

Officer Report

Application Number:	HGY/2026/1777
Application Type:	Householder planning permission
Address:	88 Wightman Road, Hornsey, London, N4 1RN
Proposal:	Replacement of the existing side return bay window with a single storey lower-ground floor side return infill extension
Case Officer:	Mercy Oruwari
Valid Date:	06/07/2026
Applicant:	6 Sposito
Agent:	Laura McLaughlin

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a two-storey mid terraced dwellinghouse which also benefits from an addition lower ground basement space. As the rear of the property is on a lower ground level the three floors are visible from the back of the house. This row of terraces has stepped rear outriggers which step down from three floors to two floors. The outriggers also have single storey side bay windows which are an original feature for the properties in this area.

Wightman Road is a long road which is mainly residential. This row of terraces sits between Duckett Road and Mattison Road which are part of the Harringay ladder.

The site does not fall within a conservation area and does not fall within the curtilage of a listed building.

2. THE PROPOSAL

The proposed is for the replacement of the existing side return bay window with a single storey lower-ground floor side return infill extension.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

There is no previous Planning/Enforcement history for this site.

4. CONSULTATION RESPONSES

Internal & External Consultees

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.

The proposed would involve removing the bay window and completely infilling the space with a single storey extension with matching materials. The addition would be significantly low on the shared boundary of No. 86. The height would be set down to 2.3m on the boundary and would be set in 0.5m away from the boundary before the roof would then pitch to 2.7m.

The rear facing parapet wall would also be set in 0.5m away from the boundary but would be stepped up by an additional 0.3m which would then pitch up to approximately 3m in height.

There would be 2x skylights installed and a rear facing window. The existing rear facing door and windows would be replaced with 3x bi-fold doors.

The proposed single storey extension would be a standard addition which would not exceed the depth of the outrigger and would be of a modest height on the boundary. The height on the boundary of No. 86 would be considered acceptable and would not appear overbearing. The addition would be finished in materials to match those of the existing part of the rear projection.

The proposal is considered proportionate and subordinate to the host building and would not negatively impact the amenity of the site, or adjoining properties. Therefore, the local character and visual amenity of the area would be protected.

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.

Although the depth of the infill along the shared boundary would be 6.7m, the height on the boundary of No. 86 is relatively low at 2.3m. This is marginally higher than a standard height of a fence and it is not considered that the proposed extension would cause any adverse. The proposal would not result in an adverse impact on neighbouring amenity by way of overbearingness, loss of daylight/sunlight or loss of privacy and is therefore considered acceptable in terms of neighbouring amenity.

6. CONCLUSION

The proposed development is 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 accords with the relevant policies of the London Plan 2021 and the NPPF.

The proposal is considered acceptable in respect of its character, appearance and impact on the site and would not 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 granted for the reasons set out above.

7. 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:

- WIG-MA-ZZ-DR-A-1000_Existing Site Plans
- WIG-MA-ZZ-DR-A-1001_Existing GA Plans
- WIG-MA-ZZ-DR-A-1002_Existing Elevations and Section
- WIG-MA-ZZ-DR-A-1003_Existing Side Elevations
- WIG-MA-ZZ-DR-A-1004_Proposed Site Plans
- WIG-MA-ZZ-DR-A-1005_Proposed GA Plans
- WIG-MA-ZZ-DR-A-1006_Proposed Elevations and Section
- WIG-MA-ZZ-DR-A-1007_Proposed Side Elevations
- WIG-MA-ZZ-DR-A-1008_Photomontage

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.