



# Officer Report

**Application Number:** HGY/2026/0496  
**Application Type:** Householder planning permission  
**Address:** 207 Alexandra Park Road, Wood Green, London, N22 7BJ  
**Proposal:** Demolition and reconstruction of rear single storey extension with new decking, remodelling of rear dormer with new cladding and new windows, new PV panels above and reconfiguration of front rooflights.  
**Case Officer:** Ben Coffie  
**Valid Date:** 13/03/2026  
**Applicant:** Mr Jonathan Dawes  
**Agent:** Mr Jonathan Dawes

## **RECOMMENDATION**

**Approve with Conditions**

## **SITE AND SURROUNDING**

The subject property is a two storey terrace dwelling located on the North side of Alexandra Park Road. The dwelling benefits from a single-storey glazed back addition in the form of a conservatory (not full-width) and a rear-facing full width flat-roof dormer at roof level.

The site is not located in a conservation area and is not a listed building.

## **PROPOSED DEVELOPMENT**

The applicant is proposing the demolition and reconstruction of rear single storey extension with new decking, remodelling of rear dormer with new cladding and new windows, new PV panels above and reconfiguration of front rooflights.

### Site History

**HGY/2001/0534,**

**Address:** 207, Alexandra Park Road, London, N22 7BJ, London

**Proposal:** Lowering of footway crossing to provide vehicular access to front parking space.,

**Decision Date:** 10 July 2001

**Decision:** Refuse

**HGY/2001/1340,**

**Address:** 207, Alexandra Park Road, London, N22 7BJ, London

**Proposal:** Construction of a Vehicular Crossover.,

**Decision Date:** 1 November 2001

**Decision:** Refuse

**HGY/2005/1261,**

**Address:** 207, Alexandra Park Road, London, N22, London

**Proposal:** Erection of single storey rear conservatory extension.,

**Decision Date:** 25 August 2005

**Decision:** Approve with Conditions

**HGY/2005/0991,**

**Address:** 207, Alexandra Park Road, London, N22 7BJ, London

**Proposal:** Erection of a single storey rear conservatory extension (Certificate of Lawfulness).,

**Decision Date:** 5 July 2005

**Decision:** Permitted Development

## **CONSULTATION**

N/A

## **LOCAL REPRESENTATIONS**

The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses: 0

Objecting: 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.

#### *Rear Dormer*

The application seeks modifications to the existing box dormer on the rear roof slope of the dwelling; a new folding sliding screen and integrated glass balustrade will be introduced. The dormer roof and walls will also be insulated and clad with pre-patinated zinc.

The changes proposed to the dormer would not increase its scale and bulk but will introduce high quality material which would complement the existing roof materials and new fenestration which would not appear at odds with the design of the house therefore is considered acceptable.

### *Single Storey Rear extension*

The existing conservatory will be demolished for a single storey rear extension which would be 6.6m wide, taking up the full width of the site thereby abutting both boundaries with Nos 205 and 209 Alexandra Park Road. The extension would be finished with standing seam zinc and will adopt an asymmetric pitch with a total height of 5.3m allowing the internal volume to be maximised. Therefore, the scheme here does not seek to replicate the existing materials of the host property but rather seeks to extend the property in a contemporary manner, an approach which is acceptable.

The rear gardens in this terrace slope significantly to the rear meaning that many houses are served with stepped and decked access to the rear. The proposed extension will therefore be raised 1.3m above natural ground level with a 1.3m deep terrace.

The proposed extension would be modest in bulk and scale and subordinate to the main dwelling. the addition of the raised terrace and screening is not an uncommon feature in the area and provides an acceptable scale and massing and rhythm of the terrace.

As such, the proposal is considered proportionate and subordinate to the host building and would not negatively impact the amenity of the site, or adjoining properties.

### *Replacement windows*

It is proposed to replace the existing first floor rear windows with powder coated composite double-glazing windows. The replacement windows will follow this same pane arrangement and frame and respect the character of the rear window designs. The new windows are considered acceptable in size and design and would not create any visual clutter when viewed from the side of the house.

### *PV panels*

The application proposes PV panels on top of the flat roof of the rear dormer. these would; have a modest projection above the ridge height but would be set back from the apex of the roof and would not be highly visible in that context. these would also have sustainability benefits and are considered to be acceptable in that context.

### *Front rooflights*

The existing rooflights would be reduced in sized and would be proportionately spaced out on the front roof slope. They are considered acceptable and would not create any visual clutter when viewed from the streetscene.

As such the proposed development in its entirety is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

## **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. 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 proposed rear dormer and changes to roof form will remain within the footprint of the existing building. Therefore, by way of its design and scale there will be no significant impacts on daylight, sunlight, outlook, nor create a sense of enclosure.

The proposed rear extension is not considerably bulkier and larger than the existing extension proposed to be demolished, therefore while it is accepted that the new extension would be closer to the shared boundaries of the site, it is not anticipated to give rise to unacceptable amenity concerns above what is currently experienced.

An amendment has been sought to the height of screening with initially proposed 2.2m high fence reduced to 1.6m. The revised height is considered to provide a suitable level of screening whilst avoiding an undue sense of enclosure or uncharacteristic height. As such the amended screening is considered to be acceptable and would effectively mitigate overlooking impacts.

Considering the above points, the design as proposed and the surrounding context, the proposal will be in accordance with the above policies relating to amenity.

## **CIL APPLICABLE**

While multiple applications are noted as currently proposed for the subject site, the cumulative increase in internal floor area should all be approved does not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

## **Conclusion**

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.

## **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: 105\_101\_PL0\_2FLplan\_XS, 105\_100\_PL0\_GFLand1FLplan\_XS, 105\_001\_PL0\_locplan\_1to1250, 105\_120\_PL0\_Elevations\_DandE\_XS\_coloured,

105\_120\_PL0\_Elevations\_DandE\_XS, 105\_120\_PL0\_Elevations\_DandE\_XS,  
105\_120\_PL0\_Elevations\_DandE\_XS, 105\_201\_PL0\_2FLandRFLplan\_PROP,  
105\_200\_PL0\_GFLand1FLplan\_PROP, 105\_210\_PL1\_SectionA\_PROP,  
105\_220\_PL1\_Elevations\_PROP\_coloured.

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

- 3 The proposed development hereby approved shall be finished in accordance with material detailed in drawing no. 105\_220\_PL1\_Elevations\_PROP\_coloured unless otherwise agreed in writing by the Local Planning Authority.

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.

##### **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.