

Officer Report

Application Number:	HGY/2026/1792
Application Type:	Householder planning permission
Address:	First Floor Flat, 3 Greenham Road, Hornsey, London, N10 1LN
Proposal:	Loft conversion with rear dormer and outrigger dormer roof extension with roof terrace, and three roof lights in front roof slope.
Case Officer:	Anna Anderson
Valid Date:	24/06/2026
	6
Applicant:	Mr O Chen
Agent:	Mr Nigel Fallon

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site contains a first floor flat within a two-storey Edwardian mid-terraced house on the north side of Greenham Road. The site does not fall within a conservation area and is not within the setting of a listed building.

2. THE PROPOSAL

The proposed is for a loft conversion with rear dormer and outrigger dormer roof extension with roof terrace, and three roof lights in the front roof slope.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

3 Greenham Road, London, N10 1LN
HGY/1991/0437
Erection of single storey side/rear extension
– Approve 23/12/1991

4. CONSULTATION RESPONSES

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

5. PLANNING CONSIDERATIONS

Design & appearance

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

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 and detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.

Loft conversion with rear dormer and outrigger dormer roof extension

The proposed loft conversion and roof extension would feature a new 6.1m wide rear dormer, with a new 4.0m (w) x 4.5m (d) outrigger extension staying within the existing roofline of the property; the extension would not directly abut the boundary with 1 Greenham Road as it would stay within the parapet wall line and it would not extend on the shared boundary. It would have a flat roof with a maximum height of 2.9m, and would not feature any rooflights.

The edge of the rear dormer roof extension closest to the eaves of the original roof would be not less than 0.2m from the eaves when measured along the roof slope from the outside edge of the eaves, as per the standard accepted requirement explicated for roof additions under Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015. Furthermore, the total volume of the roof extension would be smaller than 40 cubic metres which also keeps within the permitted development requirement for roof additions to terraced properties.

Initial concern was raised with the agent regarding the scale of the proposed roof extension being potentially intrusive upon the surrounding neighbours' outlook and access to light, and breaking the existing rear roofline pattern along the street. On that basis design amendments were submitted to the Council whereby the rear line of the outrigger was brought in making the terrace only 1.5m deep and being more consistent with neighbouring roof extensions. There are a number of roof extensions and roof terraces that have been added to similar properties within the wider locality. With this in mind and following a review of the proposal as a whole, the proposed roof extensions would not be uncharacteristic of the wider area, and would respect the scale, form and character of the host building.

Creation of rear terrace

The external terrace proposed to the rear would be inset as part of the roof extension, with a depth of 1.5m and a maximum height of 1.8m. The terrace would occupy a small proportion of the extension and would not be overtly visually prominent. An ivy trellis screen with a maximum height of 1.8m would span the perimeter of the terrace creating privacy for both neighbours and occupants of the property.

Three rooflights in front roof slope

3 no. new rooflights would be located on the existing front roof slope of the building to provide light and ventilation. The rooflights will face the main street and not project further than 150mm when measured from the perpendicular of the roofline which is also the usual threshold for rooflights allowed via permitted development rights.

Materials

The materials used in the exterior work would be of similar appearance to those used in the construction of the existing dwellinghouse. The brickwork and slate proposed would match as existing, however the EPDM, composite decking, treated hardwood and timber trellis with green ivy planting, would be new materials seeking to extend the property in a contemporary manner in an approach which is acceptable.

Summary

The proposed extension and works would respect the scale, form and character of the host dwelling. It would be finished in materials to match as existing alongside new materials which are deemed acceptable. The proposal is overall considered proportionate and subordinate to the host building and would not negatively impact the amenity of the site, or adjoining properties. The local character and visual amenity of the area would be protected.

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.

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 the amenity of neighbouring residents.

The proposal would match the size, scale and appearance of similar loft conversions and roof extensions along Greenham Road. In addition the timber trellis enclosure with green ivy planting on the terrace would ensure that privacy for both neighbours and occupants of the property would not be compromised as a result of the addition of the roof terrace. There would be no new side facing windows that would give rise to overlooking of neighbouring properties. The proposal will not adversely affect the neighbouring amenity in terms of conditions of outlook, light or have a visually overbearing impact. Taking the above into consideration, the proposal is acceptable with regards to amenity considerations.

6. CONCLUSION

The proposed development is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also does accord with the relevant policies of the London Plan 2021 and the NPPF.

The proposal is considered acceptable in respect of its character, appearance and impact on the site and would not result in unacceptable harm to residential amenity of neighbours. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

7. CIL APPLICABLE

N/A – Under 100sqm no new unit.

8. RECOMMENDATION

The application is recommended for approval subject to the following conditions.

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 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.

Approved drawings list:

LocationPlan;

01, 02 A, 03 A, 04, 05 A, 06 A, 07, 08 A

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

- 3 The external materials to be used for the proposed roof extensions 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: 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.