



Officer Report

Application Number:	HGY/2026/1521
Application Type:	Householder planning permission
Address:	54 Blake Road, Wood Green, London, N11 2AH
Proposal:	Single Storey Rear Extension
Case Officer:	Eunice Huang
Valid Date:	01/06/2026
Applicant:	Janice O'Shea
Agent:	Mr Chris Pope

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a two-storey semi-detached house located on the north-western side of Blake Road, with the site not in a conservation area. The rear of the site has been altered with the addition of a conservatory and a roof extension.

2. THE PROPOSAL

The proposal involves the demolition of the existing conservatory, which is situated to one side of the property's rear elevation, and the construction of a full-width single-storey rear extension.

This application follows a previous approval under application reference HGY/2026/0863, which granted permission for a 4-metre-deep, full-width single-storey rear extension to replace the existing conservatory.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

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

- HGY/2026/2039 - Application for prior approval of a proposed: Erection of single storey extension which extends beyond the rear wall of the original house by 4.7m, for which the maximum height would be 3.6m and for which the height of the eaves would be 2.58m – Approved 12/08/2026.
- HGY/2026/0863 - Single storey rear extension – Approved 24/07/2026.

4. CONSULTATION RESPONSES

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 seek to secure high quality design that respects local character and context. Policy DM1 requires development to relate positively to its surroundings in terms of scale, massing, form and appearance.

DPD Policy DM12 (Housing Design and Quality) requires extensions and alterations to residential properties to be of a high quality, site-specific design that respects the form, setting and architectural character of the host property. Materials should be complementary to, or match, those of the existing dwelling.

The application seeks planning permission for the demolition of the existing conservatory and rear projection and the erection of a full-width single-storey rear extension measuring approximately 4.7m in depth. This follows the grant of planning permission under application reference HGY/2026/0863 for a similar full-width single-storey rear extension with a depth of 4m.

Whilst the current proposal extends a further 0.7m beyond the previously approved scheme, it retains the same design approach. The extension would incorporate a part-flat and part-sloping roof, with the roof stepping down away from the host dwelling to a lower height at the rear. As with the previously approved scheme, the extension would remain subordinate to the host dwelling and preserve the legibility of the original building.

The proposed extension is also consistent with a previously approved prior approval application for a larger home extension extending to a depth of 4.7m. That scheme incorporated a comparable roof form and established a realistic fallback position that could be implemented without requiring planning permission. No objections were received in relation to that application.

The wider area contains numerous examples of rear extensions and alterations. In particular, rear additions of a similar scale and form can be found within the immediate vicinity, including at No. 62 Blake Road. The proposal is therefore considered compatible with the prevailing pattern of development in the area.

The extension would be constructed using materials that match the host dwelling, including matching brickwork, slate roof coverings and aluminium-framed glazing. Subject to a condition requiring matching materials, the development would appear as a well-integrated addition to the property.

The proposal is therefore considered acceptable in design terms and complies with Policies SP11, DM1 and DM12.

Impact on Neighbouring Amenity

London Plan Policy D6 requires development proposals to safeguard the amenity of neighbouring occupiers, including in relation to daylight, sunlight, outlook and overshadowing.

Policy DM1 of the Development Management DPD similarly requires development proposals to protect the amenity of neighbouring residents by ensuring appropriate levels of light, outlook and privacy.

The proposed extension would adjoin the common boundary with No. 56 Blake Road. Compared with the scheme approved under application reference HGY/2026/0863, the current proposal would increase the depth of the extension from 4m to 4.7m, resulting in a greater built projection along the shared boundary.

It is recognised that the increased depth would have a somewhat greater effect on outlook when viewed from the rear garden area and rear-facing ground floor rooms of No. 56. However, significant weight is given to the design of the extension, which incorporates a stepped roof profile with the outer section sloping down towards the rear. As a result, the perceived bulk and massing of the extension are materially reduced when compared with a structure of equivalent depth and a consistent overall height.

Furthermore, the shared boundary lies to the north-east of No. 56 and given this orientation, the proposal would not result in significant additional overshadowing or loss of sunlight to neighbouring habitable rooms or private amenity space. The relationship is such that any additional shadowing associated with the extra 0.7m depth would be limited and would not give rise to material planning harm.

The existence of the previously approved 4.7m deep larger home extension also represents a realistic fallback position. The current proposal adopts a similar depth and roof form to that scheme and demonstrates that an extension extending 4.7m from the rear elevation could be implemented in any event.

Having regard to the approved 4m extension, the fallback position represented by the larger home extension approval, the stepped roof design, and the orientation of the neighbouring property, it is not considered that the proposal would result in a significant adverse impact on the amenities of occupiers at No. 56 Blake Road in terms of outlook, daylight or sunlight.

The proposal is therefore considered acceptable in amenity terms and accords with the policies outlined above.

6. CONCLUSION

The proposed extension is larger than that approved under application reference HGY/2026/0863, extending to a depth of 4.7m rather than 4m, however, the proposal remains comparable in design and form to both the previously approved planning permission and the approved larger home extension fallback position.

The development is considered to represent an appropriate addition to the host dwelling that would not result in significant harm to the character of the area or the amenities of neighbouring occupiers. All other relevant policies and material planning considerations, including equalities impacts, have been taken into account.

Planning permission should therefore be granted.

7. CIL APPLICABLE

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

8. 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:

- P26-63.1
- P26-63.2

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.