



Officer Report

Application Number:	HGY/2026/1606
Application Type:	Householder planning permission
Address:	21 Vallance Road, Hornsey, London, N22 7UD
Proposal:	Demolition and replacement existing garage building, replacement of front boundary wall, hip-to-gable roof extension with two side dormers and associated rooflights to facilitate loft conversion; re-roofing of existing rear extension including parapet detail; new side boundary structure and gate and associated external alterations and landscaping works.
Case Officer:	Ben Coffie
Valid Date:	08/06/2026
Applicant:	C Standage A Walkey
Agent:	Mrs Johanna Ahrberg Jackson

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT

Planning permission is sought for the demolition of the existing detached garage, roof terrace and associated railings and the erection of a replacement garage building. The application also proposes a hip-to-gable roof extension and loft conversion incorporating two side dormers, associated roof alterations including rooflights, demolition and replacement of the front boundary wall and gate, re-landscaping of the front garden, re-roofing of the existing rear extension with a parapet detail, and associated external alterations.

The replacement garage building would comprise a garage at ground floor level with ancillary accommodation above served by a pitched roof. The development would retain the existing vehicular access and off-street parking arrangements.

The roof alterations comprise a hip-to-gable extension and two side dormers designed with chamfered side elevations and set below the existing ridge line. Additional conservation-style rooflights are proposed to provide natural light and ventilation.

2. SITE AND SURROUNDINGS

The application site comprises a semi-detached dwelling situated on the northern side of Vallance Road within the Vallance Road Conservation Area. The property occupies a prominent corner position and includes an existing detached garage structure located to the side of the dwelling. The garage currently incorporates a roof terrace and railings which are readily visible from the public realm.

The Vallance Road Conservation Area is characterised by attractive late Victorian and Edwardian residential properties displaying consistent architectural forms, traditional materials and strong

streetscape character. Buildings are predominantly two-storey dwellings constructed in brick with pitched roofs, decorative detailing, traditional boundary treatments and mature landscaping.

The immediate area has evolved over time through extensions and alterations. In particular, loft conversions, hip-to-gable roof extensions and dormers are now a common feature within this section of Vallance Road. The submitted Heritage Statement identifies that five of the seven properties between Nos. 9 and 21 Vallance Road have undergone similar roof alterations.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

Relevant pre-application advice was provided under reference PRE/2025/0342. Officers advised that a replacement garage may be acceptable in principle subject to achieving a high-quality design that remained subordinate to the host dwelling and conserved the character and appearance of the conservation area. Officers also advised that chamfered dormers set below the ridge line would represent the preferred design approach.

No other relevant planning or enforcement history has been identified for the application site.

4. LOCAL REPRESENTATIONS

The application has been publicised by way of site notice, neighbour notification letters and consultation with relevant consultees. A total of 3 objections have been received.

The objections are summarised below and are addressed in the assessment section of this report:

1. Two representations raise no objection to the principle of the replacement garage but it is suggested that the wall above an eight-course brickwork plinth be stepped back to accommodate a lime roughcast render finish, in order to avoid an incongruous appearance when compared with the adjacent house and the wider group of uniform Arts and Crafts villas at Nos. 9 to 21 Vallance Road.
2. One objection has also been received against the proposed dormer on the left-hand (north) side of the roof.

The grounds of objection relate to:

- The use of the objectors' private side passage and land for scaffolding during construction, and the resulting impact on their access, security and privacy over an extended period; direct overlooking of their kitchen/diner, bathroom and bedroom windows, including two Velux rooflights, during and following construction
- Disturbance from construction noise, given that the objectors work from home.
- The precedent set by a smaller dormer without windows previously permitted at No. 19 (granted 2016/17) and the need for parity and consistency between neighbouring planning permissions
- It is suggested that scaffolding for the dormer could instead be erected on the applicant's own land to the right-hand side once the garage has been demolished

Officer's comments: With regard to the objection received, the matters raised concerning access to the objectors' private passageway, security during construction and the erection of scaffolding on land outside the application site are private civil and party wall matters between neighbours which fall outside the scope of the planning process; these would need to be resolved separately between the parties, including, where relevant, under the Party Wall etc. Act 1996. Similarly, construction noise and disturbance would be temporary in nature and can be appropriately controlled through a standard condition restricting construction working hours.

5. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and heritage
2. Impact on the amenity of adjoining occupiers.

Design and heritage

Policy SP11 of Haringey's Strategic Policies seeks to achieve the highest standard of design and requires development to respect local character, context and historic significance. Policy DM1 of the Development Management DPD requires development to relate positively to its surroundings in terms of scale, form, massing, appearance, materials and landscaping.

Policy DM12 (Housing Design and Quality) requires extensions and alterations to be of a high-quality, site-specific and sensitive design that respects and complements the form, setting, period, architectural character and detailing of the host building. Extensions should remain subordinate to the original dwelling and utilise high-quality matching or complementary materials.

As the site is located within the Vallance Road Conservation Area, heritage policies are also relevant. Policy HC1 of the London Plan, Policy SP12 of the Strategic Policies and Policy DM9 of the Development Management DPD seek to conserve the significance of heritage assets and ensure that development preserves or enhances the character and appearance of conservation areas. In particular, Policy DM9 requires alterations and extensions to respect the form, scale, proportions, architectural composition and detailing of the host building whilst responding appropriately to their historic context.

The application has evolved positively through the pre-application process, with revisions made to the design of the replacement garage building and roof alterations in response to officer advice. The submitted Design and Access Statement demonstrates that a number of design options were explored before arriving at the current proposal, with the features of the proposed works set out below.

Roof Alterations

The proposal includes a hip-to-gable roof extension and two side dormers to facilitate the conversion of the loft space. Officers previously considered the principle of twin dormers acceptable through the pre-application process, subject to refinement of their detailed design. In response, the submitted dormers incorporate chamfered side elevations, are set below the ridge line, and feature roof slopes that follow the pitch of the principal roof. These amendments directly address the design concerns identified during the pre-application process.

The dormers would remain subordinate to the principal roof form, being well set back from the roof edges and finished in materials that match the existing roof. Given the prevalence of similar roof alterations within the immediate streetscape, the proposed roof extension follows an established pattern of development and would preserve the character and appearance of both the host dwelling and the wider conservation area.

Replacement garage building

The proposal would remove the existing garage, roof terrace and associated railings and replace them with a traditional pitched-roof garage building. Officers note that the existing roof terrace and

railings are visually prominent features which make a limited contribution to the conservation area. Their removal is therefore welcomed.

The replacement structure has evolved through the pre-application process and addresses concerns previously raised regarding its appearance and relationship with the host dwelling. The proposal incorporates a continuation of the boundary wall, integrated side gate, traditional brickwork, a pitched roof form and detailing that relates positively to the architectural language of the main dwelling. The revised design is considered to sit comfortably within the site and maintain a cohesive relationship with the host property.

While the building includes ancillary accommodation at first-floor level, its overall scale, massing and design remain subordinate to the principal dwelling and appropriate to its setting.

Boundary Treatment and Landscaping

The proposed replacement front wall, integrated side gate and landscaping improvements would reinforce the traditional character of the property and enhance the appearance of the streetscene. The retention of planting and improvements to the front garden are considered positive aspects of the proposal.

Impact on the Conservation Area

Taken as a whole, the proposal works are considered acceptable and in keeping with the pattern of development to the surrounding area. The removal of visually intrusive elements, enhancement of boundary treatments, improved landscaping, sensitively designed dormers and garage replacement would not harm the character and appearance of the conservation area, as such leaving it preserved.

The proposal is therefore considered to comply with the policies outlined above.

