

Officer Report

Application Number:	HGY/2026/0217
Application Type:	Householder planning permission
Address:	17 Chesterfield Gardens, Tottenham, London, N4 1LJ
Proposal:	Demolition of existing rear extension and erection of a ground floor rear extension and loft conversion with L shaped rear dormer, replacement glazing to front and rear elevations.
Case Officer:	Adam Silverwood
Valid Date:	27/01/2026
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Applicant:	Mr Jack Bayes
Agent:	

RECOMMENDATION

Approve with Conditions

1. Proposed development

This is an application for an existing rear extension and erection of a single storey rear extension and loft conversion comprising an L shaped rear dormer.

2. Site and Surroundings

The application site is a two-storey terraced dwelling located on the northern side of Chesterfield Gardens and is a short walk from away from Green Lanes.

3. Relevant Planning and Enforcement History

There is no planning history relevant to the consideration of this application.

5. Local representations

The application has been publicised by way of letters sent to neighbouring properties. No representations were received from neighbours, local groups, etc.

6. Material Planning Considerations

The main planning considerations raised by the proposed development are:

1. Design and Impact of the proposed development on the Character and Appearance of the Area;
2. Impact on Neighbourhood Amenity

Design and Impact on the Character and Appearance of the Area

Policy DM1 (Delivering High Quality Design) states that 'all new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area', development 'a) must relate positively to neighbouring structures, new or old, to

create a harmonious whole; b) make a positive contribute to a place improving the character and quality of an area; c) confidently address feedback from local consultation; d) demonstrate how the quality of development will be secured when it is built; e) are inclusive and incorporate sustainable design and construction principles'.

The proposed development seeks permission for the demolition of a conservatory at the side of the current kitchen and the erection of a single storey rear extension of 6 metres depth occupying the space of the former conservatory that would extent to the extent of the existing rear elevation and a further rear extension that would be of 3 metres additional depth to the ground floor. The rear extension would be for the full width of the property at 5 metres and have a flat roof at

There is also as part of this application the erection of an L shaped dormer to the roof of the property that would be of 4.3 metres depth on the outrigger. The proposed dormer extension would be of 3.6 metres depth, 4.6 metres width and 2.4 metres height as well as extending to the eaves of the roof slope. Although this would give the appearance of an additional floor to the main building this is considered to be acceptable with regard to the character of the building and consistent with what has been approved elsewhere on the street such as on no. 40, 48 and 115 Chesterfield Gardens.

The materials proposed are to be brickwork to match the existing and aluminium Crittall style windows for the ground floor rear extension and slate tile for the rear dormer. These are considered to be acceptable. The overall appearance to the main building of the ground floor and rear dormer, while large, is consistent with approvals elsewhere within the same street and is therefore considered to be acceptable.

Impact on Neighbourhood 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 amenity of neighbouring resident.

The proposed ground floor rear extension would extend beyond its directly adjacent neighbours by three metres. In relation to directly adjacent neighbour no.15, there is an existing wall which projects approximately 3 metres beyond the rear elevation and at a height of 2 metres that lessens the overall impact of the proposed development to an increase of 1 metre overall.

On the opposing side, no 19, there is one flank window visible in the submitted site photos. It is considered by officers that this already has light obscured to some extent by the already existing conservatory and that the proposed development is not considered to be significantly detrimental in blockage of light to this window. The proposed extension would replicate the existing arrangement on the opposing side and extend the projection by 1 metre.

The proposed rear extension, as this is located to the north, of a limited height is considered to not be unduly detrimental to neighbouring amenity in terms of blocking light or overshadowing adjoining properties.

The proposed rear dormer would replicate the widows on the lower floors a floor higher and would be approximately 31 metres to the nearest facing dwelling. No flank windows are proposed. The proposed Velux roof lights located on the front elevation would look out onto the street.

Conclusion

The proposed application for a single storey rear extension located on the ground floor and L shaped dormer is considered to appropriately respect the character and appearance of the area, subservient to the host dwelling and to not present any undue detriment to neighbouring amenity and is therefore considered to be acceptable.

Overall, the proposed development is considered acceptable in terms of design and amenity consolidation, in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017, as well as according with the relevant policies of the London Plan 2021 and the NPPF. All other relevant policies and considerations, including equalities, have been taken into account.

7. CIL Applicable

N/A – Under 100sqm no new unit.

8. Recommendation

It is therefore recommended that this application be APPROVED in accordance with the following conditions:

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 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.

17CH_EX_001_Site Plan.pdf Site/Block Plan – Existing
17CH_20_101_Second and Roof Plans.pdf - Floor plan
17CH_20_200_Sections.pdf Section – Proposed
Elevation (Rear) - Proposed_included_in_Elevation (Front) - Proposed.pdf - Elevation (Rear) – Proposed
17CH_EX_200_Sections.pdf Section – Existing
17CH_EX_101_Second and Roof Plans.pdf - Floor Plan – Existing
17CH_20_001_Site Plan.pdf Block plan of the site
Elevation (Rear) - Existing_included_in_Elevation (Front) - Existing.pdf - Elevation (Rear) – Existing
17CH_EX_100_Ground and First Floor Plans.pdf Floor Plan – Existing
17CH_20_300_Elevations_REV B - Elevations REV B
17CH_20_100_Ground & First Floor Plans_REV B Ground & First Floor Plans_REV B

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 those that are detailed within the application form and submitted plans.

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.