



Officer Report

Application Number:	HGY/2026/1774
Application Type:	Householder planning permission
Address:	39 Wood Vale, Hornsey, London, N10 3DJ
Proposal:	Rear roof extension with a side dormer to accommodate two additional bedrooms and a shower room. Replacement of the existing stair window with a more energy-efficient window, closely matching the appearance of the existing window. New roof lights and sun tunnel to front pitch of main roof. New PVP to front roof and new rear flat roof.
Case Officer:	Josh Parker
Valid Date:	06/07/2026
Applicant:	Mr and Mrs Andrew and Sarah Wiley
Agent:	Mrs Daniela Ciarcelluti

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site comprises a large semi-detached dwelling which forms a pair with No. 41 Wood Vale, located on the eastern side of the road.

The site is not located within a Conservation Area. The surrounding area is characterised by a mixture of architectural styles and roof forms, with a generally consistent Arts and Crafts appearance and scale of development. Properties benefit from generous rear gardens which back onto a band of mature trees adjoining Crouch End Playing Fields.

2. THE PROPOSAL

The application seeks planning permission for the following works:

- Rear roof extension incorporating an extension of the existing side roof hip to accommodate a rear dormer.
- Replacement of the existing stairwell window with a more energy-efficient window closely matching the appearance of the existing window.
- Installation of rooflights and a sun tunnel within the front roof slope.
- Installation of photovoltaic (PV) panels on the front roof slope and the flat roof of the proposed dormer.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

The relevant planning history for the site includes:

- HGY/2023/2076 - Certificate of Lawfulness for the conversion of an existing internal garage space into a habitable room to provide additional living accommodation. Approved.

- HGY/2026/0687 - First-floor extension above the existing garage to provide a new en-suite for the main bedroom; conversion of the existing garage into a snug as previously approved under Certificate of Lawfulness reference HGY/2023/2076; replacement of the existing garage door with a window designed to match the existing fenestration; and enlargement of an existing bathroom window. Approved.

4. CONSULTATION RESPONSES

Internal and External Consultees

No internal or external consultee responses were required.

Local Representations

The application was publicised by way of neighbour notification letters and no representations received.

5. PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance.
2. Impact on neighbouring amenity.

Design and Appearance

Policy DM12, *Housing Design and Quality*, requires extensions and alterations to residential buildings, including roof extensions, to achieve a high-quality, site-specific and sensitive design that respects the form, setting, period and architectural characteristics of the host building.

Policy DM1, *Delivering High Quality Design*, requires development to relate positively to its locality, whilst Policy SP11 of the Local Plan and Policy D6 of the London Plan seek the highest standards of design that respond positively to local character.

The character of Wood Vale is defined by large detached and semi-detached dwellings dating from the early twentieth century. The rear gardens along this section of the street are generous in size and enclosed by mature planting. A variety of roof extensions and alterations are evident in the surrounding area, including both rear dormers and hip-to-gable extensions.

The proposal would involve extending the existing roof hip on the northern side and constructing a rear dormer extending across much of the rear roof slope. The dormer would measure approximately 9.3m in width and 3.3m in depth and would result in an increase in roof volume of approximately 54.94m³. It is also noted that the brick party wall shared with No. 41 would be extended as part of the development.

The dormer would be finished in dark zinc cladding and incorporate modern aluminium-framed windows arranged in a symmetrical pattern across the rear elevation. Whilst the proposal exceeds the volumetric allowances normally permitted under Permitted Development rights by approximately 4.94m³, the surrounding area contains numerous examples of similar roof alterations.

In terms of the rear dormer, it would sit below the main roof ridge and be set slightly in from the newly created gable, ensuring that it remains visually subordinate to the existing roof form. When

viewed from the street, the altered roof would sit comfortably within the established and varied roofscape of the surrounding area and, given that the application property and neighbouring dwellings within this group are characterised by deep projecting two-storey front wings with prominent front-facing gables, the newly visible section of roof slope would remain well recessed behind these dominant architectural features, such that it would not detract from their visual prominence or the overall character and appearance of the streetscene.

The proposed materials, including the zinc cladding and aluminium fenestration, would introduce a contemporary appearance whilst remaining visually coherent and of a high design quality.

The proposed PV panels to the front roof slope and dormer roof are supported and would assist in improving the sustainability credentials of the dwelling. Furthermore, the rooflights, replacement stairwell window and sun tunnel are considered acceptable additions that would not adversely affect the character or appearance of the property.

Overall, the proposed development is considered acceptable in terms of its design, scale and massing. It would preserve the character and appearance of the host property and the wider streetscene and would accord with the policies outlined above.

Impact on Neighbouring Amenity

Policy D6 of the London Plan requires development to ensure that neighbouring occupiers are not adversely affected through loss of daylight, sunlight, outlook or privacy. Policy D14 seeks to reduce and mitigate noise impacts.

Policy DM1 of the Development Management DPD requires development proposals to provide a high standard of amenity for both future occupiers and neighbouring residents, including appropriate levels of privacy, daylight and outlook.

The proposed dormer would be appropriately set in from the shared boundaries and positioned within the existing roof form. Due to these setbacks and the degree of separation from neighbouring properties, the development would not result in an unacceptable loss of daylight, sunlight or outlook to Nos. 37 and 41 Wood Vale.

It is accepted the proposed rear-facing dormer windows would afford additional views towards neighbouring properties. However, in assessing the acceptability of these impacts, significant weight is given to the fallback position that a largely comparable roof extension could be constructed under permitted development rights. Furthermore, a degree of mutual overlooking between rear-facing windows and private garden areas is an established characteristic of the surrounding residential environment. As such, whilst the dormer would increase opportunities for outlook, the resulting relationship is not considered to give rise to harmful overlooking or an unacceptable loss of privacy.

The proposed side-facing windows are intended to provide light to the stairwell and, given their position and the limited opportunities for harmful overlooking, it is not considered necessary to impose a condition requiring obscure glazing.

6. CONCLUSION

Whilst the proposal exceeds the volume limitations applicable under permitted development rights, the degree of exceedance is limited, and the resulting development would remain subordinate to the host dwelling and would be in keeping with the character of the area. The development would not result in material harm to the amenities of neighbouring occupiers.

All other relevant material planning considerations, including equalities considerations, have been taken into account. Planning permission should therefore be granted for the reasons set out above.

7. COMMUNITY INFRASTRUCTURE LEVY (CIL)

The increase in floorspace would not exceed 100 sqm and therefore the proposal is not liable for either the Mayoral Community Infrastructure Levy or the Haringey Community Infrastructure Levy.

8. RECOMMENDATION

Grant planning permission subject to 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 in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

APPROVED PLANS: P168-PD-11, P168-PD-10, P168-PD-09, P168-PD-08, P168-PD-07, P168-PD-06, Location Plan

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

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.