

Officer Report

Application Number:	HGY/2026/0216
Application Type:	Householder planning permission
Address:	19 Bromley Road, Tottenham, London, N17 0AR
Proposal:	Erection of a ground floor rear wraparound extension
Case Officer:	Adam Silverwood
Valid Date:	03/02/2026
	6
Applicant:	Simone Brewster Brewster
Agent:	Steven Davidson

RECOMMENDATION

Approve with Conditions

1. Proposed Development

This is an application for a wrap around rear and side ground floor extension.

2. Site and Surroundings

The application site is a two storey, end of terrace property located at the end of Bromley Road, a cul-de-sac.

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.

One representation has been received by a local councillor which considers that:

- The proposed extension does not conform existing size standards
- Concerned about detriment to neighbouring properties
- Loss of amenity space
- Potential for conversion of the property to flats

Officer comments: As this is an extension to an existing property, an assessment of internal space standards is not considered to apply in this instance. With regard to the potential for this property to be turned into flats, the LPA has no evidence of that intention and it does not form part of the proposal outlined in the planning description in the application form or as shown on the submitted plans.

Other matters are considered later within this report.

6. Material Planning Considerations

The main planning considerations raised by the proposed development are:

1. Design and character;
2. Impact on Neighbourhood Amenity

Design and character

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 to erect a single storey extension that would be primarily to the rear of the building but would extend to the side of the building by 2.6 metres width. This side element would be visible from the street. The proposed extension would be 3 metres deep at the rear of the site and be of 2.7 metres height with a pitched roof angled towards the rear elevation of the host building.

While this extension would be partially visible from the street, the 3-metre depth single storey extension would be appropriately subservient to the host dwelling and adequately match the main building in style and design.

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 extension at the rear would match the depth of the neighbouring property extension at 3 metres. This is not considered to be detrimental access to light or overshadow this property. With regard to the properties to the east, the proposed extension would the ground floor built form in closer proximity to the boundaries of these properties on Vicarage Road. However, the bulk, scale and massing of the extension would not result in an unacceptable loss of light or outlook and would result in an unacceptable overshadowing impact on these Vicarage Road properties.

The proposed extension is therefore considered to be acceptable with regards to amenity impact considerations.

Conclusion

The proposed application for a single storey rear and side wrap around extension located on the ground floor is considered to be appropriately respectful of the character and appearance of the

area, subservient to the host dwelling and to not present any undue detrimental impact to neighbouring amenity and is therefore considered to be acceptable.

Overall, the proposed development is considered acceptable in terms of design and amenity considerations, 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.

SP0 – SP14: Existing and proposed plans and elevations/sections

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: 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: 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.