Impact on the amenity of adjoining occupiers

London Plan Policy D6 and Policy DM1 of the Development Management DPD seek to ensure that development protects the amenity of neighbouring occupiers and avoids unacceptable impacts arising from overlooking, loss of privacy, overshadowing, loss of daylight or sunlight, enclosure and visual dominance.

The proposed dormers would be positioned within the roof slope and would not introduce harmful overlooking. The side-facing bathroom window would be obscure glazed and conditioned accordingly.

The replacement garage building would occupy broadly the same position as the existing garage and would remain separated from neighbouring properties. The scale and siting of the structure are such that it would not result in unacceptable enclosure, loss of outlook, daylight or sunlight.

Officers note that the pre-application assessment concluded that neither the proposed garage replacement nor the roof alterations would give rise to materially significant impacts on neighbouring amenity. The submitted scheme has been refined further following that advice.

In terms of overlooking impacts as mentions in the objection received, the proposed north-facing dormer window serving the bathroom would be obscure glazed, secured by condition, and would not result in direct overlooking of neighbouring windows. Given the separation distance and orientation involved, together with the modest scale of the dormers relative to the wider roofscape, the proposal is not considered to result in a materially harmful loss of privacy, daylight or sunlight to No. 19.

The objectors' reference to the loft conversion previously permitted at No. 19 is noted; however, each application must be assessed on its own planning merits, having regard to the circumstances of the site and the policy framework applicable at the time of determination. The design of the dormers proposed at No. 21 has evolved through pre-application discussion with officers and reflects an established and accepted pattern of similar roof alterations within this section of Vallance Road, where five of the seven properties between Nos. 9 and 21 already feature comparable dormer and hip-to-gable roof extensions.

On this basis, the proposed dormers are considered acceptable, notwithstanding the more limited form of loft conversion previously approved at the neighbouring property.

Concerns raised through neighbour representations have been carefully considered. It is not considered that the proposal would result in any material loss of privacy, daylight, sunlight, outlook or residential amenity that would warrant refusal of planning permission.

The proposal is therefore considered compliant with London Plan Policy D6 (2021) and Policy DM1 of the Development Management DPD (2017).

6. CONCLUSION

The proposed development has been carefully designed having regard to the site's location within the Vallance Road Conservation Area and the advice provided during the pre-application process. The scheme would preserve the character and appearance of the conservation area, improve the appearance of the site through the removal of visually intrusive elements, and would not result in unacceptable impacts on neighbouring residential amenity.

The proposal is therefore considered acceptable and compliant with the aims and objectives of the National Planning Policy Framework 2026, the London Plan (2021), the Haringey Local Plan Strategic Policies (2017) and the Haringey Development Management DPD (2017).

All other relevant policies and material considerations, including equalities considerations, have been taken into account. Planning permission should be granted.

7. CIL

The proposal would not create more than 100sqm of additional floorspace and is therefore not liable for Mayoral or Borough CIL.

8. RECOMMENDATION

This application is recommended for **approval**, subject to conditions, including:

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.

A-100, PL-01, PL-02, PL-03, PL-04, PL-05, PL-06, PL-07, PL-08, PL-09, PL-10, PL-11, PL-12, PL-14, PL-15, PL-16, PL-17, PL-18, PL-19.

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

- 3 The proposed development hereby approved shall be finished in accordance with material detailed in drawing nos. 25599-OSM-ZZ-ZZ-DR-A-201 - 204 P01 unless otherwise agreed in writing by the Local Planning Authority.

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.

- 4 Prior to the first occupation of the development hereby approved, the north-facing dormer window serving the bathroom, as shown on drawing PL-14 shall be fitted with obscured glass of a minimum privacy level of Pilkington Level 3 and shall be non-opening other than a fanlight or similarly restricted top-hung opening section with maximum opening of 100mm, unless otherwise agreed in writing by the Local Planning Authority. The window shall thereafter be permanently retained in that condition.

Reason: To avoid overlooking into the adjoining properties and to comply with 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: 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: 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.