



Officer Report

Application Number:	HGY/2026/1678
Application Type:	Householder planning permission
Address:	197 Alexandra Park Road, Wood Green, London, N22 7BJ
Proposal:	Removal of existing raised terrace and steps to garden level, erection of single storey rear extension on raised steel frame with balcony, and access steps down to proposed raised terrace/garden level.
Case Officer:	Roland Sheldon
Valid Date:	25/06/2026
Applicant:	Mr Jonathan Oldershaw
Agent:	Mr RICARDO FARINHA

RECOMMENDATION

Refuse

1. SITE AND SURROUNDINGS

The application site comprises a two-storey mid-terraced dwellinghouse located on the northern side of Alexandra Park Road. The surrounding area is predominantly residential in character. The site does not contain a listed building and is not located within a Conservation Area.

2. THE PROPOSAL

The application seeks planning permission for the removal of the existing raised terrace and steps to garden level, the erection of a single-storey rear extension supported on a raised steel frame incorporating a balcony, and the provision of access steps leading down to a proposed raised terrace and garden level.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

Relevant Planning History

- HGY/2026/1101 - Certificate of Lawfulness (Proposed): Erection of rear dormer and removal of two existing rooflights with installation of two replacement front rooflights. Approved 29/05/2026.

Enforcement History

There is no relevant enforcement history.

4. CONSULTATION RESPONSE

There were no statutory consultees for this application.

5. LOCAL REPRESENTATIONS

The application was publicised by way of neighbour notification letters.

The number of representations received in response to the application was as follows:

- Objecting: 0
- Supporting: 2

The following comments were received and are considered material to the determination of the application:

- No objection to the proposed works.
- Attractive contemporary design.

6. MATERIAL PLANNING CONSIDERATIONS

The principal planning considerations are:

1. Design and character.
2. Impact on neighbouring amenity.

Design and Character

Policy SP11 of the Strategic Policies Local Plan and Policy DM1 of the Development Management DPD seek high-quality design that responds positively to local character and context. Policy DM12 (Housing Design and Quality) requires residential extensions to be of a high-quality, site-specific and sensitive design that respects the form, setting and architectural character of the host building.

The proposal comprises a single-storey rear extension with a depth of approximately 3 metres. Owing to the site's topography, the rear garden lies significantly below the level of the ground floor, with the ground floor rear elevation situated approximately 3 metres above garden level. This relationship is characteristic of properties within this section of Alexandra Park Road, where the land falls steeply from south to north and from west to east.

The extension itself would measure approximately 2.8 metres in height and would be supported above the lower garden level on a steel frame structure. The extension would incorporate a largely glazed rear and flank elevation with a contemporary conservatory-style appearance. Access would be provided onto a raised balcony approximately 1 metre in depth, with steps leading down to a raised decking area.

The extension is not considered excessive in terms of scale, bulk or massing and would remain subordinate to the host dwelling. The proposed design is contemporary in appearance and, given the varied nature of rear additions within the terrace and the wider locality, would not appear out of keeping with the prevailing pattern of development.

Accordingly, the proposal is considered acceptable in terms of its impact on the character and appearance of the host dwelling and surrounding area and is consistent with the objectives of Policies SP11, DM1 and DM12.

Impact on Neighbouring Amenity

Policy DM1 requires development proposals to maintain a high standard of amenity for neighbouring occupiers, including appropriate levels of privacy, outlook, daylight and sunlight. Policy DM12 similarly requires residential extensions to avoid causing material harm to neighbouring amenity.

The submitted information indicates that neighbouring No. 199 Alexandra Park Road is positioned on lower ground than the application property by approximately 0.3 metres. Whilst the proposed extension and enlarged boundary treatment would be substantial in appearance, it is not considered that the proposal would result in an unacceptable loss of daylight, sunlight, outlook or an overbearing impact on neighbouring occupiers. The extension is also sufficiently set away from No. 195 Alexandra Park Road such that similar concerns do not arise in relation to that property.

Notwithstanding the above, significant concerns remain regarding the impact of the proposal on privacy.

The proposed extension would be elevated approximately 2.5 metres above the adjoining garden level and would incorporate a fully glazed flank elevation facing No. 199 Alexandra Park Road. In addition, a raised balcony would be provided immediately adjacent to the shared boundary with no meaningful set-back from the neighbouring property. As a consequence, occupiers of the extension and balcony would experience extensive views towards the neighbouring garden and rear amenity space.

During the course of the application, the applicant was requested to revise the scheme by introducing a set-back from the shared boundary and removing the majority of the flank glazing, retaining only high-level glazing where necessary. No amended plans were submitted to address these concerns.

Whilst the proposal includes an increase in the height of boundary screening, this is not considered sufficient to overcome the identified privacy concerns. Boundary fencing may be altered, reduced or removed in the future and therefore cannot be relied upon as the sole means of mitigating overlooking. Even if retained, the close proximity of the fully glazed flank elevation to the neighbouring boundary would nevertheless result in an unneighbourly relationship, exacerbated by the elevated position of the extension and balcony relative to the neighbouring garden.

The combination of the elevated structure, the fully glazed flank elevation, the raised balcony and the absence of any meaningful set-back from the shared boundary would result in an unacceptable perception and opportunity for overlooking into the neighbouring garden of No. 199 Alexandra Park Road. The proposal would therefore result in material harm to the privacy and amenity of neighbouring occupiers.

Accordingly, the proposal fails to comply with Policies DM1 and DM12 of the Haringey Development Management DPD.

7. CONCLUSION

Whilst the proposed extension is considered acceptable in terms of its design, scale and impact upon the character and appearance of the area, it would result in an unacceptable impact on neighbouring amenity.

The proposed elevated extension, fully glazed flank elevation and raised balcony, positioned immediately adjacent to the shared boundary with No. 199 Alexandra Park Road, would give rise to unacceptable overlooking and a harmful loss of privacy. The proposal would therefore fail to provide an acceptable standard of amenity for neighbouring occupiers. Planning permission should therefore be refused for the reason set out below.

All other relevant policies and material considerations, including equalities considerations, have been taken into account.

8. CIL APPLICABLE

The development would result in less than 100 square metres of additional floorspace and would not create a new dwelling. Accordingly, the proposal is not liable for the Community Infrastructure Levy.

9. RECOMMENDATION

REFUSE PERMISSION for the following reason:

Refusal Reasons:

The proposed extension, including the fully glazed flank elevation and raised balcony, by reason of its elevated position, extensive side glazing and absence of a sufficient set-back from the shared boundary with No. 199 Alexandra Park Road, would result in an unneighbourly form of development that would give rise to unacceptable overlooking and a harmful loss of privacy to neighbouring occupiers. The proposal would therefore fail to provide an appropriate standard of residential amenity and would be contrary to Policies DM1 (Delivering High Quality Design) and DM12 (Housing Design and Quality) of the Haringey Development Management DPD (2017).