

Officer Report

Application Number:	HGY/2026/0562
Application Type:	Full planning permission
Address:	1 Lakefield Road, Wood Green, London, N22 6RR
Proposal:	Erection of two-storey side extension, single storey rear and side infill extension, erection of rear dormer, insertion of 3 front and 1 rear rooflights, in association with conversion of property into 3 self-contained flats with associated cycle, waste and recycling storage.
Case Officer:	Roland Sheldon
Valid Date:	20/04/2026
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Applicant:	Mr Eleas Ioannou
Agent:	Mr Ibi Ekinch

RECOMMENDATION

Refuse

1. Site location

The subject site contains an end-of-terrace two-storey L-shape property located on the western side of Lakefield Road at the junction shared with Westbury Road, N22. The surrounding uses are residential. The site does not contain a listed building and is not located within a conservation area.

The site is located within a 'Family Housing Protection Zone', as introduced in the 2017 local plan to restrict further residential conversions in areas identified as already having a high concentration of converted properties. It is also pointed out that the application site and this part of the borough is subject to an Article 4 Direction which came into force in November 2013, removing permitted development rights for a change of use from a single family dwelling house (Use Class C3) to a HMO (Use Class C4).

The property is understood to currently be configured as 2 self-contained flats.

2. Description of Proposal

Erection of two-storey side extension, single storey rear and side infill extension, erection of rear dormer, insertion of 3 front and 1 rear rooflights, in association with conversion of property into 3 self-contained flats with associated cycle, waste and recycling storage.

3. Relevant Planning and Enforcement history

4. Internal & Statutory Consultation

The following were consulted regarding the application:

LBH Transportation Group: No comments received.

LBH Carbon Management: On the basis of the submitted information provided, the proposal cannot be supported from an energy/sustainability perspective. Direct electric heating use is not supported. Amendments required to improve the performance against be lean and green measures.

5. Local Representations

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

No of individual responses: 0

Objecting: 0

Supporting: 0

6. Assessment of Planning Considerations

The main planning considerations raised by the proposed development are:

1. Principle of development;
2. Design and character;
3. Standard and quality of residential accommodation;
4. Impact on neighbouring amenity;
5. Transport considerations;
6. Energy and sustainability; and
7. Waste management

Principle of development

Principle of additional housing/ conversions

The London Plan 2021 further supports the essential need for more homes and currently has a 10-year target set for the delivery of 15,920 new dwellings, of which 2,600 should be from small sites.

Haringey Local Plan policy SP2 outlines that the Council will aim to provide homes to meet Haringey's housing needs and to make the full use of Haringey's capacity for housing by maximising the supply of additional housing to meet and exceed the minimum target of 19,802 homes from 2011-2026.

Policy H1 'Increasing Housing Supply' seeks to increase housing supply across London. The supporting text 'recognises the pressing need for more homes in London in order to promote opportunity and provide a real choice for all Londoners in ways that meet their needs at a price they can afford'. The policy states that Boroughs should seek to enable additional development capacity, including through intensification.

The Mayor's Housing SPD (March 2016) refers to the importance of conversions in terms of overall housing supply and in meeting the needs of smaller households (para. 1.2.34).

"To reflect the importance of conversions in terms of overall housing supply and in meeting the needs of smaller households, it is important local policies and decisions are based on robust evidence and take account of strategic housing requirements. As a general principle, locally restrictive policies, including those based on 'conversion quotas', should not be applied without robust justification"

The proposal would add an additional residential unit to the borough's housing stock, which would work towards meeting the above identified housing delivery objectives for the borough. The principle of additional housing is therefore acceptable.

Local plan policy on conversions

Policy DM16 states that the Council will only permit conversion of larger homes (properties with 3 bedrooms or more) to small self-contained flats where – inter alia – they are located outside a Family Housing Protection Zone (FHPZ), have a floorspace of 120 sq.m or more, and provide a mix of unit sizes in line with DM policy DM11.

Part B of the policy is also relevant to the principle of conversion, in setting out that conversions within the FHPZ are still potentially acceptable but only where they comply with criteria (b – g) of part A of policy DM16, and result in no net loss in the number of family-sized units.

