



Officer Report

Application Number:	HGY/2026/0215
Application Type:	Householder planning permission
Address:	Flat A, 298 Alexandra Park Road, Wood Green, London, N22 7BD
Proposal:	Erection of side and rear dormer extension, creation of rear roof terrace, erection of rear outbuilding with pergola.
Case Officer:	Roland Sheldon
Valid Date:	02/02/2026
Applicant:	Mrs and Mr Eva Coen and Daniele Panconesi
Agent:	Mrs Zaira iacopelli

RECOMMENDATION

Approve with Conditions

1. Site and Surroundings

The subject site contains an upper floor flat within a two-storey end-terraced two-storey (with lower-ground floor level) property located on the southern side of Alexandra Park Road, N22. The surrounding uses are residential. The site does not contain a listed building and is not located within a conservation area.

2. The Proposal

Erection of side and rear dormer extension, creation of rear roof terrace, erection of rear outbuilding with pergola.

3. Relevant Planning and Enforcement history

The planning history in relation to the site is as follows.

Relevant planning history:

298 Alexandra Park Rd, N22

OLD/1976/0013: 19/2/76 Conversion into two self-contained flats and erection of a single storey rear extension – Approved 24/5/1976

HGY/2019/2657: Formation roof dormer to side and rear roofslopes and six rooflights to existing first floor flat (Class use C3) – Approved 12/11/2019

Flat A, 298 Alexandra Park Road, N22

PRE/2025/0125: Erection of wrap-around side and rear dormer, creation of roof terrace, erection of outbuilding in rear garden in association with use by upper floor flat – Long advice given

HGY/2019/2657: Formation roof dormer to side and rear roofslopes and six rooflights to existing first floor flat (Class use C3) – Approved 12/11/2019

Flat B 298 Alexandra Park Road Wood Green London N22 7BD

HGY/2024/0239: Proposed extension to rear of existing basement area with associated lightwell, extension of existing single storey rear extension – Granted 07/03/2024

HGY/2021/2409: Formation of an off-street parking space on the front garden with associated erection of a car port, retaining walls, and alterations to the front boundary treatment, pedestrian access path, and front lightwell – Refused 07/10/21 Appeal dismissed 11/04/2022

HGY/2016/1055: Excavation of basement with front lightwell with bay window and rear lightwell with double door opening – Approved 20/06/2016

HGY/2013/0159: Erection of single storey front and rear extensions – Approved 22/3/2013

HGY/2012/2131: Erection of single storey extensions to the front and rear – Approved 31/12/2012

No planning enforcement history:

4. CONSULTATION RESPONSE

LBH Arboriculture: Following submission of the method statement and plant showing the piling, the submitted details are considered satisfactory.

LBH Parks and Open Space: No comments received.

5. LOCAL REPRESENTATIONS

The application has been publicised by way of letters sent to neighbouring occupants. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Objecting: 1
Supporting: 0

The following comments were received that are considered material to the determination of this planning application:

- No objection to dormer, roof alterations or the proposed outbuilding
- Overlooking from proposed roof terrace
- Noise and disturbance resulting from use of roof terrace
- No local precedent for a roof terrace

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and character;

2. Impact on neighbouring amenity;
3. Trees and
4. Other matters

Design & Character

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.

Side and rear dormer extension

The property currently benefits from a large side-to-rear dormer on the inner roof plane, granted planning permission under reference HGY/2019/2657. The western elevation of the roof retains its original hipped form and features two prominent chimney stacks, contributing positively to the street scene.

The proposal seeks to erect 2 separate roof additions that would be separated from each other through the retention of the rear side chimney stack. A side dormer is proposed on the western elevation to be positioned between the 2 original side chimney stacks. It would be externally clad with tiles and would have a set-up from the eaves of the original roof, projecting up to the height of the main roof ridge.

The other roof extension would form a part side, part rear wrap-around dormer, again clad in tiles annotated to match those used on the roof extension to neighbouring no. 300 Alexandra Park Road (APR), which are red clay tiles. This extension would link into the existing side-to-rear dormer, creating a full width expanse of rear dormer roof extension. Whilst this would create a sizeable and bulky roof addition, the prevailing character of roof extensions in the locality has been taken into consideration.

The property is an anomaly in the wider locality in having a dual-pitched hip-end roof format, whereas other properties on this southern section of APR have a dual-pitched terraced format with two-storey outrigger projections. Nos. 302 -308 have been subject to substantial roof extensions to create full-height mansard additions, whilst no. 300 benefits from large side and rear dormer extensions. Within this wider context, the proposed roof extensions would not be considered to unduly harm the character and appearance of the wider townscape. The 2 prominent side chimney stacks would be retained as part of the design. On balance therefore, the proposed roof extensions are considered to be acceptable with regards to design and character considerations.

Roof terrace

The proposed roof terrace involves flattening part of the dual-pitched roof connected to No. 300 and extending the terrace over the flat roof of the existing two-storey rear projection. 1.7 metre height frosted glazing is proposed around the terrace. The terrace would occupy a very small proportion of the rear roof and would not be overtly visually prominent given its position to the rear

of the property and scale. In the context of the wider townscape which includes a number of sizeable roof additions and alterations, the roof terrace would not harm the character and appearance of the wider locality, and is considered to be acceptable in design terms.

