

Officer Report

Application Number:	HGY/2026/1255
Application Type:	Full planning permission
Address:	Ground Floor Flat, 17 Wightman Road, Hornsey, London, N4 1RQ
Proposal:	Enlargement of front lightwell, installation of new front basement door and window and associated landscaping works in the front garden including installation of balustrades. (AMENDED DESCRIPTION)
Case Officer:	Mark Chan
Valid Date:	06/05/2026
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Applicant:	Deepa Shah
Agent:	Mr Nick Sutcliffe

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT

This is an application for the enlargement of the existing front lightwell, installation of a new basement door and window in the front elevation and associated landscaping works in the front garden including installation of balustrades.

SITE AND SURROUNDINGS

The application site is a ground floor flat of a two-storey, mid-terrace property on the western side of Wightman Road. The property has an original two-storey rear outrigger and a single storey rear extension as well as a small front lightwell and a basement level door in the front garden. The character of the surrounding area is residential in general. The site is not within a conservation area nor in the vicinity of a listed building.

RELEVANT PLANNING AND ENFORCEMENT HISTORY

- OLD/1985/1631 – 20/3/85 Construction of four self-contained flats to existing roof level with access from existing staircase. Refused 11/06/1985.
- OLD/1981/1744 – 5/11/80 Erection of first floor rear extension. Refused 20/01/1981.
- OLD/1980/1642 – 22/5/80 Construction of vehicle access to a classified road. Refused 16/07/1980.

LOCAL REPRESENTATIONS

The application has been publicised by way of letters. No representations from neighbours and local groups were received in response to notification and publicity of the application.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance;
2. Impact on neighbouring amenity.

Design and appearance

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, 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. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

Basement and lightwell development

Furthermore, DPD Policy DM18 states that the Council will only support light wells where they do not result in the loss of more than 50% of the front garden or amenity area and do not harm the character and appearance of the surrounding area.

The existing front lightwell has a floor area of approximately 1.5 sqm and is 1.5m deep from the ground level. There is a short straight staircase in front of the lightwell to allow direct access from the front garden to the basement floor of the application flat via the lightwell and existing front door.

In this proposal, the access from the front garden to the basement floor as well as the overall depth of the lightwell would remain unchanged but the floor area of the front lightwell would be enlarged to approximately 4.2 sqm with the staircase turned sideways, and new steel railings would be installed around the enlarged lightwell. Whilst this represents a significant increase in the floor area of the lightwell in terms of percentage, the overall size of the enlarged lightwell is still considered relatively small and subordinate to the host property and would not result in the loss of more than 50% of the front garden.

Given the shallow depth, minor scale and front location of the excavation works, a full Basement Impact Assessment (BIA) is not considered necessary by the Officer on this occasion. According to Flood Map, the application site is within the Flood Zone 1, with low probabilities of flooding to surface water. Since the enlarged lightwell is in front and entirely outside of the existing footprint of the host property and there is only a very modest increase in the proportion of hard surfacing on site, surface water discharged to the ground would not be adversely affected.

As part of the proposal, a new front double door and a window would be installed at the basement level behind the enlarged lightwell to provide more light and ventilation into the basement floor. As mentioned above, the enlarged lightwell would be enclosed by steel railings. Whilst the new door and window, enlarged lightwell and metal railings would be visible from the street scene, given their small size and set back from the front boundary wall, they are not considered to adversely impact the external appearance of the host property.

Lastly, other landscaping works in the front garden includes the replacement of the existing concrete paved hardstanding with Marshalls Saxon Buff Suds paving. This is supported as the new paving is suds compliant and largely in keeping with the appearance of the existing paving and would not adversely affect the character and appearance of the host property and street scene.

Given the setback location and minor size and scale of the new front lightwell and associated works and that sufficient front garden space would be retained, the proposed development is considered discreet, and the visual appearance of the host property would be preserved. As such, the proposal is considered acceptable in terms of design and ground stability.

Impact on neighbouring amenity

London Plan Policy D4 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. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

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 amenity of neighbouring resident.

Given the location and minor scale of the new front lightwell, Officer considers that the works can be carried out safely and without significant structural impact on the existing property nor neighbouring properties. Overall, it is viewed that the proposal would not impact unacceptably on the residential amenities of neighbouring occupiers.

Conclusion

The proposal is considered acceptable in terms of its design, ground stability and impact on the neighbouring amenities and would not detract from the character and appearance of the area.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

CIL APPLICABLE

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

RECOMMENDATION

GRANT 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. :

17 Wightman Road N4 1RQ-P2

17 Wightman Road N4 1RQ-P1

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 unless specified in the approved drawings.

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: 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.

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.