



Officer Report

Application Number:	HGY/2026/1533
Application Type:	Full planning permission
Address:	19 Courcy Road, Wood Green, London, N8 0QH
Proposal:	Construction of 2-storey rear extension and loft dormer conversion.
Case Officer:	Oskar Gregersen
Valid Date:	11/06/2026
Applicant:	Anne Quinn
Agent:	Naveed Saber

RECOMMENDATION

Refuse

1. SITE DESCRIPTION

The application site is a two-storey terraced dwellinghouse on the north side of Courcy Road. The area is residential in nature with sites sloping downward to the rear. The site does not fall within any conservation area, nor does it affect the setting of any listed building.

It is noted that within the terrace there is a two-storey rear extension in place at No. 15, and a roof terrace in place at No. 17. The planning permission for the roof terrace at No. 17 was refused however this was subsequently allowed at appeal.

2. THE PROPOSAL

The proposed is for the construction of a two-storey rear extension to the existing outrigger and a rear dormer loft conversion.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

Planning history for the site is as follows:

HGY/2023/3331 | Certificate of Lawfulness for the existing use of 19 Courcy Road as 5 self-contained studio flats.

Refuse

Appeal: APP/Y5420/X/24/3351809 - Appeal Allowed: 01/12/2025

Enforcement history for the site is as follows:

ENF/2026/0318 | Change of Use - Flat Conversion

Case closed - Immune

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.

Permission is sought with this application for a dormer roof extension and a two-storey rear extension to a site that is in use as 5 no. self-contained flats, with an appeal allowed 01/12/2025. This application would create additional floor space within these flats, rather than creating any additional units within the site.

Dormer roof extension:

The proposed dormer roof extension would involve the installation of 3 no. rooflights to the front slope and the formation of a dormer 4.57m in width by 3.63m deep. It is considered that this dormer would be scaled similarly to other dormer roof extensions in the area and would be finished in materials to match that of the existing and would therefore be acceptable in terms of its design and appearance.

Two-storey rear extension:

The proposed two-storey rear extension would project 3m from the existing three storey outrigger and would have a mono-pitched roof complete with a parapet wall to match the roof of the outrigger above. The existing rear outrigger has a mono-pitched roof and forms part of a pair with the neighbour, in a design that is replicated throughout the terrace. The proposed roof has a steeper pitch and high parapet but is isolated rather than a pair, creating a discordant relationship wider terrace. A smaller window than the original upper floor windows is proposed in the rear of the proposed outrigger, which creates a cramped appearance, exacerbated by the steeper pitch of the roof slope.

The adjacent rear roof terrace to no.17 and historic, unauthorised two storey extension to no.15 do present some deviation from the first floor rear building line, but these are anomalous and of a lesser scale than that proposed in this application. Even in the context of those extensions, the proposal would be incongruous and of an excessive scale out of keeping with the appearance of the host building and surrounding area.

Therefore, the local character and visual amenity of the area would be adversely affected contrary to Policy SP11 of the Strategic Plan and Policies DM1 and DM12 of the Development Management DPD and should be refused.

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 dormer roof extension is not considered to cause any adverse impacts to neighbouring amenity with respect to overshadowing or overlooking and is considered to be in line with relevant planning policies in terms of neighbouring amenity.

The proposed two-storey rear projection would extend 3m rearward from the existing outrigger and would directly abut the existing roof terrace to No. 17 allowed under appeal. This would create a wall 3.4m in height along the boundary with this terrace that would project 1.7m above the existing screening to the terrace. This would have a significant impact on the living conditions of the inhabitants of this room and of the use of the roof terrace itself.

In line with initial BRE assessments, a 45-degree angle would impinge on the door/window. Notwithstanding the north facing nature of this door, this would result in a loss of daylight and the creation of a sense of enclosure beyond the existing that would be detrimental to residential amenity. As such, it is considered that the two-storey extension would result in the creation of a sense of enclosure, a loss of light, and would be overbearing on residents of no. 17 Courcy Road and should be refused.

6. CONCLUSION

The proposed development is not in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also does not accord with the relevant policies of the London Plan 2021 and the NPPF.

The proposal is considered to be unacceptable in respect of its character, appearance and impact on the site and would 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 refused for the reasons set out above.

7. RECOMMENDATION

The proposal should be REFUSED for the following reason(s):

Refusal Reasons:

The proposed two-storey rear extension by reason of its excessive depth and height, would be an uncharacteristic and incongruous form of development that would dominate and be out of keeping with the host property and the prevailing pattern of development of this terrace contrary to Development Management DPD Policies DM1 and DM12 and London Plan Policy D6.

The proposed extension by reason of its excessive size, scale and projection would create an overbearing form of development causing a loss of daylight and outlook to no.17 and create a generally overbearing presence when viewed from the adjacent room and terrace of that neighbour contrary to DPD Policies DM1 and DM12 and London Plan Policy D6.

