



Officer Report

Application Number:	HGY/2026/2190
Application Type:	Householder planning permission
Address:	32 Outram Road, Wood Green, London, N22 7AF
Proposal:	Replacement of the existing single storey rear extension with a full width rear extension enclosing the narrow side return.
Case Officer:	Mercy Oruwari
Valid Date:	03/08/2026
Applicant:	Mr. & Mrs Jack & Emma Murphy
Agent:	Mr. Saman Zadehkochak

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a two-storey mid terraced dwellinghouse. The property has a full width dormer and an existing rear extension.

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 single storey rear extension with a full width structure.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

There's no previous Planning/Enforcement history for this site.

4. CONSULTATION RESPONSES

Internal & External Consultees

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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 the replacement of the existing rear extension with a larger structure. The part of the existing extension adjoined to the boundary of No. 30 is 4m deep. On the side of the extension adjacent to No. 34 the building is set back from the shared boundary leaving a 0.8m gap. The depth of the part of the extension where the double glass doors are located is slightly set back forming a stepped element to the structure.

The new extension would infill the gap between No. 34 and the host site, and the setback stepped area would be brought forward to create a 4m deep, full width structure.

The new roof would also be a 3.2m flat roof like the existing and a new rooflight would be installed. The opening of the rear facing window for the new extension would be taller and wider than the existing window. It would still be located close to the boundary of No. 30.

The existing fenestration/double glass doors would also be replaced with glazing to match the pane pattern of the new window.

The dimensions of the replacement extension along the boundary of No. 30 would match the existing. The height and depth along the boundary of No. 34 would be similar to their existing extension. The new replacement extension 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 building.

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.

There is no significant difference on the boundary shared with No. 30 and the infilled section of the new extension would be the same depth as the existing extension at No. 34. The proposal would

not introduce any adverse impact on the neighbouring amenity by way of overbearingness, loss of daylight/sunlight or loss of privacy. Therefore, the proposal overall is 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:

- 2026 062 01 C
- 2026 062 02 C

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.

- 4 Notwithstanding the provisions of Schedule 2, Part 1 and Classes A and C of the Town and Country Planning (General Permitted Development) Order 1995 (or any orders amending or re-enacting that Order with or without modification), the flat roof area of the extension hereby approved shall not be used as a balcony, roof terrace, sitting out area or similar amenity area nor shall any railings or other means of enclosure be erected on top of or attached to the side of the extension without the grant of further specific permission from the Local Planning Authority.

Reason: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not necessarily considered to be acceptable consistent with 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.