

Officer Report

Application Number:	HGY/2026/1482
Application Type:	Householder planning permission
Address:	13 Sandford Avenue, Wood Green, London, N22 5EJ
Proposal:	Erection of ground floor rear extension.
Case Officer:	Ben Coffie
Valid Date:	27/05/2026
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Applicant:	Hope and Nick Beales
Agent:	Ms Virginia Barbisan

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The site application is a two storey terraced house with a 2 storey addition to the rear. At the rear the property benefits from a single storey side infill extension. Furthermore, to the rear of the property lie allotment gardens.

The area is predominately residential in character, and the site is not in a Conservation Area.

2. THE PROPOSAL

The proposed is for the construction of a single storey ground floor rear extension.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2014/3554,

Proposal: Erection of single storey rear ground floor extension, loft conversion including alterations to roof pitch at rear and installing new roof windows to front and rear and new dormer to rear

Decision Date: 11 February 2015

Decision: Approve with Conditions

4. CONSULTATION RESPONSES

Internal & External Consultees

The following were consulted on the planning application:

N/A

Local amenity groups

The following local groups/societies made representations:

N/A

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: 1

Objecting: 1

The following issues were raised in representations and are addressed further on in this report or below:

- Loss of daylight to main living accommodation, adversely affecting their quality and usability.
- Due to excessive height and depth, the development would represent an overbearing and oppressive form of development along our shared boundary.
- Loss of outlook and heightened sense of enclosure, narrow corridor-like environment and significantly reduce our enjoyment of our outdoor space.
- Negative precedent would be set allowing the opportunity for further projection beyond accepted building line.

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 rear extension will have a full width and will measure 4.0m deep, its projection will be in line with the existing rear extension at 11 Sandford Avenue, it would partly have a flat roof and would effectively stretch the single storey infill element further with a pitch roof to match it. The maximum height of the extension will measure 2.8m.

As an additional extension to the existing, the proposed extension will be is considered to be modest in bulk, height and scale and therefore subordinate to the main dwelling. The extension would be finished in materials to match those of the existing dwelling.

The proposal is considered proportionate and subordinate to the host building and would not negatively impact the amenity of the site, or adjoining properties.

Therefore, the local character and visual amenity of the area would be protected.

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.

In light of concerns raised in the objection received, it is agreed that the proposed extension would add an additional projection beyond the established building line however there are currently high boundary fences on both shared boundaries, and the height and depth of this extension will not affect the amenity to No 11 Sandford, as the new side wall to the extension on the boundary will maintain a low height, similar to the existing infill extension.

In this case given the sloping roof of the extension will be significantly brought low, it will not exacerbate adverse impacts in terms of loss of outlook, loss of daylight and sunlight and enclosure by creating tunnelling effect significantly above what is currently experienced.

In the case of No.15, the height and depth of the extension is considered acceptable and as such will not adversely affect neighbouring amenity of this site.

Consequently, the proposed extension will not result in any overbearing harm in terms of conditions of light, outlook or have an overbearing/ tunnelling effect.

Impact on Trees

Policy SP11 of the Haringey Local Plan (2017) seeks to protect and enhance the borough's natural environment, including trees and landscaping, as part of achieving high quality development. Policy DM23 of the Haringey Development Management DPD (2017) similarly seeks to protect trees of amenity, ecological, or landscape value, and requires that the loss of trees be justified having regard to their contribution to visual amenity, biodiversity, and the character of the area.

The rear garden contains one small tree, which is not the subject of a Tree Preservation Order (TPO) and does not benefit from any statutory protection. The application site does not fall within a conservation area, and there are no other constraints (e.g. Article 4 Directions relating to trees) which would otherwise elevate the level of protection afforded to it.

The proposed rear extension would necessitate the removal of this tree to facilitate the development. In assessing the acceptability of its loss, regard has been had to the tree's species, size, condition, and contribution to the visual amenity of the site and wider street scene. The tree is modest in stature and does not make a significant contribution to the character or appearance of the area, is not visible from the public realm, and its removal would not result in any material change to the appearance of the streetscene.

On this basis, the loss of the tree is considered acceptable and would not result in any material harm to visual amenity, biodiversity, or the character of the area. The proposal therefore accords with Policy SP11 of the Haringey Local Plan (2017) and Policy DM23 of the Haringey Development Management DPD (2017), as well as the objectives of the NPPF regarding the protection of the natural environment.

6. CONCLUSION

The proposed development is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords 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 condition

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 in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Approved plans list: Location Plan, 2603 – 01, 2603 – 02, 2603 – 04, 2603 – 03, 2603 – 11, 2603 – 10, 2603 – 12, 2603 – 13.

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

- 3 The external materials to be used in the development shall accord with the materials specified on the approved drawings.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual amenity of neighbouring properties and the locality, in accordance 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.