

Officer Report

Application Number:	HGY/2026/0908
Application Type:	Householder planning permission
Address:	25a Woodlands Park Road, Tottenham, London, N15 3RU
Proposal:	Erection of single storey ground floor side to rear infill extension and single storey rear extension to dwellinghouse.
Case Officer:	Roland Sheldon
Valid Date:	08/04/2026
Applicant:	James Champion
Agent:	Mr Jordan McCann

RECOMMENDATION

Approve with Conditions

1. Site and Surroundings

The subject site contains a two-storey mid-terrace dwellinghouse located on the western side of Woodlands Park Road, N15. The surrounding uses are residential. The site does not contain a listed building and is not located within a conservation area.

2. The Proposal

Erection of single storey ground floor side to rear infill extension and single storey rear extension to dwellinghouse.

3. Relevant Planning and Enforcement history

The planning history in relation to the site is as follows.

HGY/2023/3101: Erection of a rear dormer with linked outrigger roof extension – Approved 20/02/2024

HGY/2008/0018: Erection of rear dormer window with 2 x rooflights to front elevation – Permitted development 13/02/2008

No planning enforcement history:

4. CONSULTATION RESPONSE

There were no statutory consultees for this planning application.

5. LOCAL REPRESENTATIONS

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

Objecting: 1

Supporting: 0

The following comments were received that are considered material to the determination of this planning application:

- There is not an objection against the principle of the extension, but the extension should not encroach beyond the boundaries of the site into the land of neighbouring properties.

Officer response: The originally submitted application indicated that the side wall of the infill extension would encroach into the land of no. 27 Woodlands Park Road, but revised plans were received that saw the extension set-in within the confines of land within no. 25 Woodlands Park Road (WPR).

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and character;
2. Impact on neighbouring amenity; and
3. Biodiversity

Design & Character

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.

As existing, the property benefits from a single storey ground floor side infill extension that projects up to the original rear extent of the shallow depth rear outrigger projection. There is a single storey ground floor rear extension beyond the rear outrigger projection.

Following revisions to the design including a reduction in depth and height, the proposed infill extension would have a depth of 3.09 metres with a lean-to design. The roof would be tiled with 3 rooflights. The rear elevation would be externally clad in brick. The existing rear extension beyond the outrigger would be extended by an additional 1.9 metres depth with a flat roof design of 3.3 metres.

The extension would be externally clad in brick. The rear extensions cumulatively result in a substantial increase in bulk. However, as they are isolated to the rear of the property and the scale has been limited through the inclusion of a lean-to roof design to the infill extension, on balance, the proposed extensions are considered to respect the scale, form and character of the host building and wider locality.

The proposal is therefore considered to be acceptable with regards to design and character considerations.

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.

Neighbouring no. 27 WPR benefits from a single storey side infill extension of equal depth to the existing infill extension of the host building. The proposed infill extension would project 3.09 metres beyond the extent of this neighbouring extension and would have a lean-to design measuring 2.3 metres height on the shared boundary rising to 3.1 metres where it meets the side wall of the outrigger (when measured from adjacent neighbouring ground level of no. 27 WPR). The extension would not result in an unacceptable loss of light, outlook or create a visually overbearing impact on the occupants of this neighbouring property.

The proposed rear extension beyond the outrigger would measure 1.9 metres depth with a flat roof height of 3.3 metres. The extension would not result in an unacceptable loss of light, outlook or create a visually overbearing impact on the occupants of either neighbouring no. 23 or 27 WPR. There are no side windows proposed that would impact on the privacy of neighbouring properties. The proposal is therefore acceptable with regards to amenity impact considerations.

Taking the above into consideration, the proposal would be acceptable with regards to amenity impact considerations.

Biodiversity

In England, biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). Under the statutory framework for biodiversity net gain (BNG), subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met ("the biodiversity gain condition"). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat.

One of the exceptions to the BNG requirement is if the proposal is a Householder application, which the proposal is. As such, the proposal is exempt from the requirement for 10% BNG.

7. Conclusion

The proposal is acceptable with regards to design, character, and amenity impact considerations.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

8. CIL APPLICABLE

The additional floorspace is less than 100 square metres and as such is not liable for CIL.

9. RECOMMENDATION

GRANT PERMISSION subject to 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.

B202448-1100 Rev A: Existing plans and elevations
B202448-3100 Rev C: Proposed plans and elevations
B202448-1000 Rev B: Existing/Proposed Block plans
Location 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: 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.