In this instance, whilst no planning permission exists for it, the property has historically been converted into two x 2-bed self-contained flats as evidenced by the submitted floor plans and Council tax records dating back to 1993. Google Streetview images indicate that there have been 2 electricity meters outside the front of the premises dating back to 2008. As such, it is not considered that the principle of the conversion from a single family dwelling to self-contained flats, including an assessment of the original un-extended floorspace size of the property, is applicable to this application.

Whilst the property is within a Family Housing Protection Zone (FHZ), the property as existing does not contain a family-sized unit (3+bedroom). However, the proposed layout includes a 3-bedroom unit in compliance with part b of DM16.

Parts c – g of part A of the policy deal with the standard of residential accommodation and shall be considered in detail within the relevant sections of this report..

The proposal is considered to contribute to the supply of housing in the borough in an accessible location, in accordance with the overarching aims of adopted policy. Therefore, the principle of providing additional residential accommodation on the site is acceptable subject to all other planning considerations discussed below.

Design and character

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 proposal involves substantial extensions and alterations to the host building, including a two-storey gable-end side extension, a single storey side to rear wrap-around rear extension and erection of a rear dormer extension with 1 rear and 3 front rooflights. 8 separate windows and a door would be installed on the side elevation of the extended building facing Westbury Avenue.

The rear dormer would be placed on the rear roof plane of the original dwelling.

The two-storey side extension would extend the existing 5.29 metre width dwelling by a further 3.41 metres. Whilst the extension is slightly set back from the main front wall and set-down from the ridge of the original roof, the width would be well over half the width of the original dwelling. The front fenestration treatment would have a ground and first floor 3 pane window. The extension does not project beyond the rear extent of the front element of the dwelling. However, the excessive width and large expanse of front glazing of the two-storey side extension would fail to be subservient in appearance to the host building when viewed from Lakefield Road and Westbury Avenue in a visually prominent corner location.

The single storey side to rear extension would span 18.26 metres (with a small central courtyard) depth from the front to its most rearward extent with a width of 5.44 metres.

The side elevation would have 6 windows and a door placed at ground floor level with 2 side windows at first and second floor level.

Whilst in isolation the rear dormer would be acceptable in design terms, the cumulative bulk of the dormer in conjunction with the two-storey side and single storey side to rear extension and its uncharacteristic fenestration treatment would result in an over-development of the site that would fail to respect the scale, form and character of the host building or the wider locality.

In addition, the annexation of the remaining rear garden into 3 separate gardens would be an alteration that is out of keeping with the pattern of development in the wider locality.

The proposed extensions and alterations are therefore unacceptable with regards to design and character considerations.

Standard and quality of residential accommodation

London Plan Policy D6 requires housing developments to be of high-quality design, providing comfortable and functional layouts, benefiting from sufficient daylight and sunlight, maximising the provision of dual aspect units and providing adequate and easily accessible storage space as well as outdoor amenity space. Table 3.1 sets out the internal minimum space standards for new developments, while Table 3.2 of the London Plan provides qualitative design aspects that should be addressed in housing developments. The criteria set out within parts c-g of part A of DMP policy DM16 largely echo some of the design aspects covered within policy D6 of the London Plan.

The proposal would see the existing property sub-divided into self-contained units as follows:

Unit no.	No. beds/persons	Floorspace (sqm)	London Plan requirement (sqm)	Amenity space provision (sqm)
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1	1-bed 2-person	49.9	50	9
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2	2-bed 4-person	73	70	21
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3	3-bed 6-person	104	102	13
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All 3 units would have a floorspace that meets the minimum floorspace requirements in the London Plan. All bedrooms would meet the minimum London Plan floorspace standards. All habitable

rooms within the development would have an outlook. Whilst no daylight and sunlight report has been submitted as part of the submission, it would appear that all habitable rooms would have access to satisfactory natural light, with the exception of bedroom 1 of flat 2 which would have limited access to light and outlook from a window enclosed by the extension walls and the boundary fence 3 metres away.

