



Officer Report

Application Number:	HGY/2026/1226
Application Type:	Householder planning permission
Address:	18 Harcourt Road, Wood Green, London, N22 7XW
Proposal:	Demolition of existing rear timber terrace structure & stairs. Erection of two-storey rear ground floor and basement extension
Case Officer:	Sabelle Adjagboni
Valid Date:	01/05/2026
Applicant:	6
Agent:	Mr Stephen Martin Mr Robert Haworth

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the demolition of an existing rear timber structure with stairs to erect a two-storey rear extension.

Site and Surroundings

The application site is a two-storey mid-terrace dwellinghouse located on the southern end of Harcourt Road within a predominantly residential area. The site is not situated within a conservation area, and the building is not statutorily listed.

The property forms part of an established terrace of dwellinghouses which share a broadly consistent architectural character, scale and form. The subject terrace is characterised by two-storey residential development with pitched roofs, private rear gardens and a generally uniform building line. To the rear, the terrace exhibits a relatively consistent pattern of development, with neighbouring properties generally retaining traditional rear projections and permanent built additions.

Relevant Planning and Enforcement History

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

HGY/2025/2423

Proposal: Demolition of existing rear timber terrace structure & stairs. Erection two-storey rear ground floor and basement extension

Decision Date: 12 February 2026

Decision: Refuse

HGY/2007/1599

Proposal: Retrospective planning application for replacement rear facing wooden decking / balcony.

Decision Date: 26 September 2007

Decision: Approve with Conditions

LOCAL REPRESENTATIONS

The application has been publicised by way of 3 letters to neighbours. The representations received are summarised as follows:

Objection: 3

The objections received are summarized below:

- Out of keeping design and character
- Loss of privacy and increased overlooking
- Drainage concerns
- Structural and construction risks associated with development

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and Appearance
2. Impact on neighbouring amenity

Design and Appearance

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 follows a previously refused scheme for a comparable two-storey rear extension at lower-ground and ground floor levels. The current submission seeks to address

concerns identified in the previous refusal through a reduction in scale, increased separation from neighbouring boundaries and a more considered design approach.

At ground floor level, the extension has been reduced in scale and is now centrally positioned within the rear elevation. The addition would be set in from the shared boundaries by approximately 1.8m from No.20 and 2.3m from No.16. It would incorporate a modest double-pitched roof form with eaves height of approximately 2.3m. This reduced footprint, lower roof profile and generous separation from the side boundaries ensure that the extension would appear subordinate to the host dwelling and would integrate more successfully within the existing rear elevation.

At lower ground floor level, the extension would project by approximately 2m and would remain set in from the boundaries by approximately 0.68m from No.16 and 0.31m from No.20. The flat roof design, incorporating a green roof and rooflight, is considered appropriate at this level and would limit visual impact when viewed from surrounding properties.

Overall, the revised scale, massing and design represents a clear improvement over the previously refused scheme. The proposal would appear as a subordinate addition to the host dwelling and would broadly align with the scale of the rear extensions typically achievable under permitted development, albeit assessed on its own planning merits.

In terms of materials, a light-coloured finish at ground floor level is proposed to reflect the existing rendered appearance of the host dwelling, thereby reducing the visual prominence of the extension. At lower ground floor level, a terracotta finish is proposed which would respond positively to materials already present within the property in the existing rear dormer.

The proposed fenestration is considered appropriate to the scale and design of the extension and would provide adequate levels of natural light whilst maintaining a coherent appearance within the rear elevation.

Overall, the revised scale, massing and design represent a clear improvement over the previously refused scheme. The proposal would appear as a subordinate addition and would preserve the established character and appearance of the rear building line. Whilst the terrace exhibits a generally consistent pattern of development at the rear, the proposal would not appear as an incongruous interruption to this established rhythm. Rather, the replacement of the existing timber structure and external staircase with a permanent built form would result in a form of development that sits comfortably within the prevailing pattern of development along the terrace.

As such, in terms of design, the proposal is in line with the above policies.

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.

The impact of the proposal on neighbouring amenity has been carefully considered, particularly in relation to Nos. 16 and 20.

At lower ground floor level, the extension would be limited in depth (approximately 2m) and height (approximately 2.22m) and would be set in from both shared boundaries. Given its modest scale, the development would not result in a material loss of daylight or sunlight, nor would it create an undue sense of enclosure for neighbouring occupiers.

At ground floor level, the extension has been significantly reduced compared to the previously refused scheme and would be set in from the shared boundaries by approximately 1.80m from No.20 and 2.3m from No.16. This generous separation, combined with the modest eaves height of approximately 2.3m and limited projection, would ensure that the extension remains visually subordinate and would not appear unduly dominant or overbearing when viewed from the neighbouring properties. The proposal would therefore not result in a detrimental loss of outlook or sense of enclosure.

The reduced scale of the extension and its substantial offset from neighbouring boundaries would also ensure that impacts on daylight and sunlight remain limited and within acceptable levels. The proposal is therefore not considered to result in any material harm in this regard.

Objections have been raised regarding privacy. The proposed side-facing window toward No.16 would be fitted with obscure glazing, preventing direct views towards the neighbouring property. A condition requiring the retention of the obscure glazing in perpetuity will be attached to any planning permission granted. The rear facing glazing would not introduce any materially different overlooking relationship from that which currently exists, having regard to the established pattern of rear facing windows and mutual overlooking between properties within the terrace.

Concerns have also been raised regarding drainage and structural matters. These issues are addressed through separate legislation and where necessary, would be considered under the Building Regulations regime and any relevant Party Wall procedures.

Overall, having regard to the limited depth of the extension, its substantial separation from neighbouring boundaries and the modest roof form proposed at ground floor level, the development would not result in material harm to the living conditions of neighbouring occupiers in terms of daylight, sunlight, outlook, sense of enclosure or privacy.

As such, in terms of impact on amenity, the proposal is in line with the above policies.

Conclusion

The proposal is considered acceptable in design and appearance, as well as amenity terms.

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

CIL APPLICABLE

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

RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2026/1226

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: EX001, GA101 Revision P2, GA200 Revision P2, GA201 Revision P2

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

- 3 The proposed side-facing window within the extension facing No.16 Harcourt Road, as show on the approved plans, shall be fitted with obscured glass and shall thereafter be permanently retained as such. The window shall not be altered to clear glazing at any time unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the privacy and residential amenity of the occupiers of neighbouring properties in accordance with Policy DM1 of the Haringey Development Management DPD (2017)

- 4 The development for basement works hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical

elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith and retained for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with policy DM18 of the Local Plan 2017.

Informatives:

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.

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.