



Officer Report

Application Number:	HGY/2026/2125
Application Type:	Householder planning permission
Address:	35 Effingham Road, Hornsey, London, N8 0AA
Proposal:	Raising of party wall, rear dormer extension, insertion of front rooflights, internal alterations and associated works. The application combines elements of previous applications HGY/2026/1005 (rear dormer and front rooflights) and HGY/2026/1006 (Certificate of Lawfulness for a proposed rear dormer, internal alterations and associated works)
Case Officer:	Eunice Huang
Valid Date:	24/07/2026
Applicant:	Oscar Banyasz-Jones
Agent:	Mr Jordan Macann

RECOMMENDATION

Refuse

1. SITE DESCRIPTION

The site is a two storey mid terrace building on the northern side of Effingham Road, comprising a single dwelling. The site is not located within a conservation area, nor is it a listed building.

2. THE PROPOSAL

The proposal is for the erection of a rear dormer and the insertion of 3x front rooflights.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

· HGY/2026/1005

Address: 35 Effingham Road, Hornsey, London, N8 0AA

Proposal: Erection of rear dormer and insertion of 3x front rooflights,

Decision Date: 15 June 2026

Decision: Approve with Conditions

· HGY/2026/1006

Address: 35 Effingham Road, Hornsey, London, N8 0AA

Proposal: Certificate of lawfulness: proposed rear dormer, internal alterations and associated works.

Decision Date: 3 June 2026

Decision: Approve

4. CONSULTATION RESPONSES

Neighbour Consultation

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

No of individual responses: 0

Objecting: 0

Supporting: 0

Representation: 0

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.

Planning permission was granted for a rear dormer (HGY/2026/1005) and a Certificate of Lawfulness was granted for a proposed roof extension over the existing outrigger (HGY/2026/1006). This planning application seeks consent for an L-shape dormer that combines the two volumes of the aforementioned roof additions, across main rear roof plane and the outrigger roof.

The proposed roof extension on the rear roof plane will be formed of a flat roof full-width dormer 2.95m deep. Two dormers will project beyond this full-width volume, including an outrigger roof extension. The outrigger extension extends for a depth of 5.63m, with its height stepped down from the main roof extension. Overall, the roof extensions cover the extent of the main rear roof plane and the outrigger roof.

The overall bulk and volume of the roof extensions would dominate the host building, spanning across the entirety of the rear roof plane and outrigger roof, down to the eaves and up to the roof ridge. The development fails to satisfy Policy DM12 in that it is not subordinate to the roof of the host building.

It is noted the rear elevation along this terrace along Effingham Road has been substantially altered over the years. There is a presence of L-shaped dormers on the rear elevations. However, the proposed development would be of a greater size, depth and volume than the dormers at neighbouring properties, appearing dominant. The proposed extension is therefore out of character with the surrounding area.

Many of the neighbouring L-shaped dormers have been built under permitted development rights, which restricts the size of the roof extension to 40 cubic metres for terrace houses. In this instance,

the size of development would exceed limits imposed by Class B, Part 1 of Schedule 2 of Town and Country Planning (General Permitted Development) (England) Order 2015.

The principle of an L-shape roof extension to this property would be acceptable, but it would need to be of a subordinate bulk and scale that relates appropriately to the host building.

It is noted that a certificate of lawfulness for a roof extension above the existing outrigger has been issued under HGY/2026/1006. It will not be possible for the applicant to erect the extension thereby deemed lawful in addition to a proposed dormer that results in the exceedance of the volumetric threshold set out in Class B of the Permitted Development Order.

Due to its size and scale, the proposed roof extension would be an over-dominant addition to the host property, and is not supported.

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.

Due to its incongruous bulk and scale, the proposed development would appear overbearing when viewed from neighbouring properties, particularly from No. 33 Effingham Road, resulting in a loss of outlook. The development would also result in a loss of daylight and direct overshadowing to the rear rooms of No. 33 Effingham. Consequently, the proposal would harm the amenity of neighbouring residential properties.

6. CONCLUSION

The proposed bulk, scale and volume of the development is not acceptable, leading to an overbearing effect and daylight and sunlight impacts. The development does not satisfy Policies DM1 and DM12 of the Development Management DPD 2017, or Policy SP11 of Haringey's Local Plan Strategic Policies 2017.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7. CIL APPLICABLE

The increase in internal floor area would not exceed 100sqm and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

8. RECOMMENDATION

REFUSE PERMISSION for the following reason(s):

Refusal Reasons:

1. The proposed roof extensions by reason of its bulk, scale, depth and volume, would result in an over-dominant, incongruous and discordant addition to this property, detracting from its appearance when viewed from neighbouring properties, contrary to Policy SP11 and SP12 of the Haringey Local Plan 2017 and Policies DM1, DM9 and DM12 of the Haringey Development Management, Development Plan Document 2017.
2. The proposed development would result in material harm to the residential amenity of neighbours, by way of overbearing impact and daylight and sunlight impact, contrary to Policy SP11 of the Haringey Local Plan 2017 and Policies DM1 and DM12 of the Haringey Development Management, Development Plan Document 2017.

Refusal Reasons:

The proposed roof extension by reason of its bulk, scale, depth and volume, would result in an over-dominant, incongruous, and discordant addition to the property, detracting from its appearance when viewed from neighbouring properties, contrary to Policy SP11 and SP12 of the Haringey Local Plan 2017 and Policies DM1, DM9 and DM12 of the Haringey Development Management, Development Plan Document 2017.

Due to its incongruous bulk and scale, the proposed development would result in material harm to the residential amenity of neighbours, by way of overbearing impact when viewed from neighbouring properties, particularly from number 33 Effingham Road. The development would also result in a loss of daylight and direct overshadowing to the rear rooms of number 33 Effingham Road. Therefore, the proposal would be contrary to Policy SP11 of the Haringey Local Plan 2017 and Policies DM1 and DM12 of the Haringey Development Management, Development Plan Document 2017.