



Officer Report

Application Number:	HGY/2026/0415
Application Type:	Householder planning permission
Address:	21 Park Road, Wood Green, London, N11 2QE
Proposal:	Erection of a single-storey rear extension and alteration to front and rear fenestration.
Case Officer:	Adam Silverwood
Valid Date:	19/02/2026
Applicant:	Mr YUSUF GUVEN
Agent:	Ms Rashida Rajkotwalla

RECOMMENDATION

Approve with Conditions

1. Proposed Development

This is an application for a ground floor side / rear extension with internal alterations.

2. Site and Surroundings

The application site is a two-storey semi-detached building located on the southern side of Park Road. The site is not located within a conservation area.

3. Relevant Planning and Enforcement History

There is no planning history relevant to the consideration of this application.

5. Local Representations

The application has been publicised by way of letters sent to neighbouring properties. One representation was received from a local neighbour. One neighbour has submitted a representation stating that they do not object in principle to the proposed extension but request that the Council consider the following matters:

- The cumulative massing of the proposed extension alongside the neighbour's existing rear extension, with potential impacts on light, outlook and overbearing effect.
- The management of rainwater run-off, guttering and drainage to prevent water affecting the neighbouring property.
- The implications of the extension abutting the neighbour's external wall, including maintenance access.
- The need for construction methods to avoid damage to the neighbouring property.

Officer response: The potential impact of cumulative massing on amenity is addressed within the amenity assessment of the report. The remaining matters raised relate to non-planning considerations and are addressed under separate legal regimes, such as party wall legislation.

6. Material Planning Considerations

The main planning considerations raised by the proposed development are:

1. Design and appearance;
2. Impact on Neighbourhood Amenity

Design and Impact on the Character and Appearance of the Area

Policy DM1 (Delivering High Quality Design) states that 'all new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area', development 'a) must relate positively to neighbouring structures, new or old, to create a harmonious whole; b) make a positive contribute to a place improving the character and quality of an area; c) confidently address feedback from local consultation; d) demonstrate how the quality of development will be secured when it is built; e) are inclusive and incorporate sustainable design and construction principles'.

The proposed application seeks permission for a rear side-infill extension, with a maximum length of 4 metres along the boundary with No. 19. The extension would project approximately 1 metre beyond the existing rear elevation of the host building and would match the depth of the adjoining rear extension at No. 19. The proposed development would be approximately 4.2 metres in width and 2.5 metres in height at its furthest extent, with a pitched roof.

The proposed works are not considered to be widely visible from the street scene and would not have a harmful impact on the character or appearance of the area. The development is therefore considered acceptable in this regard.

Impact on Neighbourhood 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 outlook to adjacent buildings and land, as well as an appropriate level of privacy for neighbouring properties, in order to avoid overlooking, loss of privacy and any resulting detriment to the amenity of neighbouring residents.

The proposed development would match the depth and height of the neighbouring rear extension and is therefore not considered to result in an undue loss of light to adjoining properties, nor to give rise to overlooking of neighbouring occupiers. The proposal is therefore considered acceptable in this regard.

The matters raised in relation to the management of rainwater run-off, guttering and drainage, the implications of the extension abutting the neighbouring external wall (including maintenance access), and the control of construction methods to avoid damage to the neighbouring property are noted but are not material planning considerations. These issues fall outside the remit of planning control and are addressed through separate legislative and civil processes, including the Building Regulations and the Party Wall etc. Act 1996, where applicable.

Conclusion

The proposed application for a single storey rear extension located on the ground floor is considered to appropriately respect the character and appearance of the area, subservient to the host dwelling and to not present any undue detriment to neighbouring amenity and is therefore considered to be acceptable. All other relevant policies and considerations, including equalities, have been taken into account.

7. CIL Applicable

N/A – Under 100sqm no new unit.

8. Recommendation

It is therefore recommended that this application be APPROVED in accordance with the following conditions:

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 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.

LocationPlan.pdf - The location plan
AR PL YG 202.(Rev:01) - Elevation (Front) - Proposed
AR PL YG 001 - Block plan of the site
AR PL YG 102- Floor plan

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: 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.