No sections have been submitted as part of the submission to confirm floor-to-ceiling heights, but as the proposal is for the conversion of an existing building that was a purpose-built dwellinghouse, it is likely that the ground and first floor heights would comply, and that the proposal should be able to meet the requirement of the Technical Housing Standards for 75% of the Gross Internal Area exceeding 2.3 metres floor to ceiling height.

Whilst all units would have amenity space sizes that exceed London Plan minimum standards, the family sized unit would not have to access to the amenity space from the side gate without entering the upper floor unit itself, which is considered to be a sub-standard arrangement for the family-sized unit within the conversion.

Taking the above into consideration, the proposed conversion scheme, by virtue of the poor means of access to the rear garden amenity space for the family-sized unit and the poor means of light and outlook for bedroom 1 of flat 2, would provide a sub-standard form of accommodation for future occupants of the development, contrary to policies DM1 and DM16 of the Haringey Development Management DPD 2017 and policy D6 of the London Plan 2021.

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.

Given the end-of-terrace location of the dwelling, with Westbury Avenue to its immediate south and large separation distance to 26 Hawke Park Road (which is a medical surgery), despite their substantial size, the proposed side extensions would not result in any unacceptable impact on neighbouring properties in terms of loss of light, outlook or visual overbearing impact.

The ground floor side to rear wrap-around extension, despite its size, would not project beyond the extent of the existing single storey rear extension beyond the rear outrigger projection on the shared boundary with neighbouring no. 3 Lakefield Road, and would be of the same height as this existing rear extension. As such, the side to rear extension would not result in an unacceptable loss of light, outlook or visually overbearing impact on the occupants of neighbouring no. 3 Lakefield Road.

The rear dormer is set within and would not project beyond or above the rear roof plane of the building, and would not result in any loss of light or outlook by neighbouring occupants.

Whilst there are a large number of side windows in the extensions, these are orientated south with the nearest neighbouring property being the doctors surgery over 16 metres away, and would therefore not result in a material loss of privacy by neighbouring residential occupants.

The development would result in the introduction of 1 additional family-sized dwelling being added to the site but a substantially enlarged residential floorspace that would be increased by 122m². It is not considered that the increase in floorspace and 1 additional unit would result in an intensification of residential use in terms of associated comings and goings, waste/recycling generation and noise that would result in an unacceptable on neighbouring amenity conditions. Taking the above into consideration, the proposal is acceptable with regards to amenity impact considerations.

Transport considerations

London Plan Policy T1 requires all development to make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and to ensure that any impacts on London's transport networks and supporting infrastructure are mitigated. Policies T4, T5 and T6 set out key principles for the assessment of development impacts on the highway network in terms of trip generation, parking demand and cycling provision.

Local Plan (2017) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by DM Policy (2017) DM31 'Sustainable Transport'.

The site has a PTAL level of 6a which is considered to be excellent access to public transport services. The site is located in Wood Green Outer Zone Controlled Parking Zone (CPZ). The site does not have any off-street parking as existing and none is proposed. The proposal would result in the addition of 1 family-sized dwelling to the site. Whilst no parking stress survey has been provided with the application, it is not considered that the additional unit would result in an unacceptable impact on on-street parking conditions in the locality that would warrant refusal of the application.

The submitted floor plans indicate that 4 secure, covered cycle stores providing 8 spaces for the 3 flats would be installed in the rear garden, which would exceed minimum London Plan standards. Further details of the cycle storage could be secured through a condition imposed on the development if the scheme was to be recommended for approval.

Given that the scheme would involve substantial extensions to the property, and no parking is possible on Westbury Avenue to the immediate south of the site, it is considered that construction management plan would be required to be conditioned to be submitted prior to the commencement of works on site, to demonstrate how the construction works could be undertaken to minimise impacts on the highways network, parking conditions, noise, odour air quality and safety and welfare conditions for workers/neighbouring properties. Subject to compliance with such conditions, the proposal would be acceptable with regards to transportation considerations.

