



Officer Report

Application Number:	HGY/2026/0476
Application Type:	Full planning permission
Address:	31 Lascotts Road, Wood Green, London, N22 8JG
Proposal:	Erection of ground, first floor and roof extensions to the rear.
Case Officer:	Josh Parker
Valid Date:	09/03/2026
Applicant:	Kratos 7 Ltd Kratos 7 Ltd
Agent:	Slater Slater

RECOMMENDATION

Approve with Conditions

1. Consultation

Local representations

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

2. Planning assessment

The application site relates to a two-storey mid-terrace dwelling, currently subdivided into flats at ground and first floor level. The planning history for the site is noted as follows:

HGY/2015/0650 – Erection of ground floor rear extension (Approved)

This application has been considered against Local Plan Policy SP11 'Design' and Development Management DPD Policy DM1 'Delivering High Quality Design', which require development to be of a high-quality, site-specific and sensitive design, and to safeguard neighbouring amenity. The proposal has also been assessed against Policy DM12 'Housing Design and Quality', which requires extensions and alterations to respect and/or complement the form, setting, period and architectural characteristics of the original building, with appropriate use of matching or complementary materials.

In terms of amenity, London Plan Policy D6 and DPD Policy DM1 emphasise the importance of protecting the amenity of surrounding occupiers, including impacts on daylight, sunlight, outlook, privacy and overshadowing.

This application seeks consent for a rear dormer extension, a 1.25m first-floor rear outrigger extension, and a single-storey ground floor rear extension. The main issues for consideration are the effect of the development on the character and appearance of the surrounding area and on the living conditions of neighbouring occupiers.

Roof extension

The proposed roof extension comprises the construction of a rear dormer on the main rear roof slope. The dormer would be set slightly above the eaves, below the ridge, and set in from the party walls with both Nos. 29 and 33, ensuring a subordinate form. It would be finished in tile hanging with rear-facing fenestration, which is consistent with similar examples within the terrace.

The proposed installation of front rooflights is considered acceptable due to their modest size and positioning on the front roof slope. Such features are common within the street and are generally associated with loft conversions.

Rear dormer extensions are a common feature within the area, including at Nos. 25, 27 and 39. Overall, the proposed roof extension is considered to accord with the established pattern of development and would not harm the character or visual amenity of the area.

Infill and first floor extension

The proposed single-storey rear extension would measure approximately 5.16m in width and 8.78m in depth. It would be set slightly off the boundary with No. 33 and would incorporate a small break to form a lightwell. The extension would replace an existing outbuilding and veranda. It would feature a flat roof with a maximum height of 2.5m and would provide additional living and bedroom space for the ground floor flat.

A previous permission (ref. HGY/2015/0650) approved a similar, albeit smaller, infill extension. Whilst this was determined under an earlier policy framework, it remains a material consideration.

Although the proposed ground-floor works are relatively substantial, the extension would remain subordinate to the host property and a generous rear garden would be retained, exceeding the minimum expectations set out in the London Plan. In this context, the ground floor extension is considered acceptable.

The first floor is proposed to project 1.25m beyond the existing rear outrigger, which currently has a flat roof. Whilst there is an example of a first-floor extension at the end of the terrace at No. 45, and variation exists in outrigger depths across the terrace, it is acknowledged that mid-terrace properties should not be directly compared with end-of-terrace examples. Nonetheless, this variation provides some flexibility in the assessment.

In this context, the modest 1.25m projection would remain subordinate to the host building and would not appear incongruous within the established rear elevation pattern. Furthermore, the first-floor extension would not be readily visible from public vantage points, being located to the rear and set well away from corner views. The rear of the terrace is characterised by some variation in built form, and as such the proposal would integrate acceptably within this context.

The extensions would be constructed in materials to match the existing dwelling, with modest glazing, which is considered an appropriate and acceptable design approach.

Overall, the proposed extensions would appear subordinate to the host dwelling. It is also noted that several neighbouring properties have similar infill extensions. As such, the development is considered acceptable in design terms and in relation to the character and appearance of the surrounding area.

Impact on neighbouring amenity

The scale and massing of the proposed dormer and rear extensions are considered proportionate and would not result in a material loss of daylight or sunlight, nor would they appear overbearing.

The application site benefits from a southerly-facing rear aspect and when combined with the existing boundary treatment, including a relatively high fence, the proposed 2.5m high ground floor extension would not give rise to a significant additional impact on neighbouring amenity. The extension would not result in a harmful loss of outlook or daylight, nor would it lead to unacceptable overshadowing.

In this context, the impact of the infill and wrap-around form of the extension is considered acceptable. It is acknowledged that, in other site contexts, such extensions may need to be reduced in height along shared boundaries. However, the specific orientation and existing site conditions in this instance allow for the proposed design without resulting in harm.

The inclusion of a 2.08m lightwell and a slight setback of approximately 0.2m from the boundary with No. 33 provides further relief. Whilst there may be some minor impact at ground floor level, this would not be considered material.

The proposed first-floor extension would project 1.25m beyond the shared outrigger with No. 29. Although this results in a deeper built form, the increase is modest and remains within acceptable limits. The proposal would not result in an overbearing impact or unacceptable loss of outlook and would not materially affect conditions of light.

Whilst there would be some additional built form along the boundary shared with No. 29, this would replace an existing outbuilding and veranda of a similar height. As such, the overall impact on light and sense of enclosure is considered to be neutral.

The fenestration within the rear extensions and dormer would not introduce any significant overlooking beyond the existing situation, as the window arrangement reflects the established pattern of development. Accordingly, no unacceptable loss of privacy would arise.

Overall, the development is considered acceptable in terms of its impact on neighbouring amenity and accords with Policies DM1 and DM12 of the Development Management DPD (2017), Policy SP11 of the Local Plan (2017), and relevant policies of the London Plan (2021).

3. CIL Applicable

N/A – The proposal would not create a new dwelling and is under 100sqm.

4. Recommendation

It is therefore recommended that this application be **APPROVED**, subject to appropriate 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:

170_PL1_GA_01-E, 170_PL1_EX_02-E, 170_PL1_GA_02-E

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: 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.