



Officer Report

Application Number:	HGY/2026/0398
Application Type:	Householder planning permission
Address:	2 Waldegrave Road, Wood Green, London, N8 0QA
Proposal:	Erection of ground floor rear and side extensions.
Case Officer:	Ben Coffie
Valid Date:	17/02/2026
Applicant:	-
Agent:	Mr NICK GEORGIU

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site comprises a two-storey end-terraced building containing two self-contained flats, located on the western side of Waldegrave Road. The site is not within a conservation area, and there are no Tree Preservation Orders affecting it

2. THE PROPOSAL

The application is for an L-shaped single-storey rear and side extension. During the course of the application, the depth of the rear element was reduced to 3.6 m.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

N/A

4. CONSULTATION RESPONSES

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Neighbour Consultation

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

5. PLANNING CONSIDERATIONS

Design & appearance

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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 single-storey wraparound extension would be 5 m wide and 9.98 m deep. It would directly abut the boundary with the adjoining neighbour at 4 Waldegrave Road, extending 3.6 m along the shared boundary. The south side of the building adjoins a vehicular access and parking bays serving the mixed-use commercial and residential buildings on Turnpike Lane.

Two side-facing windows are proposed within the extension; however, these would be high-level and non-opening outwards ensuring they do not trespass onto land outside the applicant's ownership.

The extension would have a flat roof with a maximum height of 3.1 m. The reduced depth is considered acceptable, and the extension would remain modest in bulk and scale and subordinate to the main dwelling.

The side elevation would be visible from the street due to the property being an end-terrace; nonetheless, it would be finished in materials matching the existing building. The proposal is proportionate and subordinate to the host property and would not harm the amenity of the site or neighbouring occupiers. As such, the local character and visual amenity of the area would be preserved.

Accordingly, the proposed development is considered acceptable in terms of design and pattern of development.

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.

As No. 4 Waldegrave Road shares a parallel boundary with the application site, it is the property most likely to be affected by the rear element of the extension. However, due to the modest height and reduced depth of the proposal, it is not considered to result in adverse harm to the occupiers of No. 4.

The south side of the dwelling adjoins parking bays and a vehicular access serving the commercial units and residential accommodation on Turnpike Lane. In this context, no adverse impacts are anticipated for any residents to the south of the site.

Accordingly, the extension would not adversely affect the amenity of neighbouring properties in respect of outlook, daylight or sunlight, nor would it give rise to an increased sense of enclosure.

6. CONCLUSION

In summary, the proposal is acceptable in terms of its design, character and relationship to the host property, and it would not give rise to material harm to the residential amenity of neighbouring occupiers. All other relevant policies and material considerations, including equalities, have been taken into account. For the reasons set out above, planning permission is recommended for approval.

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

Approved plans list: 2 WRN8- 02, 2 WRN8- 01, 2 WRN8- 04A, 2 WRN8- 05C.

Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 The external materials for the approved works shall be implemented strictly in accordance with the materials and finishes specified within the application documents.

Reason: To ensure a high-quality appearance to the development and to safeguard the visual amenity of neighbouring properties and the character and 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 The two ground-floor side windows shown on drawing 2 WRN8-05C shall be installed as high-level and shall not open outwards at any time.

Reason: To protect the amenity of neighbouring occupiers and to ensure no encroachment onto land outside the applicant's ownership.
- 5 Prior to the first occupation of the ground-floor rear and side extensions hereby permitted, the rear garden area originally associated with the dwelling shall be fully reinstated and enclosed with appropriate boundary fencing. The reinstated garden and boundary treatment shall thereafter be retained for the lifetime of the development.

Reason: To ensure the approved extensions benefit from adequate light, outlook and general amenity, in accordance with Policies DM1 and DM12 of the Haringey Development Management Plan (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.

INFORMATIVE: The consent hereby approved is given in relation to the use of this property as a single-family dwelling. The subdivision of this property into self-contained flats or use as a House in Multiple Occupation (Use Class C4) would require planning permission as permitted development rights have been withdrawn through an Article 4 Direction (30th November 2013). Please refer to the link below for further information:

http://www.haringey.gov.uk/index/housing_and_planning/planning-mainpage/policy_and_projects/article_4_direction.htm