

Officer Report

Application Number:	HGY/2026/0687
Application Type:	Householder planning permission
Address:	39 Wood Vale, Hornsey, London, N10 3DJ
Proposal:	First-floor extension above the existing garage to provide a new en-suite for the main bedroom. Conversion of the existing garage into a new snug, as previously approved under permitted development reference HGY/2023/2076. Replacement of the existing garage door with a window designed to match the style, proportions, and materials of the existing fenestration and the enlargement of existing bathroom window.
Case Officer:	Josh Parker
Valid Date:	11/03/2026
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Applicant:	Mr and Mrs Andy and Sarah Wiley
Agent:	Mr Daniela Ciarcelluti

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The application site relates to a large semi-detached dwelling which forms a pair with No. 41 on the eastern side of Wood Vale.

The application site is not located in a conservation area. There is a mixture of architectural styles and details, including roof shapes, but overall consistency in terms of the Arts and craft appearance and scale of buildings. The sites have generous rear gardens that back on to a band of mature trees that border the Crouch End open space.

PROPOSED DEVELOPMENT

The applicant is proposing the following works to the dwelling:

First-floor extension above the existing garage to provide a new en-suite for the main bedroom.

Conversion of the existing garage into a new snug, as previously approved under permitted development reference HGY/2023/2076.

Replacement of the existing garage door with a window designed to match the style, proportions, and materials of the existing fenestration and the enlargement of existing bathroom window.

SITE HISTORY AND ENFORCEMENT

All existing planning applications have been considered for this application.

HGY/2023/2076 - Conversion of the existing garage into a new snug, as previously approved under permitted development reference

CONSULTATION

LOCAL REPRESENTATIONS

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

Objections:0

Support:0

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance;
2. Impact on neighbouring amenity;

Design and appearance:

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, 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. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

The ground floor and first floor would see the conversion of the garage into living space and the addition of a first-floor extension above the converted garage adding a smaller secondary hip and setback approximately 1.0 metre from the primary bay window frontage/hip.

The conversion of the existing garage into a snug, together with the insertion of a new window, is also acceptable, reflecting the previously approved permitted development consent (HGY/2023/2076).

Works would introduce timber fenestration proportions and details referenced from both ground floor and first floors with a render finish to match the existing. There is a uPVC widow noted on the side elevation facing No. 37. The pallet of materials would be acceptable for such development. As such the extension would be subordinate to the host dwelling and would not appear bulky or incongruous with its surroundings.

The development would appear harmonious with the host building and surrounding streets, would be subordinate to the host building and sympathetic on the area.

Amenity Comments

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. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

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 amenity of neighbouring resident.

The scale, massing and siting of the side first floor extension would not impact the amenity of neighbouring property at No. 37 when considering overshadowing and sense of enclosure as there is an absence of openings on the neighbours southern flank. Furthermore, the subject sites footprint is staggered Infront siting the added bulk Infront of No. 37 and there is a degree of separation between the two properties.

A new modest side opening would be added on the Northern flank and is noted to be obscured adding light to a new bathroom. As the window is noted to be obscured it would not have an impact on the northern neighbours privacy subject to the window being obscured appropriately. A condition has been added to ensure this window is obscured before the occupation of the room.

As such, the additions would not appear overbearing when viewed from the neighbouring property and would not result in any significant increase in overshadowing, overlooking, loss of outlook or a material loss of daylight or sunlight due to its modest design.

All works proposed meet all amenity tests when considering effects on light, bulk, sense of enclosure and privacy for the reasons discussed above.

Conclusion

Subject to conditions the proposal is considered acceptable. All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

CIL

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

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:

P168-PD-11
P168-PD-13
P168-PD-01
P168-PD-10
P168-PD-12

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

- 3 The first floor side window shown in drawings P168-PD-12 shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained and maintained thereafter.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 6 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: 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: 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.