

Officer Report

Application Number:	HGY/2026/0138
Application Type:	Full planning permission
Address:	Flat 1, 54 Lascotts Road, Wood Green, London, N22 8JN
Proposal:	Erection of a single storey rear and partial side return extension
Case Officer:	Eunice Huang
Valid Date:	24/03/2026
Applicant:	6
Agent:	Mr David Scheiner

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a two storey mid-terrace dwelling on the northern side of Lascotts Road. The site is located within Stroud Green Conservation Area and is considered to positively contribute towards its significance.

2. THE PROPOSAL

The proposed is for the replacement of existing rear addition with a new single storey rear extension.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

The planning history for the site has been considered in this assessment:

- OLD/1985/0702 - Conversion into three self-contained flats. Approved with conditions 24/6/1985.

4. CONSULTATION RESPONSES

Internal & External Consultees

No consultation responses were received.

Neighbour Consultation

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

No of individual responses: 2
Object: 0
Support: 0
Representation: 2

The following issues were raised in representations:

- Concern about “trough style” water butt in relation to noise disturbance from rainfall and standing water creating conditions conducive to insects, e.g. mosquitoes. (Officer comment: The potential level of noise from rainfall on the open water butt is not considered to be a material disturbance on the amenity of neighbouring occupants. The issue of standing water is not considered to be a material planning issue, but the applicant has provided a response that they have an interest in preventing the proliferation of mosquitoes, and will utilise treatment measures to do so.)

5. PLANNING CONSIDERATIONS

Design & heritage

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 is for a rear and side extension. The rear extension will have a depth of 3.62m, with a width of 4.27m. It would be set in 1.04m from the eastern side boundary. The side extension will be set in 2.1m from the rear façade of the rear elevation, and it will create an internal side courtyard 2.7m deep. The extensions will have a parapet roof, with two distinct building volumes. The rear extension will have a height of 3.2m, while the side extension has a height of 2.7m up to the parapet. With the exception of the parapets, the side extension will have a height of 2.5m on the side boundary.

The size and scale of the extension is subordinate to the main dwelling. The building volume is modulated through the distinct forms of the side and rear extension, which reduce the perceived bulk of the addition. The modest size and contemporary style of the addition will enable the existing rear elevation of the host building to remain legible. The proposal will not dominate the rear elevation or neighbouring properties.

The extension would be constructed with metal cladding of a bright rust colour, with timber reveals and crittal style glazing. This contemporary approach is considered satisfactory for the host building and the surrounding area, which comprises a variety of colours and materials for rear alterations and extensions.

For the above reasons, the proposal is considered satisfactory for the appearance of the dwelling.

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 modest size of the rear and extension would be acceptable in relation to the amenity of neighbouring properties in respect to outlook, daylight and sunlight or privacy. The stepped down and pitched down height of the side extension mitigates the impact of the extension on the adjoining neighbour at No. 52 Lascotts Road. There is one window in the adjacent side passageway of No. 52, which faces to the rear. The proposed courtyard would create separation distance from the extension to this window. As for the adjoining property at No. 56, the proposed extension would only extend beyond the neighbour's extension by 0.5m. The height, depth and design of the scheme therefore mitigates outlook, daylight and sunlight impact.

6. CONCLUSION

The proposed development is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

The proposal is considered acceptable in respect of its character, appearance and impact on the site and would not result in material harm to the residential amenity of neighbours. 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. CIL APPLICABLE

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

8. RECOMMENDATION

The application is recommended for approval 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 below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list: Location Plan, 0271-EX&PP-GA-01, 0271-EX&PP-GA-02, 0271-EX&PP-GE-01, 0271-EX&PP-GE-02, 0271-EX&PP-GE-03, 0271-EX&PP-GS-01.

Reason: For the avoidance of doubt and in the interests of proper planning.

Informatives:

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.

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.