



Officer Report

Application Number:	HGY/2026/2088
Application Type:	Householder planning permission
Address:	21 Marlborough Road, Wood Green, London, N22 8NB
Proposal:	Formation of dormer window and the insertion of 2 nos. rooflights to front roof slope (amended plans received).
Case Officer:	Ciara Ward
Valid Date:	22/07/2026
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Applicant:	Aron
Agent:	Mr Samuel Chisholm

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site relates to a two-storey mid-terrace dwellinghouse on the west side of Marlborough Road. The surrounding area is residential in nature and characterised by two-storey brick houses with bay windows. Many within the terrace have painted over the original brick, including the application site.

The site is located within the Bowes Park Conservation Area, but does not affect the setting of any listed building.

2. THE PROPOSAL

The proposed is for the formation of a rear dormer window and the insertion of 2 rooflights on the front roof slope.

Amended plans have been received which reduce the number of front rooflights from three to two and reposition the windows within the rear dormer so that they are more centrally aligned.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2015/0461 – Certificate of lawfulness for creation of a new rear and side single storey extension. Permitted Development.

4. CONSULTATION RESPONSES

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

5. PLANNING CONSIDERATIONS

Design & heritage

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.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, the policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The proposed dormer roof extension would be 3.5m deep, 4m wide, and 2.2m tall. It would be set in from either side of the roof slope by a minimum of 350mm and would sit 530mm above the eaves. The dormer would also remain below the existing ridge line and would therefore appear as a subordinate addition set within the original roof form, rather than as an additional storey. The proposed dormer would be finished in materials to match the existing dwellinghouse.

Whilst the proposed dormer would be partially visible from Thorold Road, its position on the rear roof slope means that visibility from the public realm would generally be limited, with views further restricted by the terraced form of development and the presence of existing rear outriggers. It is also noted that a dormer of a comparable scale, visible from Thorold Road, has previously been granted planning permission at No. 44 Whittington Road (ref. HGY/2020/2388), and that similar dormer extensions are present at Nos. 23 and 27 Marlborough Road. On balance, given the established pattern of development within the terrace and surrounding area, the proposed dormer is considered to be of an acceptable scale, design, and appearance.

The proposed front rooflights would be conservation style units set flush within the roof plane. Given their modest scale and siting, they are considered acceptable and would not harm the visual integrity of the roofscape.

Overall, the proposal is considered proportionate and subordinate to the host dwelling and would preserve the character and appearance of the property, and the Bowes Park Conservation Area.

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 scale and massing of the proposed dormer is considered subordinate and proportionate to the host property. Given its siting within the roof scope and limited projection beyond the existing roof form, it is not considered likely to give rise to a material loss of daylight or sunlight to the adjoining occupiers at Nos. 19 or 23 Marlborough Road, nor would it appear visually overbearing when viewed from neighbouring rear gardens.

No side windows are proposed, and the additional rear-facing windows would not introduce overlooking beyond that which currently exists from the second-floor rear windows. Therefore, any further impact on neighbouring privacy would be limited.

Accordingly, the proposed roof extension is considered acceptable as it would not result in harm to neighbouring residential amenity.

6. CONCLUSION

The proposed development is in accordance with Policies DM1, DM9, 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 accords 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 Bowes Park Conservation Area and would not result in material harm to the residential amenity of neighbours. All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above.

7. 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 listed below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list:
026-PA-1250-E - Location Plan
026-PA-500-E - Block Plan
026-PA-GA-01-P
026-PA-GA-02-P RevA

026-PA-GA-10-P RevA
026-PA-GA-40-P RevA
026-PA-GA-41-P RevA

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 except where otherwise stated on the approved plans.

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.