

Officer Report

Application Number:	HGY/2026/0211
Application Type:	Householder planning permission
Address:	65 Rutland Gardens, Tottenham, London, N4 1JW
Proposal:	Demolition of existing ground floor extension and erection of single storey wrap around side and rear extension. Erection of L- shape dormer roof extension and rear obscure balcony including roof lights on front roof slope
Case Officer:	Sabelle Adjagboni
Valid Date:	23/01/2026
Applicant:	Mr Harry Parmer
Agent:	Mr Farid Miah

RECOMMENDATION

Approve with Conditions

1. Proposed development

This is an application for a proposed ground floor wraparound extension and the construction of L-shaped rear dormer with a terrace. The proposal also includes the installation of rooflights on the front roof slope.

2. Site and Surroundings

The application property is a two-storey, terraced dwelling situated on the northern side of Rutland Gardens, forming part of a long and consistent Victorian terrace. The terrace is characterised by deep two storey outriggers, which in turn create relatively narrow and constrained lightwell spaces between properties. The site lies within a Family Housing Protection Zone, reflecting the strategic priority to retain family sized housing, and is also subject to an Article 4 Direction removing permitted development rights for changes of use from C3 dwellinghouses to HMOs. The property is not located within a conservation area.

3. Relevant Planning and Enforcement history

The planning history in relation to this site is as follows:

PRE/2025/0381

Proposal: Demolition of existing Lean-to. Proposal for ground floor single storey wrap around extension. Proposal for L-shape Loft conversion to include rear roof terrace with obscure glass balcony.

Decision Date: 12 February 2026

Decision: Short Advice Given

4. Local representation

The application has been publicised by way of 6 letters to neighbours. No representations were received.

5. Material planning considerations

The main planning considerations raised by the proposed development are:

1. Design
2. Impact on neighbouring amenity

Design

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, 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. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

Wraparound rear extension at ground level:

The proposed extension will replace an existing conservatory projecting 3m at the rear and wrapping around the side to infill the gap between the site No.65 and the adjoining property No.67. The extension will feature a flat roof on the rear projection and a pitched roof on the side infill sloping down to eaves height of 2.3m. It will be finished in materials that match the existing building. The glazed doors and windows on the rear elevation and the rooflights along the pitched roof of the infill will provide a good amount of daylight internally. The scale and size of the proposal is considered subordinate and proportional to the host dwelling.

Whilst wraparound extensions are not common on the immediate terrace the site is part of; several rear and side extensions can be seen across Rutland Gardens. Similarly, the properties on Roseberry Gardens backing the site also have similar rear and side extensions with evidence of some wraparounds comparable to the proposed scheme. Notably No.102 Roseberry Gardens received planning permission, HGY/2018/314, in recent years for a similar wraparound extension.

The extension is considered acceptable in design and will be in keeping with the pattern of development in the area.

L-shaped rear dormer extension with terrace

The proposed rear dormer would be approximately full width of the existing house and sits within the main roof slope of the host dwelling. It would be pulled down from the ridge height and up about 200mm from the eaves of the main house.

The proposed outrigger extension would extend about 3.9m, approximately halfway into the existing and would have the same height as the rear dormer. It will also be pulled up about 200mm from the existing eaves. This is considered proportionate and subordinate to the host dwelling, and it is also in keeping with the pattern of development in the area.

The proposed roof terrace would be located at the back of the proposed outrigger projection approximately 1.5m with a width of about 2.2m. It will be enclosed by a 1.7m high obscure-glazed privacy screen to the side flanks and rear.

The terrace and associated privacy screen would introduce a visually apparent addition to the roof; however, while roof terraces are not common within the immediate surrounding context, the overall scale and bulk of the proposal is comparable to that of neighbouring outrigger dormer extensions. In this respect, the development would read as a roof-level addition of a scale and massing already established at the rear of properties on the street and would not appear incongruous or visually dominant.

The rooflights proposed on the front roof slope will be flushed and meet the general standard acceptable. Additionally, the proposed materials for the walls and roof match with the existing where applicable.

Overall, the scheme does not undermine the existing uniformity of the host building and is in keeping with the pattern of development in the area.

As such, in design terms, the proposal is considered in line with the above policies.

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. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

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.

Wraparound ground floor rear extension:

The adjoining neighbours at No. 63 currently benefit from a rear extension of a similar depth to the proposal on the shared boundary. Therefore, the impact on this neighbour's daylight, sense of enclosure or privacy would be negligible.

On the other boundary with No.67, the proposed pitched roof design with eaves height of 2.3m would minimise the impact on their daylight and sense of enclosure. The proposal would be marginally above the shared fence and the proposed rooflights across the pitch further help to keep the addition light.

As such, in terms of the impact on amenity, the ground floor rear extension is considered in line with the above policies.

L-shaped rear dormers with terrace:

The proposed dormer additions will largely sit within the existing roof form and would therefore not appear overbearing on neighbours nor would it impact access to daylight. The windows of the dormers will face the rear of the property, and no side windows are proposed. The proposed terrace will have privacy screens and is considerably set back at the side and rear thereby minimizing overlooking. Therefore, it is considered that the impact on privacy of the neighbours would be minimal.

As such, the proposal is considered in line with the above policies.

Conclusion

The proposed extensions are considered acceptable in the particular context of the application site in question and for the reasons explained above. The extensions would not have a harmful effect on the character and appearance of the area or the amenity of neighbouring occupiers.

All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

6. CIL application

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

7. Recommendation

GRANT PERMISSION subject to 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: 01/08, 06/08, 07/08, 08/08

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

Informatives:**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.

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.