



Officer Report

Application Number:	HGY/2026/0267
Application Type:	Householder planning permission
Address:	41 Ringslade Road, Wood Green, London, N22 7TE
Proposal:	Demolition of existing rear side return extension. Erection of ground floor single storey rear extension with 1no. rooflight, and loft conversion with erection of rear dormer and insertion of 1no. front rooflight. (AMENDED DESCRIPTION)
Case Officer:	Daniel Boama
Valid Date:	30/01/2026
Applicant:	Mr Arran Price
Agent:	Mr Naresh Samban

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a two-storey mid-terraced dwellinghouse on the west side of Ringslade Road. The site does not fall within a conservation area. Many of the properties on this side of the road have already been extended, including full-width roof extensions and ground-floor rear extensions, forming an established pattern of development along the terrace.

2. THE PROPOSAL

The proposed is for the demolition of existing rear side return extension. Erection of ground floor single storey rear extension with 1no. rooflight, and loft conversion with erection of rear dormer and insertion of 1no. front rooflight.

The proposed dormer would provide space for a 3rd bedroom. The rear extension would provide an improved dining and kitchen space, and a bathroom.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2025/3232

Address: 41 Ringslade Road, Wood Green, London, N22 7TE

Proposal: Demolition of existing rear side return extension. Erection of single storey rear extension and double storey rear extension, and formation of rear dormer and insertion of 1no. front rooflight.

Decision Date: 23 January 2026

Decision: Refuse

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 2

Objecting 2

The following issues were raised in representations and are addressed further on in this report or below:

- The two proposed relatively large roof level window will effectively have a higher and wider sphere of vision including into neighbours gardens and houses.
- The proximity to my back garden boundary, and suggested a high fence.
- Concerns about the size of the top windows overlooking my garden and the garden of my neighbours opposite the property
- Reduce the size of the dormer windows to prevent overlooking.
- Install a fence to prevent the French widows that face the end of the garden from being too obtrusive to the property opposite.

Officer response:

- The 2no. dormer windows remain unchanged from the previous proposal, therefore, are not considered to lead to a loss of privacy to the properties at Warberry Road properties. In comparison to No.45, they would be smaller and have less concerns of overlooking.
- The rear extension would have a similar depth as the extension at No.43, so it would exhibit a similar separation distance from the rear boundary.
- A high fence on the rear boundary may not be required, because there is an existing boundary fence with soft landscaping that rises above the fence by a significant amount, so the height of the rear extension over and above the fence line is not significant.
- There is already a degree of overlooking from the existing first floor windows on the main rear walls and outrigger rear walls of the neighbouring properties.

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.

The proposed rear dormer would be full-width, extending down to the eaves, and would contain two windows. Its overall height would align with the existing ridge. One rooflight is also proposed on the front roof slope.

The proposed ground-floor rear extension would be of a similar depth and height to the extension at No. 43. It would incorporate a flat roof with a sloped pitched element to the rear and to the side

elevation adjoining No. 43, ensuring it remains in keeping with the neighbouring extension. This represents an improvement over the previous proposal. The extension would be finished in materials to match the existing dwelling.

The extension would not dominate the rear elevation and, due to the separation distance from the rear boundary, would have limited visibility above the existing boundary fences. It would therefore not materially affect the outlook of neighbouring properties. Overall, the extension would be modest in bulk and scale and clearly subordinate to the main dwelling.

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.

Considering the previous proposal, the proposed rear and roof extensions would be sufficiently separated from the properties on Warberry Road. Given that there is already a degree of overlooking from the existing first-floor windows, it is not considered that the proposal would result in any significant additional impact on neighbouring properties.

There is currently a boundary fence with soft landscaping that rises well above the fence line. As a result, the additional height of the rear extension above the existing boundary treatment is not significant and would not adversely affect the outlook of neighbouring occupiers to the rear.

6. CONCLUSION

The proposal is considered acceptable in respect of its design, its relationship to the established pattern of development, and its impact on residential amenity. All other relevant policies and material considerations, including equalities, have been taken into account. Planning permission should therefore be granted for the reasons set out above. All other relevant policies and considerations, including equalities, have been taken into account.

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, P-01, P-02, and P-03.

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: 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.