Outbuilding

Following a request for revised plans that removed the WC from the outbuilding, its footprint has been reduced. It would have a width of 7.65 metres, a depth of 5 metres and a flat roof design of 2.7 metres height. It would also have a projecting front pergola feature over the existing raised patio area in the far end of the rear garden. Steps would be provided down from the existing raised patio area to the rear garden.

Whilst sizeable in footprint, the outbuilding would be positioned within the far end of the rear garden which is of significant depth, and would employ visually discreet timber cladding materials appropriate for its domestic rear garden setting. The pergola feature is set below the roof of the outbuilding to ensure it does not add excessive bulk and visual prominence. Overall, the outbuilding would not be overtly visually dominant and of a scale that is on balance compatible with its setting within the far end of the large rear garden, aided by it being partially screened by existing large tree canopies.

The proposal is therefore considered to be acceptable with regards to design and character considerations.

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 roof extensions would sit within the footprint of the existing building and would not project above the original ridge height. They would not result in a material loss of light or outlook on any neighbouring property.

The proposed roof terrace would be enclosed by 1.7 metre height opaque screen panels which would ensure its use would not result in overlooking of neighbouring gardens or windows. The modest size of the terrace and its use in association with the existing upper floor flat does not give rise to unacceptable noise disturbance resulting from its use.

The outbuilding siting in the far end of the rear garden would ensure that its bulk, massing and height would not result in an unacceptable loss of light, outlook or visually overbearing impact on neighbouring amenity.

There are no side or rear windows that would result in overlooking of neighbouring properties.

The outbuilding and patio would be set on the existing raised patio height and therefore would not worsen existing levels of overlooking of neighbouring properties from the windows facing back towards the rear elevation of the host building. A restrictive condition would be imposed to require it is only used for purposes incidental to the enjoyment of the upper floor flat it would serve, to

ensure that it is not used for commercial purposes or as separate living accommodation that may give rise to harm to neighbouring amenity conditions amongst other concerns.

Taking the above into consideration, the proposal would be acceptable with regards to amenity impact considerations.

Trees

DM policy DM1 sets out that development proposals shall demonstrate how the landscaping and planting are integrated into the development as a whole, including trees on and close to the site.

An arboricultural survey and impact assessment has been provided in support of the application.

The report confirms that 2 Sycamore category C trees within the site would be required to be removed to facilitate the development. 4 trees within the site would need pollarding/cutting back.

A Category C Honey Locust tree to the rear of the site within Alexandra Park is outlined as being potentially being made unstable as a result of the works intrusion into its root protection area. However, the tree is located within an extensive belt of trees. This zone is not at all accessible to the general public and if its health is potentially affected, would not materially harm the public amenity value currently provided by this bank of trees.

The applicant has also provided a method of foundation report for the proposed outbuilding at the request of the Council Arboriculture Officer, who has reviewed the document alongside all associated information with the submission. The Arboriculture Officer has outlined no objection to the proposal and outlined that the submitted details are satisfactory from an arboriculture perspective.

A restrictive condition shall be imposed that require all tree works related to the development to be undertaken by a qualified and experienced tree work contractor and in accordance with the relevant British Standards.

Other matters

Neighbouring no. 300 APR benefits from 4 solar panels on the adjacent rear roof plane. At the request of the case officer, the applicant has submitted a shading study to demonstrate the shading impact of the proposed screen panels of the roof terrace on the neighbouring solar panels. The study provides the modelled shading impact at 10am and 2pm on the winter and summer solstices and the equinox dates. Whilst the study does not provide a technical impact on the likely levels of electricity generation, it demonstrates that there would likely be only a minimal impact on shading of the adjacent solar panels resulting from the privacy screens.

7. Conclusion

The proposal is acceptable with regards to design, character, amenity and tree impact considerations.

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

8. CIL APPLICABLE

The additional floorspace is less than 100 square metres and as such is not liable for CIL.

9. RECOMMENDATION

GRANT PERMISSION subject to 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.

00 Existing Location Plan
11B - Proposed site plan
12 Proposed loft and roof plan
13A Proposed elevations
14B: Proposed rear elevation, loft plan and section
15B Proposed plan and section
16A Proposed outbuilding elevation
Planning Addendum shading study March 2026
VB/006~01: Structural preliminary design for outbuilding foundation
S1686-J1-R2 Arboricultural Report

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

- 3 The external materials to be used for the proposed roof extensions 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.

- 4 The privacy screen panels for the roof terrace shall be installed prior to first use of the roof terrace, in accordance with the plans hereby approved, and shall be maintained as such for the lifespan of the development.

Reason: In the interests of the privacy of neighbouring residential occupants, in accordance with policy DM1 of the Haringey Development Management DPD (2017).

- 5 All works should be undertaken by qualified and experienced tree work contractors and be in accordance with BS 3998:2010 Recommendations for Tree Work. Reason: To protect the amenity value of the trees consistent with Policy DM1 of The Haringey Development Management DPD 2017
- 6 The outbuilding hereby approved shall not be used at any time other than for purposes incidental to the enjoyment of the residential use of the dwelling known as: Flat A, 298 Alexandra Park Road, Wood Green, London, N22 7BD, and shall not be used as an independent dwelling or for commercial purposes without the prior approval in writing of the Local Planning Authority.

Reason: In the interests of the amenities of the area and to comply with Policy D6 of the London Plan (2021) and Policy SP2 of the Haringey Local Plan (2017), which set out appropriate standards and requirements for all new dwellings.

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.

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.