

# Officer Report

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| <b>Application Number:</b> | <b>HGY/2026/1536</b>                                                                                                                                                                                    |
| <b>Application Type:</b>   | <b>Householder planning permission</b>                                                                                                                                                                  |
| <b>Address:</b>            | 25 Forfar Road, Wood Green, London, N22 5QE                                                                                                                                                             |
| <b>Proposal:</b>           | Erection of two-storey front bay extension with external alterations, single storey rear and rear side extension, demolition and re-building of existing garage in matching brick with new garage door. |
| <b>Case Officer:</b>       | Anna Anderson                                                                                                                                                                                           |
| <b>Valid Date:</b>         | 11/06/2026                                                                                                                                                                                              |
|                            | 6                                                                                                                                                                                                       |
| <b>Applicant:</b>          | Mr Adrian Botiz                                                                                                                                                                                         |
| <b>Agent:</b>              | Miss Carolin Mertens                                                                                                                                                                                    |

## **RECOMMENDATION**

**Approve with Conditions**

### **1. SITE DESCRIPTION**

The application site is a two-storey mid-terraced dwellinghouse located on the south-west side of Forfar Road. The site does not fall within a conservation area and does not contain/is not within the setting of a listed building.

### **2. THE PROPOSAL**

The proposed is for a two-storey front bay extension with elevation changes, single storey rear and rear side extension, and demolition and re-building of existing garage in matching brick with new garage door.

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

25 Forfar Road, Wood Green, London, N22 5QE

HGY/2026/1535

Certificate of Lawfulness (proposed) for hip to gable roof conversion with rooflights, and dormer box and windows to the rear main roof.

– Approve 02/07/2026

### **4. CONSULTATION RESPONSES**

The application has been advertised by way of letters sent to neighbouring properties. No representations received from neighbours in response to notification and publicity of the application.

### **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.

#### *Two-storey front bay extension with elevation changes*

The proposed two-storey front bay extension would be built to match the existing front bay of the neighbouring property at number 27. The extension would not project beyond the front line of the existing bay and feature a two-storey rectangular base with gable roof and a maximum height of 8.03m. Minor elevation changes are proposed to the front elevation with a replacement entrance door and windows. The south side of Forfar Road is characterised by terraces of 4 properties in which there appears to be an original design of the middle 2 properties within these terraces having a two-storey front projecting bay with gable roof projection. The host building is end-of-terrace, and therefore the introduction of the feature would represent an alteration to the rhythm of the street scene to a certain degree. However, the roof design and frontages of properties on this side of the street have already been subject to alterations that have altered the architectural consistency of the original street scene, particularly through the introduction of hip-to-gable roof extensions, which can be carried out under permitted development rights available to householders. On balance, the proposed extension would not result in an unacceptable impact on the character and appearance of the host building or wider locality.

#### *Single storey rear and rear side extension*

The single storey rear extension would directly abut the boundary of number 27 but would not extend beyond the rear extent of the existing rear extension of this neighbouring property on the shared boundary. It would have a flat roof with a maximum height of 3.42m (same height as the extension of no. 27) and 1 no. rooflight. It would be externally clad in brick to match the existing building. The single storey rear and rear side extension would be considered to respect the scale, form and character of the host building and wider locality, and would be subordinate in scale to the host building.

#### *Demolition and re-building of existing garage*

The proposed demolition and re-building of existing garage would include a new structure which sits within the footprint of the existing garage and an increased maximum height of 2.7m. The extension would directly abut the boundary of number 23 and would project 1.15 metres beyond the extent of the adjacent garden shed of no. 22 Berwick Road. It would have a flat roof aligning with the 2.9m height of the single storey parapet wall at number 23. There are no concerns with the proposed rebuilding of the garage in design terms.

#### *Materials*

The two-storey front bay extension and elevation changes would use materials to match existing, including white painted render, gable timber features painted in black, Staffordshire blue clay roof and façade tiles, and new material anthracite grey aluminium for windows. The proposed entrance door will use a new material, anthracite grey composite with vertical grooves. The single storey rear and rear side extension materials would use brick to match existing, anthracite grey aluminium copings and double-glazed windows on the rear elevation, double-glazing for the rooflight and EPDM rubber roofing membrane in dark grey for the flat roof, all similar appearance to existing. The re-built garage would comprise brick to match existing and slate coloured concrete coping stones. The proposed materials are deemed acceptable.

#### *Summary*

Overall, the proposed extensions would respect the scale, form and character of the host building and wider locality. 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.

The proposed two-storey front bay extension would match the size, scale and appearance of the two-storey front bay at number 27. The rear extension would match the height and depth of the rear extension at number 27 but will be slightly larger in scale due to increased width. The re-built garage as proposed in its existing footprint and the rear side extension would match the height of the single storey parapet at neighbouring property number 23. The extensions will not result in an unacceptable impact on neighbouring amenity in terms of conditions of outlook, light and would not result in a visually overbearing impact.

## **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. CIL APPLICABLE**

N/A – Under 100sqm no new unit.

## **8. RECOMMENDATION**

The application is recommended for approval subject to the following conditions.

### **Conditions:**

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 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 plans list:

SW147\_Location Plan – Site location plan  
SW147\_A\_00\_06\_RevA – Front/rear elevations Existing  
SW147\_A\_05\_00\_PL – Site/block plan Proposed  
SW147\_A\_05\_01\_PL\_RevA – Ground floor plan Proposed  
SW147\_A\_05\_02\_PL\_RevA – First floor plan Proposed  
SW147\_A\_05\_03\_PL\_RevA – Loft plan Proposed  
SW147\_A\_05\_04\_PL\_RevB – Roof plan Proposed  
SW147\_A\_05\_05\_PL – Sections Proposed  
SW147\_A\_05\_06\_PL\_RevB – Front/rear elevations Proposed

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.