

Officer Report

Application Number:	HGY/2026/0377
Application Type:	Householder planning permission
Address:	Right Flat, 179 Langham Road, Tottenham, London, N15 3LP
Proposal:	Erection of single storey ground floor rear wraparound extension
Case Officer:	Sabelle Adjagboni
Valid Date:	12/02/2026
Applicant:	Dermot & Caroline Paikkos
Agent:	Mr George Kain

RECOMMENDATION

Approve with Conditions

1. Proposed development

This is an application for a single storey ground floor wraparound extension to replace an existing conservatory.

2. Site and Surroundings

The application site is right maisonette in a two-storey terrace property vertically divided into two flats. It is located towards the western end of Langham Road near its intersection with Crescent Road. The surroundings are residential in character, made up predominantly of other residential terraces.

The site is not situated within a conservation area and is not a listed building. Multiple houses on the street can be seen to have wraparound extensions including the adjoining neighbour at No. 179 Left, and No. 177.

3. Relevant Planning and Enforcement history

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

HGY/2026/0519

Proposal: Lawful development Proposed use for the erection of a rear L-shaped loft conversion including the insertion of front rooflights

Decision Date: 31 March 2026

Decision: Permitted Development

4. Consultation response

No consultation was required for the application.

5. Local representations

The application has been publicised by way of 12 letters to neighbours. The responses received following the consultation were as follows:

Objection: 1

The concerns raised are summarised as follows:

- Incorrect site address

Officer comment: The address of the site has been corrected on the submitted plans. Other concerns raised pertain to civil matters and are not material for planning consideration.

6. Material planning considerations

The main planning considerations raised by the proposed development are:

1. Design and appearance
2. Impact on neighbouring amenity

Design and appearance

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.

The site currently benefits from a wraparound conservatory which the proposal will replace maintaining its massing. The main change will in the roof form and height of the extension. The proposed extension will feature a flat roof at a height of 2.9m at the rear and a pitched roof on the infill element sloping down to an eaves height of 2.4m on the boundary with No.181. Given that the proposal is a single storey, the scale is considered to be subordinate to the host dwelling.

The proposed materials will be brickwork to match the existing material palette of the host dwelling. The proposed glazed double doors on the rear elevation and window would provide adequate daylight internally and are considered acceptable in design. The proposed rooflights are also considered acceptable.

The adjoining property at No.179 Left benefits from an existing rear wraparound extension matching the depth of the proposal along the shared boundary. In addition, several other properties along the terrace can be seen to have rear and side extensions. Therefore, the proposal would be in keeping with the pattern of development of the area.

Overall, the scheme does not undermine the existing uniformity of the host building.

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.

Given the design of the pitched roof and its modest height of 2.4m, it is considered that the impact on the daylight and sense of enclosure of the neighbour at No. 181 would not be materially above the existing situation.

Given that No.179 Left has a similar wraparound extension with a rear projection matching that proposed, any impact on daylight or sense of enclosure between the two properties would be broadly reciprocal in nature. As such, the proposal is not considered to result in a materially harmful impact on neighbouring amenity.

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

Conclusion

The proposal is considered acceptable.

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

7. CIL Applicable

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.

8. Recommendation

GRANT PERMISSION subject to conditions

Registered No. HGY/2026/0377

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: A03 Rev-1, A04 Rev-1, A06 Rev-1, A08 Rev-1, A09 Rev-1

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.