



Officer Report

Application Number:	HGY/2026/0767
Application Type:	Full planning permission
Address:	Ground Floor Flat A, 31 Meads Road, Wood Green, London, N22 6RN
Proposal:	Erection of a single storey rear extension and alteration and installation of rear windows.
Case Officer:	Mark Chan
Valid Date:	13/04/2026
Applicant:	Marcello Sega
Agent:	Detailed Planning Ltd

RECOMMENDATION

Approve with Conditions

1. Consultation

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

2. Planning assessment

The application site is a ground floor flat within a two-storey mid-terrace property located on the western side of Meads Road. The host property has an existing a two-storey rear outrigger. The site is not within a Conservation Area (CA). The application history in relation to this site is noted.

HGY/2003/0405 – Conversion to form 2 x 2 bed self contained flats. Approved 16/04/2003.

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 and to safeguard neighbouring amenity. Equally and more specifically it is being considered against DPD Policy DM12 'Housing Design and Quality' which 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.

In terms of amenity London Plan Policy D6 and DPD Policy DM1 both emphasise the importance of protecting amenity of surrounding housing. Policy D6 highlights the need to consider daylight, sunlight, and overshadowing effects on neighbouring properties, ensuring they receive sufficient light appropriate for their context while minimising overshadowing. Similarly, DPD Policy DM1 stresses the requirement for high-quality design to guarantee privacy and amenity for both the development's users and neighbouring residents. This includes providing adequate sunlight, daylight, and aspects to adjacent buildings and land, while also ensuring an appropriate level of privacy to prevent overlooking and maintain the amenity of neighbouring properties.

This application is seeking consent for the erection of a single storey rear extension and alteration and installation of rear windows. The main issues with this application are the effect of the development on the character and appearance of the surrounding area and on the living conditions of neighbouring occupiers, as discussed below.

Design and appearance

The proposed extension would be erected to the rear of the existing two-storey outrigger. Whilst the extension would be built up to the shared boundary with No. 29, its northern flank elevation would be set back from the boundary with No. 33 by over 1m. The extension would have a flat roof finished with single ply membrane and a parapet with a maximum height of 3.3m. The external walls would be finished in Pebble Grey colour render, and the rear elevation would have aluminium framed sliding doors.

The footprint of the extension would be limited in the context of the host property and sit entirely to the rear where the works would not be visible from the street. Along with its limited scale, modest design and existence of similar rear extension at neighbouring properties, the proposal is considered proportionate and subordinate to the host property.

As part of this application, the applicant is also seeking to alter an existing ground floor flank window to a smaller letter box window and install a new ground floor side window to the existing rear outrigger. Due to the minor scale of the works and rear location, the alteration and installation of windows are considered acceptable.

Overall, the proposed extension would be modest in bulk and scale and subordinate to the current outrigger and host property. It is observed that several neighbouring properties, such as Nos. 29 and 33 have similar rear extensions. Therefore, the proposed extension is considered acceptable in terms of the design and appearance of the surrounding area and pattern of development.

Impact on neighbouring amenity

The scale and massing of the proposed rear extension is considered modest and would not result in a material loss of sunlight or daylight or have an overbearing appearance.

The height and depth of the proposed extension would not affect the amenities to Nos. 29 and 33 since No. 29 already has a similar rear extension built up to the boundary and the flank wall of the proposed extension is set back by over 1m from the boundary with No. 33.

Whilst a new ground floor flank window has been proposed at the existing rear outrigger, given that it would be on the ground floor and set back from the site boundary by approximately 2m and separated by an existing boundary fence, it is not considered to result in loss of privacy to neighbouring properties. The proposal is not considered to have any adverse impacts in terms of daylight/sunlight, privacy nor appear overbearing to the occupiers of Nos. 29 and 33.

Impact on neighbouring amenity

Overall, the proposed development is considered acceptable in terms of design and amenity consolidation, in accordance with the policies outlined above, with all other relevant policies and considerations, including equalities, have been taken into account.

3. CIL Applicable

N/A – Under 100sqm no new unit.

4. Recommendation

It is therefore recommended that this application be APPROVED in accordance with the following 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 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. :

- 2644MS_FUL_REVA-SH2 - Proposed Drawings.pdf
- 2644MS_FUL-Planning Design and Access Statement.pdf
- 2644MS_FUL - Fire Strategy.pdf
- 2644MS_FUL_REVA-SH1- Existing Drawings.pdf

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

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.