Officer Report

Application Number:	**HGY/2026/2594**
Application Type:	**Householder planning permission**
Address:	22 Sirdar Road, Wood Green, London, N22 6RG
Proposal:	Formation of L-shaped rear dormer and insertion of 2no. rooflights on front roof slope. Removal of outer front porch and installation of new painted timber front door with glazing.
Case Officer:	Daniel Boama
Valid Date:	16/09/2026
Applicant:	Mr Rundle
Agent:	Mr Richard Brown

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site relates to a two-storey mid-terraced dwellinghouse on the south side of Sirdar Road. It is accessed from Mannock Road to the southwest and Hawke Park Road to the northeast. The site is not in a conservation area nor is it within the curtilage of a listed building.

2. THE PROPOSAL

The proposed seeks consent for the following: Loft conversion with erection of rear L-shaped dormer and insertion of 2no. rooflights on front roof slope. Removal of outer front porch and installation of new painted timber front door with glazing.

The roof extension would comprise of the erection of the rear L-shaped dormer above the main roof and the rear outrigger. The external material would be zinc cladding. The windows would be aluminium-framed and the colour would match the zinc. The front roof slope would be replaced with grey slate tiles and 2no. rooflights would be inserted on the front slope.

The rear dormer above the main roof would be at the same height as the ridge. It would be full width and around 3.65m in depth and setback from the rear elevation eaves by 0.2m when measured perpendicularly along the roof slope. A parapet wall would be raised on each side adjoining the neighbour.

Following the refused application under reference no. HGY/2026/1570, the dormer above the rear outrigger has been reduced to a depth of would be around 4.74m in depth with a 0.2m setback from the side elevation eaves and around 2.3m from the rear elevation. Revised drawings have

been provided that ensure that the side windows will be fully obscured glazed and whereby the bedroom will be non-opening and fixed shut.

The front porch will be removed and the front door would be replaced with a painted-white timber door with glazing. The position would remain the same.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

1 - HGY/2026/1570
Proposal: Loft conversion with erection of L-shaped rear dormer and insertion of 3no. front roof lights. Replacement of front aluminium-framed windows and rear first floor windows and with double glazed timber-framed windows to the front and rear elevation. Removal of front porch and main front door to be brought forward to align with adjoining neighbour's front door at No.24 Sirdar Road. Replacement of main roof tiles with new slate tiles.
Decision Date: 29 July 2026
Decision: Refuse

2 - HGY/2026/1574
Proposal: Erection of a single storey wraparound rear and side infill extension with 4no. rooflights above the side extension.
Decision Date: 29 July 2026
Decision: Approve with Conditions

4. CONSULTATION RESPONSES

Neighbour Consultation

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

No of individual responses 1

Objecting = 1

- Loss of Light & Overshadowing - The addition of height and depth to the existing structure by the L-shaped dormer will contribute to significant loss of natural light entering windows along the side return.
- Loss of Light & Overshadowing - Impact on access to natural light during certain times of the day that would undermine those standards set by BRE (BR209)
- Loss of Privacy - The proposed L-shaped dormer has glazing that faces outward in two directions directly overlooking both the garden amenity and the side return of the adjoining property.
- Loss of Privacy - Vantage points directly overlook personal spaces and undermine privacy e.g. room windows (Dining room, Living room, Second bedroom, Bathroom and WC).
- Loss of Privacy - Breaches of privacy are at odds with Policy DM1 of Haringey’s Local Plan which serves in part to uphold the entitlement of homeowners to residential privacy.
- Adverse effect on amenity - Neighbouring property on Boundary Road with a similarly proportioned L-shape dormer serves as a testament to the effects of unsympathetic architecture, which makes no attempt to blend in with neighbouring dwellings.
- Adverse effect on amenity - The addition of such a large structure is antithetical to the proportions and harmony of the Edwardian terraces that characterise this part of the borough.

Officer response: Revised drawings have been received to ensure that the study/bedroom side window facing No.20 will be fully obscured glazed and be fixed shut and non-opening, so that there is no loss of privacy. A pre-occupation condition will be imposed to ensure that this window and the bathroom side window will be obscured glazed, fixed shut and non-opening, and be retained and maintained thereafter.

The highest part of the dormer is still below the ridge of the main roof, which is considered to be acceptable. The depth has been reduced to 4.74m and set back from the rear elevation by around 2.3m since the previous application that was refused under reference no. HGY/2026/1570, and therefore this is a significant improvement from that refusal. The other example referred to on Boundary Road pertains to No.15 that is opposite No.20 Sirdar Road, which is not a good example to be used as a precedent for future development in the locality, and in hindsight is considered to have an excessive depth.

The side windows on No.20 face northeast which already has limited access to daylight and sunlight, and it is acknowledged that amenity can be compromised in a number of ways through development, which is why the current proposal has a reduced depth in comparison to the previous refusal under reference no. HGY/2026/1570.

There are existing examples of rear L-shaped dormers that have been built under permitted development on Sirdar Road at Nos. 2 (HGY/2015/1906), 4 (HGY/2018/0641) and 12 (HGY/2014/2157). Although they do not set a design precedent for full householder applications, the proposed L-shaped dormer, although slightly larger, is closer in size and bulk to these examples that are becoming a normality in the area.

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.

Front porch

The front porch will be removed and a new painted timber front door with glazing will be installed, which will be a material improvement on the external appearance of the property.

Loft conversion with rear L-shaped dormer roof extension

The rear street scene along this terrace contains rear outriggers that are constructed under simple, largely unaltered pitched roofs. In addition, they share two-storey rear outriggers with pitched roofs which remain mostly unaltered. Such common features give these properties a strong sense of rhythm and uniformity.

The depth of the proposed rear L-shaped dormer is an improvement from the previous refusal under reference HGY/2026/1570. With a reduced depth of 4.74m and a setback of around 2.3m from the rear elevation, the dormer would be nearly similar in size to the nearby roof extensions that have been built under permitted development at Nos. 2 (HGY/2015/1906), 4 (HGY/2018/0641) and 12 (HGY/2014/2157). The proposal is acceptable in terms of design and appearance.

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 depth has been reduced and is an improvement from the previous refusal, therefore the proposal will not reault in an overbearing appearance to the neighbouring properties. At the proposed depth, although slightly larger, it will still closely match the depth of the nearby L-shaped dormers that have been built under permitted development, so it is unlikely to cause overshadowing to the windows at No.20 and ensure that they still have access sufficient daylight and sunlight.

Revised drawings have been received to ensure that the study/bedroom side window facing No.20 will be fully obscured glazed and be fixed shut and non-opening, so that there will be no loss of privacy. A pre-occupation condition will be imposed to ensure that this side window and the bathroom side window will be obscured glazed, fixed shut and non-opening, and be retained and maintained thereafter. Overall the proposal is acceptable in terms of amenity.

6. CONCLUSION

The proposed development is an improvement from the previous refusal under reference no. HGY/2026/1570. With these improvements, it is now considered to be 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.

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

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: Location Plan, SIR_P111, SIR_P112, SIR_P113, SIR_P114, SIR_P121, SIR_P122, SIR_P123, SIR_P124A, SIR_P131A, SIR_P132, and SIR_P133.

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

3 Prior to the first occupation of the development hereby approved, the second floor side window for the study/bedroom on the approved dormer shall be fitted with obscured glazing and shall be non-opening and fixed shut, and the second floor side window for the bathroom on the approved dormer 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. Both windows shall be permanently retained and maintained as such 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: 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.