



Officer Report

Application Number:	HGY/2026/1618
Application Type:	Householder planning permission
Address:	48 Selborne Road, Wood Green, London, N22 7TH
Proposal:	Ground floor side infill, internal alterations, and associated works
Case Officer:	Eunice Huang
Valid Date:	08/06/2026
Applicant:	Robert Ade
Agent:	Mr Jordan Macann

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a two storey mid-terrace house is located on the western side of Selborne Road. The site not within a conservation area or in the vicinity of a listed building. The rear of the site has been altered with a roof extension.

2. THE PROPOSAL

The proposal is for a ground floor side infill, internal alterations, and associated works.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

The relevant application history has been taken into account in this assessment:

- HGY/2013/2239
48 Selborne Road, London, N22 7TH
Proposal: Formation of rear dormer and insertion of front roof lights.
Decision Date: 18 December 2013
Decision: Permitted Development

4. CONSULTATION RESPONSES

Internal & External Consultees

No consultation responses were received.

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.

A single storey side infill extension is proposed on the existing passageway adjacent to the rear outrigger. Its rear alignment will meet the existing alignment of the outrigger. It will have a flat roof with a parapet, with a height of 2.74m.

The size and scale of rear extension will be subservient to the host building and neighbouring properties. The proposed extension will adjoin the wraparound extension at No. 46 Selborne Road. The proposed parapet on the common boundary would sit just 0.2m above the roof of the adjoining extension.

The rear extension will be constructed with white painted rendered walls to match existing. The proposed door and window openings on the rear elevation will be sympathetic to the rhythm and proportions of the host building. New doors and windows will be white uPVC to match existing. A condition will be attached requiring materials to match existing.

The proposed extension is considered acceptable in design and appearance terms.

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.

The proposed extension will not adversely impact the amenity of the neighbouring properties by way of overbearing impact or solar impact. Its height and siting relates sympathetically to the adjacent wraparound extension at No. 46 Selborne Road.

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 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 or trees. 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. CIL APPLICABLE

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

8. RECOMMENDATION

The application is recommended for approval subject to 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: Location Plan, B351387-3000 Rev A, B351387-1100 Rev A, B351387-3100 Rev A

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: 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.