

Officer Report

Application Number:	HGY/2026/0335
Application Type:	Full planning permission
Address:	78 Alexandra Road, Wood Green, London, N8 0LJ
Proposal:	Erection of a single storey rear extension to the rear of the existing wraparound extension.
Case Officer:	Mark Chan
Valid Date:	20/02/2026
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Applicant:	Standzon
Agent:	Standzon

RECOMMENDATION

Approve with Conditions

1. Consultation

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

2. Planning assessment

The application site is two-storey, mid-terrace property situated on the eastern side of Alexandra Road that has been converted into small-scale HMO for no more than 6 residents. The property has existing rear extensions and a loft conversion that was completed in July 2016. The works were constructed under permitted development rights and appear to be in place for more than 4 years.

The site is not located within any conservation area and does not fall within the curtilage of a listed building. However, it is located within the area of the borough covered by an Article 4 Direction removing permitted development rights for changes of use for C3 (Dwellings) to C4 (Houses in Multiple Occupation).

The application history in relation to this site is noted.

PRE/2026/0007 – Erection of a single-storey extension to the existing rear wrap-around extension at 78 Alexandra Road. Pre-application advice issued 19/01/2026.

HGY/2022/4165 – Change of Use from a dwelling house (Use Class C3) to a small-scale house in multiple occupation for no more than 6 residents (Use Class C4). Approved 07/02/2023.

This application is being considered against Local Plan Policy SP11 'Design' and DPD Policy DM1 'Delivering High Quality Design' which requires buildings/ structures to be of a high, site specific, and sensitive design quality and to safeguard neighbouring amenity. Equally and more specifically it is being considered against DPD Policy DM12 'Housing Design and Quality' which 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.

In terms of amenity London Plan Policy D6 and DPD Policy DM1 both emphasise the importance of protecting amenity of surrounding housing. Policy D6 highlights the need to consider daylight, sunlight, and overshadowing effects on neighbouring properties, ensuring they receive sufficient light appropriate for their context while minimising overshadowing. Similarly, DPD Policy DM1 stresses the requirement for high-quality design to guarantee privacy and amenity for both the development's users and neighbouring residents. This includes providing adequate sunlight, daylight, and aspects to adjacent buildings and land, while also ensuring an appropriate level of privacy to prevent overlooking and maintain the amenity of neighbouring properties.

This application is seeking consent for the erection of a single storey rear extension to the rear of the existing wraparound extension. The main issues with this application are the effect of the development on the character and appearance of the surrounding area and on the living conditions of neighbouring occupiers, as discussed below.

Rear extension

The proposed single storey rear extension would be 2m deep and have the same width as the existing wraparound extension. Its depth would match the existing rear extension at No. 80 Alexandra Road and the flank elevation would be set back from the side boundary with No. 76 Alexandra Road by approximately 1m to maintain the garden walkway.

The proposed extension would have a flat roof with a flat rooflight flush within the roof plane to match the existing roof profile. Given the rear location of the proposed extension, it would not be visible from public view and would not adversely impact the character of the street scene.

It is also noted that the application property has a relatively deep rear garden and the proposed extension would not occupy over half of the rear garden space. Overall, the proposed rear extension is considered a modest and subordinate addition to the host building that is in keeping with the existing pattern of development of the surrounding area.

Impact on neighbouring amenity

The proposed extension would be 3m tall with a flat roof. Whilst the height of the extension has increased slightly by 0.3m, given that the flank elevation of the proposed extension is set back from the side boundary with No. 76 by 1m and the depth would match the existing rear extension at No. 80, it is not considered the proposed development would adversely affect the residential amenities of neighbouring properties in terms of loss of daylight/sunlight and outlook. Given that no new flank

windows are proposed, it is also not considered to result in the loss of privacy to neighbouring occupiers.

Other considerations

Based on the planning history of the site, the host building would continue to be a small-scale HMO (Class C4) for no more than 6 residents following the proposed extension.

Conclusion

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.

3. CIL Applicable

N/A – Under 100sqm no new unit.

4. Recommendation

It is therefore recommended that this application be APPROVED in accordance with 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 completed in accordance with the approved plans and drawings listed below except where conditions to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Approved Drawings:

096_A-P-001.pdf
Alexandra Road - PDAS.pdf
096_A-P-300.pdf
096_A-P-101.pdf
096_A-P-100.pdf

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.

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.

The applicant is advised that the use of the property for an 8-person HMO would require planning permission.