

Officer Report

Application Number:	HGY/2026/1803
Application Type:	Householder planning permission
Address:	174 Morley Avenue, Wood Green, London, N22 6NT
Proposal:	Demolition of the existing rear extension and erection of a new single storey rear extension.
Case Officer:	Mark Chan
Valid Date:	26/06/2026
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Applicant:	Mr Singh
Agent:	Mr Joel Stern

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the demolition of the existing rear extension and erection of a new single storey rear extension.

Site and Surroundings

The application site is a two storey, mid-terraced dwellinghouse located on the southern side of Morley Avenue. The property has an existing single storey rear extension and two rear rooflights. The site is within the Noel Park Conservation Area (CA) but does not contain/is not within the setting of a listed building.

Relevant Planning and Enforcement History

HGY/2026/0353 – Certificate of Lawfulness for the proposed change of use from C3(a) (Single family dwelling) to children's care home for 2 child residents. Approved 05/05/2026.

HGY/2016/3560 – Erection of single storey rear extension. Approved 20/12/2016.

HGY/2016/3543 – Loft conversion with rear dormer with two roof lights at the front elevation. Refused 12/12/2016.

2. CONSULTATION RESPONSE

LBH Conservation Officer – No response received.

3. LOCAL REPRESENTATIONS

The application has been publicised by way of letters sent to neighbouring properties, a site notice placed outside the premise, and a notice in the local press. No representations were received in response to notification and publicity of the application.

4. PLANNING ASSESSMENT

Policy Considerations

This application is being considered against Local Plan Policy SP11 'Design' and DPD Policy DM1 'Delivering High Quality Design' which requires buildings/ structures to be of a high, site specific, and sensitive design quality and to safeguard neighbouring amenity. Equally and more specifically it is being considered against DPD Policy DM12 'Housing Design and Quality' which 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. Furthermore, DPD Policy DM9 which requires development proposal to preserve or enhance the character and appearance of the conservation area.

In terms of amenity London Plan Policy D6 and DPD Policy DM1 both emphasise the importance of protecting amenity of surrounding housing. Policy D6 highlights the need to consider daylight, sunlight, and overshadowing effects on neighbouring properties, ensuring they receive sufficient light appropriate for their context while minimising overshadowing. Similarly, DPD Policy DM1 stresses the requirement for high-quality design to guarantee privacy and amenity for both the development's users and neighbouring residents. This includes providing adequate sunlight, daylight, and aspects to adjacent buildings and land, while also ensuring an appropriate level of privacy to prevent overlooking and maintain the amenity of neighbouring properties.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings. Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

Design & heritage

This application is for the demolition of the existing rear extension and erection of a new single storey rear extension. The current proposal is identical to the single storey rear extension approved under planning permission ref: HGY/2016/3560 but that permission has now lapsed.

The new single storey rear extension that would be set in by 150mm from either side of the boundary and have a depth of 4m from the original rear elevation. It would have a flat roof and 3 no. rooflights and a maximum height of 2.95m above ground. It would be finished in brickwork to match the existing

finish at the host property. Whilst the proposed extension would be 0.6m deeper than the existing, it would still maintain a subservient appearance to the host dwelling.

It is observed that there are similarly sized rear extensions at a number of neighbouring properties including Nos. 176 and 172. In this sense, the scale and massing of the proposed extension would be in keeping with alterations and additions to properties within the wider locality.

The proposed extension would preserve the character and appearance of the conservation area and the host building and is acceptable with regards to design and heritage considerations.

Impact on amenity

Given that Nos. 172 and 176 adjacent rear extensions of a similar depth and height, built up to the site boundary, the proposed extension would not appear overbearing when viewed from neighbouring properties nor result in any material increase in overshadowing or loss of privacy or daylight/sunlight to the occupiers.

The proposed development is in general accordance with Policies DM1, DM9 and DM12 of the Development Management DPD 2017, and Policies SP11 and SP12 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.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

5. RECOMMENDATION

GRANT PLANNING PERMISSION 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 listed below, other than where those details are altered pursuant to the conditions of this planning permission or where alternative details have been subsequently approved following an application for a non-material amendment. :

A-100-1 Block Plan
Drawing Nos. A101, A102, R103 Rev A, R104 Rev A
A-100 Location Plan

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.