

Officer Report

Application Number:	HGY/2026/1947
Application Type:	Householder planning permission
Address:	6 Umfreville Road, Hornsey, London, N4 1SB
Proposal:	Roof extension including above existing outrigger, to create two new habitable rooms and a shower room. Proposal includes new front facing turret in the style of an original feature, with a total of 3 Velux style rooflights to the front elevation and 1 flat rooflight.
Case Officer:	Adam Silverwood
Valid Date:	30/07/2026
Applicant:	Walder
Agent:	Mr Conrad Cherniavsky

RECOMMENDATION

Approve with Conditions

1. Proposed Development

This is an application for a raising of the ridge height and the construction of a rear outrigger dormer, street facing roof turret and rooflights (amended plans received to reduce the height of the roof turret).

2. Site and Surroundings

The application site is a two-storey end of terrace building located on the southern side of Umfreville Road. The application is not located within a conservation area.

3. Relevant Planning and Enforcement History

There is no planning history relevant to the consideration of this application.

5. Local Representations

The application has been publicised by way of letters sent to neighbouring properties. One representation was received from neighbours, local groups, etc.

One representation, neither in objection or support, has been received that requests that a condition is placed upon the application to ensure that the flat roof area proposed within this development are not to be used as a roof terrace balcony or external amenity area as this would be detrimental to neighbouring amenity.

6. Material Planning Considerations

The main planning considerations raised by the proposed development are:

1. Design and Impact of the proposed development on the Character and Appearance of the Area;

2. Impact on Neighbourhood Amenity

Design and Impact on the Character and Appearance of the Area

Policy DM1 (Delivering High Quality Design) states that 'all new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area', development 'a) must relate positively to neighbouring structures, new or old, to create a harmonious whole; b) make a positive contribute to a place improving the character and quality of an area; c) confidently address feedback from local consultation; d) demonstrate how the quality of development will be secured when it is built; e) are inclusive and incorporate sustainable design and construction principles'.

Policy DM12 (Residential Extensions and Alterations) requires extensions to be subordinate to the host building, proportionate in scale, and designed so as not to harm the character and appearance of the host property, the surrounding area or the amenities of neighbouring occupiers.

The proposed application seeks to raise the height of the roof ridgeline by 0.5 metres. The applicants advise that this would result in an increase over that of the neighbouring property (no. 4) by 15cm. This is not considered to be unduly detrimental to the character and appearance of area and would not be widely seen from the street. It is noted by officers that the ridge line for no.4 has previously been raised above that of this property and

The main roof dormer would be of 2.8 metres depth, 5.9 metres width and at a height of 2.6 metres. The outrigger dormer would be of approximately 4 metres depth, 2.9 metres height and at a width of 3.5 metres with one flank and rear facing window. The proposed rear outrigger dormer would be constructed out of traditional standing seam metal cladding, as detailed within the submitted plans.

The proposed roof turret would match that of the neighbouring property and would have two additional rooflight located just above. This is considered to be a neutral addition to the character and appearance of the area generally.

While it is preferable that the proposed materials used on the rear dormer would be tile that matches the existing building, this is not a permitted development application nor is it located within a conservation area, and as this is located at the rear of a terraced property this is not considered to be widely screens from the street or to be detrimental to the character and appearance of the area and when considering the construction of the traditional roof turret which matches no.4, the development impact on the character and appearance of the area is considered to be on balance acceptable.

The proposed rear dormer and roof turret is considered to be appropriately subordinate additions that respect the scale, form and appearance of the host dwelling. Furthermore, the proposals are consistent with the design principles set out in Policy DM12, being proportionate in scale and sympathetic to the character of the building. As such, they would not result in any significant harm to the character or appearance of the host property or the wider area.

Impact on Neighbourhood 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 amenity of neighbouring resident.

The raising of the ridgeline of the roof is not considered to have the capacity to unduly block light to adjoining properties or to overshadow adjacent occupiers. The proposed rear dormer would be located at approximately 27 metres from the nearest dwelling and is not considered to be unduly detrimental to neighbouring amenity through an increase in overlooking. As this development would be constructed well within the roof slope and at 3.2 metres from the rear elevation is not considered to unduly overshadow any adjacent properties. The roof turret would overlook the street scene.

One representation has been received that requests that this proposed application be subjected to a condition requiring that flat roofs proposed are subjected to the imposition of a condition requiring that they at no time be used as a roof terrace or balcony. While officers understand the neighbours concern and agree that were the proposed flat roofs to be used as a rear terrace this would be detrimental to neighbouring amenity, there is no access proposed to the flat roof or railings to make the flat roof secure as a terrace and that its use in such a way is not considered sufficiently likely to warrant a condition.

Were there railings installed to make this development available to be used as a roof terrace then this would be considered to be contrary to condition 2 (approved plans), so there is deemed to be sufficient protection against this flat roof as a roof terrace.

There is one flank window, this has been a condition to be installed as obscure glazing only in order to protect neighbouring occupiers from overlooking.

Conclusion

The proposed application for a single storey rear extension located on the ground floor is considered to be appropriately respectful of the character and appearance of the area, subservient to the host dwelling and to not present any undue detriment to neighbouring amenity and is therefore considered to be acceptable.

The concerns raised by the adjoining occupiers have been carefully considered, however the imposition of a condition ensuring that the flat roof is not to be used as a roof terrace is not considered to be warranted in this instance.

Overall, the proposed development is considered acceptable in terms of design and amenity consolidation, 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, as well as according with the relevant policies of the London Plan 2021 and the NPPF. All other relevant policies and considerations, including equalities, have been taken into account.

7. CIL Applicable

N/A – Under 100sqm no new unit.

8. Recommendation

It is therefore recommended that this application be **APPROVED** in accordance with 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.

410_001_B - Location map and block plan.pdf

410_102_E - Proposed floor plans

410_103_E - Proposed elevations and section

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 those that are detailed within the application form and submitted 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.

- 4 Prior to the first occupation of the development hereby approved, the outrigger dormer flank window shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained and maintained thereafter.

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: 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: 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.

