



Officer Report

Application Number:	HGY/2026/0596
Application Type:	Full planning permission
Address:	8 Sidney Road, Wood Green, London, N22 8LS
Proposal:	Modification to layout and elevations following prior approval for 2no units
Case Officer:	Adam Silverwood
Valid Date:	16/03/2026
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Applicant:	Ms. K ARESTI AND MR R HORNWOOD
Agent:	Mr Carlo Criscuolo

RECOMMENDATION

Approve with Conditions

1. Proposed Development

This is an application for the construction of windows to the street facing elevation and internal reconfiguration.

2. Site and Surroundings

The application site was previously a commercial unit located on the corner of Sidney Road and Hampshire Road. It has since obtained prior approval permission to be converted into two residential units on the ground floor.

The building contains an additional pre-existing residential unit located on the first floor and is not located within a Conservation Area.

3. Relevant Planning and Enforcement History

HGY/0004/8199 - Erection of garage and alterations. – Approve with Conditions 7/7/1989

OLD/1986/1484 - Change of use of ground floor from off-licence to electrical wholesale. – Approved with Conditions 4/11/1986

OLD/1988/1693 - Rebuilt broken down garage and amend shop front. - Approve with Conditions - 7/11/1988

HGY/1999/0530 - Installation of new shopfront - Refuse - 8/6/1999

HGY/2016/1364 - Conversion of mixed use (C3 and A1) property to 3x flats (C3), erection of roof dormer, 2x rooflights, infill extension to main property and dwellinghouse to rear garden. - Refuse - 20/6/2016

HGY/2017/0781 - Part demolition and rebuild of existing single storey rear extension. - Approve with Conditions - 18/9/2017

HGY/2019/0248 - Variation of conditions 2 (approved plans) and condition 4 (details of foundations) of planning application HGY/2017/0781. - Approve with Conditions - 4/4/2019

HGY/2004/1418 - Installation of new shopfront. - Approve with Conditions - 13/8/2004

HGY/2025/1648 - Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) - Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA – Approve with Conditions: 26/09/2025

5. Local Representations

The application has been publicised by way of letters sent to neighbouring properties. One objection has been received from neighbours, local groups, etc.

The representation considers that the development would:

- Provide cramped and poor quality accommodation
- An unacceptable loss of privacy and overlooking
- An unacceptable amount of noise and odour that would be unhygienic
- Be Detrimental to property drainage
- Increase in height to the ground floor

6. Material Planning Considerations

The main planning considerations raised by the proposed development are:

1. Design and Impact of the proposed development on the Character and Appearance of the Area;
2. Impact on Neighbourhood Amenity
3. Standard of Internal Accommodation

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 contribution 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 would construct additional windows in the street facing elevation on Sidney Road and Hampshire Road. These windows are considered to be modest in size and would provide adequate outlook to a blank frontage. The installation of windows on the Hampshire Road elevation is considered to be acceptable. On Sidney road, the windows will be amended from the existing shopfront windows to three sash windows. This is considered to better reflect the actual use of the property and is 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 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 additional windows on the ground floor are not considered to overlook adjoining occupiers as these would outlook primarily onto the street scene at ground level.

Standard of Internal Accommodation

The two flats would be of 1 bed, 1 person providing 40 sqm at the rear of the property and a 1 bed 2 person flat at the front of the property at 50 sqm. These would be supported by at least 1 window per habitable room. The reconfiguration of the two flats is considered to be acceptable with regard to the standard of internal accommodation.

Conclusion

The proposed application for additional windows located on the ground floor are 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.

Overall, the proposed development is considered acceptable in terms of design and amenity consolidation, in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017, as well as according with the relevant policies of the London Plan 2021 and the NPPF. 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.

8 Sidney Road 2026-Proposed Plans

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: 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.