

Application Number:	HGY/2026/1182
Application Type:	Full planning permission
Address:	20 Crescent Road, Wood Green, London, N22 7RS
Proposal:	Erection of a single-storey rear extension to provide dedicated bike shed, waste and recycle storage.
Case Officer:	Oskar Gregersen
Valid Date:	01/06/2026
Applicant:	Mr Viner
Agent:	Mr Joel Stern

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site relates to a three-storey semi-detached building on the south side of Crescent Road. The upper floors host a residential unit, with the ground floor serving a commercial use. The site does not fall within any conservation area, nor does it affect the setting of any listed building.

2. THE PROPOSAL

The proposed is for the erection of a single storey addition within the rear garden to serve as covered cycle and refuse storage.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

20 Crescent Road, Wood Green, London, N22 7RS

- HGY/2025/0845: Approval of details reserved by a condition 3 (Detail of all external materials) attached to planning application Ref: HGY/2024/2672 – Approved 20/05/2025
- PRE/2025/0364: Pre-application small scale commercial - Ground floor extension for bins and bike storage – Short advice given
- HGY/2022/0928: Details pursuant to conditions 5 (cycle storage) and 6 (Construction Management Plan) of planning permission HGY/2018/3155 for the erection of three-storey mixed-use development comprising of a ground floor commercial unit with a 2-bed, 3-person self-contained residential unit on the two floors above – Approved 25/05/2022
- HGY/2024/2672: Erection of a mansard roof extension – Approved 20/11/2024

- HGY/2018/3155: Three-storey, mixed-use development comprising a ground floor commercial unit with a 2-bed, 3-person self-contained residential unit on the two floors above – Approved 16/04/2019

Shop, 20 Crescent Road, N22

- HGY/2023/3175: Certificate of Lawfulness: Change of use within Class E from a shop to a gym – Permitted development 05/02/2024

6-20 Crescent Road, N22

- HGY/2022/1784: Approval of details pursuant to Condition 3 (Materials), Condition 4 (Construction Management Plan), Condition 5 (Central Satellite Dish), Condition 6 (Refuse Storage), Condition 7 (Cycle Parking) & Condition 8 (Sound Insulation) attached to planning permission ref: HGY/2021/0430. Consult Transportation & Waste Management – Approved 14/08/2023

4. CONSULTATION RESPONSES

Local amenity groups

The following local groups/societies made representations:

Muswell Hill and Fortis Green Association

- Insufficient evidence of the scale and impact of the proposed development has been supplied by the Applicant

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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: 3

Objecting: 3

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

- Discrepancies between existing plans and site conditions (Officers have visited the site and note that the existing plans appear to match the conditions on site, with a concrete pad present where a previous shed had been demolished)
- Complaints pertaining to use of commercial unit at ground floor
- Visual appearance of proposed structure would be an unsympathetic appearance and harmful to local amenity
- Access concerns in relation to waste removal

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 to erect a single storey rear extension to the rear of the building to facilitate covered cycle and bin storage to serve the ground floor commercial unit and the upper floor maisonette.

The current arrangement for the upper floor maisonette is understood to be that waste/recycling storage and cycle storage is accessed internally from the landing area. Presumably this storage would be moved from the internal area to the rear extension, and occupants of the flat would have access to the rear of the site to bring their bins out on collection day towards the front of the access alley.

Pre-application advice was sought in relation to this application, which suggested that subject to reductions in height and footprint to address the impact on neighbouring amenity the proposal would likely be acceptable with regards to design, waste/recycling storage, cycle storage, and amenity impact considerations.

In response to this pre-application advice, Officer's have visited the site and sought to have the original proposal reduced in order to minimise any adverse impacts and appear subordinate to the host building.

The proposed single storey rear extension would be 5.24m wide and 5.94m deep. The extension would directly abut the boundary with No.18 Crescent Road and would extend 5.59m on the shared boundary. It would have a dual pitched roof, pitching down to a height of 2.3m on the boundary with No. 18 Crescent Road. The proposed extension has been amended to be lower at the eaves than originally submitted, at 2.3m, with a small inset of 250mm added creating a separation of 4.77m to No. 22 Crescent Road.

The extension would be finished in materials to match those of the existing dwelling.

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.

It is noted that a condition is imposed on this permission that the extension hereby approved shall at no time be used for any residential use.

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.

As explored above, the proposed extension would be 5.24m wide and 5.94m deep. The extension would directly abut the boundary with No.18 Crescent Road and would extend 5.59m on the

shared boundary. When visiting the site, Officers noted that the entirety of the rear garden of No. 18 was covered with a corrugated roof structure. To the rear of the site an adjacent neighbours shed structure that projected ~500mm above the existing fence line.

The proposal has also been reduced since the original submission, which would see the eaves measuring 2.3m above ground level. When visiting the site Officer's also noted when visiting the site that the adjacent side facing windows to No. 22 Crescent Road were at a high level in relation to the existing ground level of the site, and therefore the reduced eaves height would not adversely affect these windows.

In relation to comments raised in relation to the current situation on site, Officers did not note any form of structure in place on site that is not shown on existing plans during the site visit on 23.09.26. It was considered that the submitted drawings were accurate to on site conditions.

In response to the concerns about waste access and removal, the proposed drawings show that the narrowest point of the alleyway access would be 1.17m, with the 1100L Eurobin having a width of 1m. This would therefore leave enough space for the refuse to be taken out of the rear of the site.

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

Approved drawings list: EX-L001, EX-P001, EX-P002, EX-P003, EX-P004, EX-E001, EX-E002, EX-PR001, PR-L001, PR-P001, PR-P002, PR-P003, PR-P004, PR-P005, PR-P006, PR-E001, PR-E002, PR-PR001

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 The rear outbuilding hereby approved shall be used solely for the purposes of providing waste, recycling and cycle storage for the commercial and residential unit within the site 20a Crescent Road, London, N22 7RS, as shown on the approved, plans, and for no other purposes unless approved in writing by the Local Planning Authority.

Reason: In the interests of the amenities of neighbouring occupants and to ensure that the proposal is not used for an unauthorised use which may give rise to amenity impact concerns or residential standards, in accordance with policies DM1 and DM12 of the Haringey 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.