



Officer Report

Application Number:	HGY/2026/0930
Application Type:	Householder planning permission
Address:	53 Arcadian Gardens, Wood Green, London, N22 5AG
Proposal:	Erection of a single storey ground floor rear side infill extension.
Case Officer:	Mark Chan
Valid Date:	01/05/2026
Applicant:	Thomas Skeen
Agent:	Mr Jordan Macann

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposal

Erection of a single storey ground floor rear side infill extension, infilling part of the space between the property's existing rear outrigger side elevation and the boundary with the adjacent property at No. 55 Arcadian Gardens. A small courtyard at the base of the side return would be retained.

Site Description

The subject site contains a two storey, semi-detached dwellinghouse on the northern side of Arcadian Gardens. The site is not located within a conservation area nor in the vicinity of a listed building.

Planning and Enforcement History

HGY/2026/0931 – Certificate of lawfulness for the proposed installation of three front rooflights and erection of a hip-to-gable roof extension and a L-shaped rear dormer on the main roof and rear outrigger. Approved 26/06/2026.

REPRESENTATIONS

No representations have been received from neighbours, local groups, etc in response to notification and publicity of the application.

PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

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

Design and appearance

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, detailing of the original building, including external features such as chimneys, and porches.

The application property, like all other properties on this side of the road, has a two-storey rear outrigger projections. The current proposal is to erect a single-storey rear side infill extension to infill the part of the space between the outrigger and the shared boundary with No. 55. The new extension would not be built up to the boundary, leaving a 0.75m wide gap between the extension and the boundary fence. A small 1.45m deep courtyard would also be retained at the base of the side return.

The proposed infill extension would be 6.15m deep and 1.42m wide and would not extend beyond the rear elevation of the existing outrigger. It would have a pitched roof with 4no. rooflights, sloping down towards the boundary with No. 55 with maximum height of 3.54m where it meets the side wall of the outrigger, and 3m at the eave. The flank wall of the extension would be set back from the 1.8m high boundary fence by 0.75m. The infill extension would be finished in brickwork to match that of the host property, and the rear elevation would have new window matching the existing style. The extension would be appropriately subordinate and respectful in its scale, massing and external materials.

Due to its rear location, the proposed extension would not be visible from public view. The bulk, massing, scale and design of the extension would respect, the scale, form and character of the host building and wider locality, and is therefore acceptable with regards to design and character considerations.

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.

Whilst the flank wall of the proposed infill extension would be 3m high, it would be set in from the shared 1.8m high boundary fence by 0.75m and would sit within the shadow of the existing two-storey rear outriggers at No. 55 and the host property, given its northern orientation. Furthermore, a 1.45m depth courtyard has been retained at the base of the side return to further mitigate any loss of daylight/sunlight or increased sense of enclosure to the occupiers of No. 55. Given the set-in from the shared boundary, the proposal would not result in an unacceptable loss of light, outlook or result in a visually overbearing impact on neighbouring amenity. The proposal is therefore acceptable with regards to amenity impact 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.

B356943-01-1100 A, B356943-01-3100 A: Existing/proposed plans, elevations and sections

Location Plan

B356943-01-3000 A: Block plan

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.