



Officer Report

Application Number:	HGY/2026/0772
Application Type:	Householder planning permission
Address:	99 Stirling Road, Wood Green, London, N22 5BN
Proposal:	Conversion of existing side garage into habitable rooms.
Case Officer:	Mark Chan
Valid Date:	13/04/2026
Applicant:	Mr Timothy Holmberg
Agent:	Mr Carlos Hurtado Bocanegra

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposal

Conversion of the existing side garage into habitable rooms including a guest bedroom, a bathroom and a pantry. Minor alterations to the garage roof to create a consistent internal ceiling height and repositioning of an existing rooflight. The existing front garage door would be replaced by a window.

Site Description

The subject site is a two storey, end-terraced dwellinghouse on the northeastern side of Stirling Road. The site is not within a conservation area nor in the vicinity of a listed building.

Planning and Enforcement History

None relevant.

REPRESENTATIONS

No representations were received in response to notification and publicity of the application.

CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance;
2. Impact on neighbouring amenity.

Design and appearance

This application is being considered against Local Plan Policy SP11 'Design' and DPD Policy DM1 'Delivering High Quality Design' which requires buildings/structures to be of a high, site specific and sensitive design quality whilst safeguarding neighbouring amenity. The proposal is also assessed against DPD Policy DM12 'Housing Design and Quality', which requires alterations to residential buildings to respect and complement the form, setting and architectural characteristics of the host dwelling.

The proposal involves the conversion of the existing garage without extending the footprint or overall length of the structure. The existing garage door would be replaced with a window to allow the garage to be converted into a habitable space. A modest roof alteration is also proposed to raise the rear section of the roof to align with the existing front roof height, creating a consistent ceiling level internally. Overall, the proposal remains subordinate and modest in scale, particularly as the neighbouring garage at No. 97 Stirling Road has a higher ridge height.

No additional roof openings are proposed, with the existing rooflight simply repositioned within the top of the roof. External materials, including brickwork, roofing, windows and doors, would match the existing dwelling to ensure a seamless appearance.

Given the limited nature of the alterations, the retention of the existing footprint and use of matching materials, the proposal is considered acceptable in design terms and would preserve the character and appearance of the host property and surrounding area.

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 amenity of neighbouring resident.

The modest roof adjustment would not result in material harm to neighbouring amenities in terms of outlook, daylight or sunlight.

Furthermore, the neighbouring garage structure at No. 97 is already notably higher than the proposed roof arrangement, reducing any perception of overbearing impact. No new overlooking opportunities are introduced as part of the proposal, and the repositioned rooflight would not materially affect neighbouring privacy.

Overall, the proposal is considered acceptable in amenity terms and complies with the above policy considerations.

Conclusion

The proposal is considered acceptable in terms of design and neighbouring amenity and complies with relevant planning policies.

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.

COMMUNITY INFRASTRUCTURE LEVY

The increase in internal floor area would not exceed 100 sqm. and therefore, the proposal is not liable for the Mayoral or Haringey's CIL charge.

RECOMMENDATION

GRANT PERMISSION subject to the following condition(s)

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 listed below, other than where those details are altered pursuant to the conditions of this planning permission or where alternative details have been subsequently approved following an application for a non-material amendment. :

- -000 EXISTING BLOCK PLAN
- -001 PROPOSED BLOCK PLAN
- 001 EXISTING GF
- 002 EXISTING FF
- 003 EXISTING ROOF PLAN
- 004 EXISTING FRONT ELEVATION
- 005 EXISTING REAR ELEVATION
- 006 EXISTING SECTION
- 101 PROPOSED GF
- 102 PROPOSED FF
- 103 PROPOSED ROOF PLAN
- 104 PROPOSED FRONT ELEVATION
- 105 PROPOSED REAR ELEVATION
- 106 PROPOSED SECTION
- 99 Stirling Road N22 5BN - Design And Access Statement

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 except where otherwise stated on the approved plans.

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.