

Officer Report

Application Number:	HGY/2026/0388
Application Type:	Full planning permission
Address:	83-85 Oakdale Road, London, N4 1NU
Proposal:	Erection of a joint ground floor and part first floor rear extension
Case Officer:	Oskar Gregersen
Valid Date:	04/03/2026
	6
Applicant:	Mr Paltiel Klein
Agent:	Shulem Posen

RECOMMENDATION

Approve with Conditions

1. Site Description

The application site relates to a pair of two-storey residential dwellinghouses on the north side of Oakdale Road. The area is residential in nature with the rears of the sites backing onto railway tracks serving Haringay Green Lanes station.

While the properties within the terrace may have been very similar at the time of their construction, this is not currently the case. Many of the properties have been extended by way of large rear extensions as well as roof extensions. The design and appearance of properties within this terrace is consistent at the front elevation however the rears feature a lot of variety in scale and materials.

2. Details of Proposal

This is an application for joint first floor rear extension, and ground floor infill extension to Nos. 83 and 85 Oakdale Road

3. Relevant Planning and Enforcement history

The most recent applications for these sites are summarised as follows:

HGY/2025/3593 | 85 Oakdale Road, N4 1NU | Construction of ground floor rear extension, part first floor rear extension with a hipped roof and a dormer extension
Approve w/ Conditions

4. Local Representations

This proposal was publicised by way of letters sent to neighbours, to which there were no responses

5. Analysis/Assessment of the Application

Design & appearance

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 proposal includes a first-floor rear extension to both Nos 83 and 85 Oakdale Road. The projection from the rear elevations would be 3m and would project as deep as the current single storey rear extensions. The width of the extensions would be inset from the shared side boundaries of with No. 81 Oakdale Road. The extensions will have a pitched roof which would respond positively to the original pitched roof form of the terrace. The extensions will be finished in materials to match those of the existing dwellings.

Although, there are a limited number of other first floor extensions within this terrace, there is a great amount of visual variation arising from the other extensions and alterations to the backs of these properties. Within this context the proposal would not be harmful to the character of the area.

The proposal also includes the erection of a 3m deep ground floor infill extension to both Nos. 83 and 85. These extensions are scaled such that they would be possible under permitted development and would not project beyond the existing rear projection. These infill extensions are therefore considered to be acceptable.

Given the factors discussed above the proposal is considered acceptable in design terms and in terms of the character and appearance of the area.

It is noted that there is a permission in place for No. 85 Oakdale Road that includes a full width ground floor extension, partial first floor rear extension, and hip-to-gable conversion of the roof form with formation of a rear dormer. In order to ensure that the development does not result in an overdevelopment of No. 85 two conditions are imposed on this decision; the first being that the first-floor extensions to Nos 83 and 85 are built out concurrently, and second being that in order to avoid overdevelopment of the site, the applicants cannot build out both permissions but rather must choose one or the other.

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 proposed first-floor extensions would not impinge on a line drawn at 45 degrees from the centre of the attached neighbour's rear habitable windows, which indicates that the proposed extension will not be harmful in terms of conditions of daylight, sunlight and outlook.

The new fenestration on the rear elevation of the first-floor elevations will not introduce new overlooking over and above the current situation. No side windows are proposed on the sides of the first-floor extensions.

The proposed ground floor extensions would not adversely affect neighbouring amenity by virtue of their modest height and depth. The depth along the boundary would be 3m at a height of 3m with No. 81 Oakdale Road and therefore could be achieved under permitted development rights. It is considered that the proposed ground floor infill extensions would not have any adverse impact on neighbouring amenity.

Overall, the proposed extensions would not have any adverse impact in terms of the amenity currently enjoyed by occupiers of neighbouring properties, with therefore the proposal consistent with the policies outlined above.

6. CIL Applicable

N/A

6. Summary and Conclusion

The proposal is considered acceptable in terms of design and amenity considerations, and complies with relevant planning policies and guidance. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

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 drawings list: OR.83.85.EX.101 0, OR.83.85.EX.102 0, OR.83.85.EX.103 0, OR.83.85.EX.104 0, OR.83.85.EX.105 0, OR.83.85.PR.101 0, OR.83.85.PR.102 0, OR.83.85.PR.103 0, OR.83.85.PR.104 0, OR.83.85.PR.105 0

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.

- 4 The first floor extensions hereby permitted shall only be built concurrently unless otherwise agreed in writing, in advance, by the Local Planning Authority.

Reason: In order to protect the amenity of occupants of the adjoining residential properties consistent with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 and DM12 of The Development Management DPD 2017.

- 5 The development hereby permitted shall not be implemented if any part of the development approved under planning permission HGY/2025/3593 dated 02/04/2026 is commenced or completed. Conversely, should the development hereby permitted be commenced, no further works shall be undertaken in relation to the development approved under planning permission HGY/2025/3593.

Reason: To ensure a satisfactory form of development and to prevent the over-development of the site. The cumulative impact of both permission would result in a scale and massing that fails to appear subordinate to the host building contrary to Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of the Haringey Development Management SPD and the design principles set out in the National Planning Policy Framework (NPPF)

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: 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.