



# Officer Report

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|----------------------------|----------------------------------------------------------------------------------------------------------------------|
| <b>Application Number:</b> | <b>HGY/2026/1574</b>                                                                                                 |
| <b>Application Type:</b>   | <b>Householder planning permission</b>                                                                               |
| <b>Address:</b>            | 22 Sirdar Road, Wood Green, London, N22 6RG                                                                          |
| <b>Proposal:</b>           | Erection of a single storey wraparound rear and side infill extension with 4no. rooflights above the side extension. |
| <b>Case Officer:</b>       | Daniel Boama                                                                                                         |
| <b>Valid Date:</b>         | 03/06/2026                                                                                                           |
| <b>Applicant:</b>          | 6                                                                                                                    |
| <b>Agent:</b>              | Paul Rundle<br>Nada Ravi (KKR Planning & Design Ltd)                                                                 |

## **RECOMMENDATION**

**Approve with Conditions**

### **1. SITE DESCRIPTION**

The application site relates to a two-storey mid-terraced dwellinghouse on the south side of Sirdar Road. It is accessed from Mannock Road to the southwest and Hawke Park Road to the northeast. The site is not in a conservation area nor is it within the curtilage of a listed building.

### **2. THE PROPOSAL**

The proposed is for an erection of a single storey wraparound rear and side infill extension with 4no. rooflights above the side extension.

The application proposes a single storey extension infilling all the space between the 2-storey outrigger and the side boundary with the neighbouring property at No.20 Sirdar Road. It will extend beyond the end of the outrigger by 3 metres and wrapping around the end. It will have a part flat roof, with a slope along the infill element, pitching down to 2.3 metres along the boundary with No.20, and 4no. rooflights above the slope. The external walls will be brickwork to match the existing building, and the roof would be in quatrz-zinc standing seam. The proposed patio doors would be aluminium-framed triple-glazed sliding doors on the rear elevation.

### **3. RELEVANT PLANNING AND ENFORCEMENT HISTORY**

No relevant history.

### **4. CONSULTATION RESPONSES**

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 0

## **5. PLANNING CONSIDERATIONS**

### Design & 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 proposed extension is considered to appropriately subordinate in scale and complementary in its design and appearance to the host property. It is therefore considered that local character and the visual amenity of the area would not be adversely affected by the proposal.

### 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.

Given differences in ground level between No.20 and the application site, the height of the extension on the boundary at 2.3m is not significant and as such not harmful to amenity, i.e. in terms of conditions of light, outlook nor will it have an overbearing or tunnelling effect. The proposed extension would also match depth of the existing extension it is proposed to replace. Overall, the proposed extension is acceptable in terms of impact on amenity.

## **6. CONCLUSION**

The proposed development is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also does accord 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. RECOMMENDATION**

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

Approved drawings list: 3193 (Location Plan), PL-02, and PL-03.

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: 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: 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.