



Officer Report

Application Number:	HGY/2026/1867
Application Type:	Householder planning permission
Address:	24 Cranbrook Park, Wood Green, London, N22 5NA
Proposal:	Replacement of the side bay window with the erection of a single storey partial rear infill extension enclosing the side return and creating a courtyard. AMENDED DESCRIPTION
Case Officer:	Mercy Oruwari
Valid Date:	03/07/2026
Applicant:	Mr Panos Haberis
Agent:	Mr Cos Ioannou

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site comprises a two-storey mid-terrace property with a two-storey bay window projection.

At ground floor level are Bedrooms 1 and 2, together with a shower room and separate WC. To the rear of the ground floor is the communal living area and, beyond this, the kitchen, which provides access to the shared rear garden. The first floor contains an additional four bedrooms and a bathroom. The site is not located within a Conservation Area.

2. THE PROPOSAL

The proposal seeks planning permission for the erection of a single-storey partial rear infill extension enclosing the side return and creating a courtyard.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

The relevant planning history for the site includes:

- HGY/2026/0723 - Certificate of Lawfulness for a proposed use. Withdrawn.
- HGY/2022/1519 - Certificate of Lawfulness for the existing use of a small six-person HMO. Approved with conditions.
- HMO/2022/00124 - Unauthorised use as a small six-person HMO. Closed.
- HGY/2019/1911 - Certificate of Lawfulness for the formation of a rear dormer roof extension, including the insertion of three front rooflights and two Juliet balconies. Withdrawn.
- HGY/2015/1267 - Certificate of Lawfulness for a single-storey rear extension. Permission not required.

4. CONSULTATION RESPONSES

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Internal and External Consultees

The application was notified to neighbouring properties in accordance with the Council's consultation procedures. No representations received.

5. PLANNING CONSIDERATIONS

Design and Appearance

Policy SP11 of the Strategic Policies and Policy DM1 of the Development Management DPD seek to enhance the built environment through high-quality design that respects local context and the positive characteristics of the surrounding area. Policy DM1 requires development to relate positively to its locality in terms of height, form, scale, massing, building lines, architectural detailing and overall appearance.

Policy DM12, *Housing Design and Quality*, states that extensions and alterations to residential buildings should be of a high-quality, site-specific and sensitive design that respects and complements the form, setting, period, architectural characteristics and detailing of the original building. Appropriate matching or complementary materials should also be used.

The proposal involves replacing the existing side bay window with a single-storey partial rear infill extension, enclosing the side return and creating a courtyard. The courtyard would enclose a small area adjacent to a similar courtyard created by the existing extension at No. 22. The rear ground floor bedroom window and ground floor shower room window would overlook the courtyard, whilst a door from the extension would provide access to this space. A new window would also be installed in the side elevation of the extension facing the rear garden.

The proposed extension would have a height of 3.0m and a flat roof. Whilst the rear ground floor bedroom would overlook the courtyard, sufficient light would continue to enter the room as the existing window would remain above the height of the proposed extension.

The extension would appear subordinate to the host property and would not appear unduly bulky or overbearing. The development would be finished in materials to match the existing building.

Overall, the proposal is considered proportionate and subordinate to the host building and would not adversely affect the character or appearance of the property or surrounding area.

Impact on Neighbouring Amenity

London Plan Policy D6 states that development should not have a detrimental impact on the amenity of neighbouring occupiers and should provide appropriate levels of daylight and sunlight whilst minimising overshadowing.

Policy DM1 requires development proposals to provide a high standard of amenity for both future occupiers and neighbouring residents. In particular, proposals should ensure adequate levels of daylight, sunlight, outlook and privacy.

The proposed infill extension would not extend as far into the rear garden as the existing wraparound extension at No. 22. Furthermore, the upper part of the rear ground floor bedroom window would remain above the height of the extension, ensuring that adequate natural light continues to be received.

The proposal would not result in unacceptable overbearing impacts, loss of daylight or sunlight, loss of outlook, or overlooking. Accordingly, the proposal is considered acceptable in terms of its impact on neighbouring amenity.

6. CONCLUSION

The development is considered acceptable in terms of its design, appearance and impact on neighbouring amenity in accordance with the policies outlined above. All other relevant policies and material considerations, including equalities considerations, have been taken into account.

Planning permission should therefore 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:

- AJC-01607-01 - Site Location plan
- AJC-01607-03 - Floor plan - Proposed
- AJC-01607-05 - Elevation - Proposed
- AJC-01607-06 - Block/Roof plan of the site
- 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: 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.