



Officer Report

Application Number:	HGY/2026/2071
Application Type:	Householder planning permission
Address:	19 Truro Road, Wood Green, London, N22 8EH
Proposal:	Ground floor glazed canopy infill to rear outrigger
Case Officer:	Oskar Gregersen
Valid Date:	21/07/2026
Applicant:	MR Ms CONSTANTINE GEORGE & NTINA COSTA & COSTA
Agent:	Ms JOANNA VIKENTIOU

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a two-storey mid-terrace dwellinghouse on the south side of Truro Road. The area is residential in nature with buildings having ground floor bay windows. The site does not fall within any conservation area, nor does it affect the setting of any listed building.

2. THE PROPOSAL

The proposed was submitted for the erection of a glazed canopy to the ground floor side return.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2021/3340 | Build a ground floor rear extension up-to 3.0m (maximum) long and up-to 2.8m (maximum) high and provide a ground floor shower room with wc and wash-hand basin. The extension would be adjacent to the boundary of 17 Truro road and 1200mm away from the boundary of 21 Truro road.

Approve w/ conditions

HGY/2021/3325 | Certificate of lawfulness: proposed use: Roof extension involving rear dormer windows and 2no front-facing roof-lights.

Permitted development

HGY/2025/2438 | Erection of a first-floor rear extension, and glazed area to ground floor side. Refuse

4. CONSULTATION RESPONSES

Neighbour Consultation

The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses: 1

Objecting: 1

The following issues were raised in representations and are addressed further on in this report or below:

- Plans unclear as to height of proposed glass canopy, and how it will be attached to the ground or whether it will reach the boundary
- No gutter detail shown, and therefore unsure of how canopy might impact the boundary

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 proposal seeks permission for the erection of a glass canopy to the side of the existing outrigger that would adjoin with the neighbouring side infill extension. The proposed canopy would have a glass roof and would be positioned above the existing outrigger, with a gutter adjacent to the boundary to prevent water ingress into the neighbour's side return extension

The proposed canopy would be positioned above the existing side facing bay window, at a height of 3m, pitching down to 2.12m at the eaves. The canopy would extend for a depth of 5.7m from the rear of the dwellinghouse. This canopy would have a gutter to remove rainwater and would be scaled similarly to a side and would have a glass roof.

It is deemed that the proposed canopy would follow the scale of a typical side return extension in the Borough, and as such would appear subordinate to the host building and would follow the pattern of development in the area, being generally acceptable.

Overall, it is considered that the proposed canopy appears subordinate to the host building and relates positively to its locality in terms of building height, form, scale, massing, failing to comply with Local Plan Policy SP11, or Development Management Policy DM1, and permission can be granted.

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.

An objection was received in response to consultation on this application that highlighted that the drawings were insufficient to understand whether the proposed side canopy would result in rainwater run off to the adjoining side return extension.

As a result of this objection, Officers requested that the agent send additional drawings showing how the canopy will relate to the boundary, and whether there would be appropriate guttering.

The proposed glass canopy to the side would project 5.7m along the shared boundary with No. 21 Truro Road and would abut an existing side return extension at No. 21. The submitted objection noted that the plans were insufficient with respect to attachment and guttering, which has since been addressed. Overall, Officers consider that the proposed canopy would not result in any adverse impact to neighbouring amenity and would be acceptable.

In summary, it is considered that the proposal would not result in any adverse impact on neighbouring amenity and can be approved.

6. CONCLUSION

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and 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 proposed should be GRANTED subject to the following condition(s):

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 in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list: 2026/305/17 (IR), 2026/305/07 (IR), 2025/305/04, 2025/305/16, 2021/315/00, 2025/305/05, 2025/305/15, 2025/305/06, 2020/315/LP, 2025/305/01, 2025/305/16, 2025/305/02, 2025/305/03, 2025/305/13, 2025/305/14, 2025/305/16, 2025/305/11

Reason: For the avoidance of doubt and in the interests of proper planning.

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.