arises partly from the natural topography of the area, which results in a stepped appearance to building heights along the street, and partly from alterations and extensions undertaken to individual properties over time, including loft conversions and associated roof enlargements.

The proposal would increase the height of the main roof by approximately 200mm. Whilst any increase in height has the potential to alter the appearance of a dwelling, the proposed increase is modest in scale and would not appear unduly prominent within the context of the existing streetscape. The front roof slope would retain its existing pitch and form, with the extended roof plane continuing to the rear to accommodate the proposed dormer structure. As such, the development would largely preserve the established appearance of the principal roof form when viewed from the public realm.

Furthermore, the host property forms part of a tightly developed residential street where a range of roof alterations, dormer extensions and variations in ridge heights are already evident. Within this context, the proposed increase in roof height would not appear incongruous or visually dominant, nor would it disrupt the established rhythm and character of the street scene. The proposed front rooflights are modest in scale and are consistent with similar alterations visible on neighbouring properties, further reducing any visual impact.

It is also noted that the site is not located within a Conservation Area and the building is not subject to any heritage designation. Consequently, the proposal would not affect the significance or setting of any designated heritage assets.

Taking account of the limited increase in ridge height, the continuation of the existing roof pitch, the established pattern of roof alterations within the surrounding area, and the varied nature of the local roofscape, it is considered that the proposal would integrate satisfactorily with the host property and the wider streetscape. The development would therefore preserve the character and appearance of the area and is considered acceptable in design terms, in accordance with the relevant policies of the development plan.

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. London Plan Policy D14 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 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 amenity of neighbouring residents.

The increase in roof height will be within existing roofscape and will not result in material overshadowing or dominance on neighbouring properties. Considering the scale and nature of the proposed works, no material impact on neighbouring amenity will result from the development.

Conclusion

The proposal is considered acceptable subject to conditions. 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. BNG

N/A

9. 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:

A06; A07; A09; A11; A12.

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.

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: 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.