Energy and sustainability

The London Plan sets out detailed policies in relation to energy efficiency, renewable energy, climate change and water resources. Local Plan Policy SP4 promotes and requires all new developments to take measures to reduce energy use and carbon emissions during design, construction and occupation. Low and zero-carbon energy generation are required with all new

development, specifically to achieve a reduction in predicted carbon dioxide emissions through on-site renewable energy generation.

DPD Policy DM21 also requires new development to consider and implement sustainable design, layout and construction techniques, with proposals required to apply the energy hierarchy to minimise energy use in order to meet/ exceed, minimum carbon dioxide reduction requirements.

Residential and non-residential developments are expected to achieve zero carbon standards, including a 35% reduction on Building Regulations 2021 Target Emission Rates (TER) achieved on site, in accordance with London Plan Policy SI2.

An Energy Statement has been submitted as part of the application submission. The statement has been reviewed by Carbon Management Officers, who observe that the development would achieve a reduction of 38% carbon emissions from a Building Regulations Part L 2021 compliant building. Carbon Management Officers have objected to the scheme however on the basis of the use of direct electric heating in the proposal, alongside the need for further clarifications and modifications to be made to the energy strategy. It is considered that such matters could be resolved to ensure that the development could be compliant with regards to energy and sustainability considerations through the imposition of conditions requiring a revised energy strategy statement being submitted to the satisfaction of the Carbon Management Team prior to commencement of works on site. Subject to compliance with such a condition, the proposal would be acceptable with regards to energy and sustainability considerations.

Subject to compliance with these conditions and the carbon offset contribution, the development would be acceptable with regards to energy and sustainability considerations.

Waste management

DM Policy (2017) DM4 'Provision and Design of Waste Management Facilities' requires all proposals to make on-site provision for general waste, recycling and waste organic materials ensuring adequate internal and external storage space to manage the volume of waste arising from the site.

The Haringey 'Waste management guidance note for residential and mixed-use developments' sets out waste and recycling guidelines for residential and mixed-use developments within the borough. The floorplans indicate that bin stores would be provided to the front of the property to accommodate a waste and recycling bin for each of the 3 units. Further details of waste and recycling storage could be provided by condition if the development was to be recommended for approval.

Conclusion

The proposed extensions, by virtue of their cumulative bulk, massing, design and fenestration treatment, alongside the annexing of the rear garden, would be out of keeping with and would fail to respect the scale, form and character of the host building and wider locality, representing an overdevelopment of the site, contrary to policies SP11 of the Haringey Local Plan 2017, and policies DM1 and DM12 of the Haringey Development Management DPD 2017.

The proposed conversion scheme, by virtue of the poor means of access to the rear garden amenity space for the family-sized unit and the poor means of light and outlook for bedroom 1 of flat 2, would provide a sub-standard form of accommodation for future occupants of the development, contrary to policies DM1 and DM16 of the Haringey Development Management DPD 2017 and policy D6 of the London Plan 2021.

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

7. CIL Applicable

Based on the information provided, the Mayoral CIL charge is estimated to be £8,909.43 (122.5 x 72.73) and the Haringey CIL charge is estimated to be £33,829.6 (122.5 x 276.16). This would be collected by Haringey after/should the scheme is/be implemented and could be subject to relief, surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the RICS CIL index. An informative will be attached advising the applicant of this charge.

8. Recommendation

The application is recommended for refusal for the following reason(s):

Refusal Reasons:

The proposed extensions, by virtue of their cumulative bulk, massing, design and fenestration treatment, alongside the annexing of the rear garden, would be out of keeping with and would fail to respect the scale, form and character of the host building and wider locality, representing an overdevelopment of the site, contrary to policies SP11 of the Haringey Local Plan 2017, and policies DM1 and DM12 of the Haringey Development Management DPD 2017.

The proposed conversion scheme, by virtue of the poor means of access to the rear garden amenity space for the family-sized unit and the poor means of light and outlook for bedroom 1 of flat 2, would provide a sub-standard form of accommodation for future occupants of the development, contrary to policies DM1 and DM16 of the Haringey Development Management DPD 2017 and policy D6 of the London Plan 2021.