



Officer Report

Application Number: HGY/2026/0376
Application Type: Householder planning permission
Address: Annexe, 44 Wilmot Road, Tottenham, London, N17 6LH
Proposal: Erection of a 2m deep single storey extension to the rear of existing residential annexe, creation of a new main entrance door on the side of the annexe facing Downhills Avenue, and extension of its rear garden.
Case Officer: Neil McClellan
Valid Date: 12/02/2026
Applicant: Arzu Linet Sarikahya
Agent: Mr Ovunc Ozbaris

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposal

Erection of a 2m deep single storey extension to the rear of existing residential annexe, creation of a new main entrance door on the side of the annexe facing Downhills Avenue, and extension of its rear garden.

Site Description

Separate single storey self-contained studio dwelling attached to the flank elevation of 44 Wilmot Road, a 2-storey end of terrace house located on the corner of Wilmot Road and Downhills Avenue. The application was formerly a residential annexe of No. 44. It's use as separate self-contained dwelling was recently regularised through an application for a certificate of lawfulness (see history below)

The site is not within a conservation area and is not close to any listed buildings.

Planning and Enforcement History

The following are considered relevant to the current application.

HGY/2025/3403 - Certificate of lawfulness granted for the existing use of the property known as the Annexe 44 Wilmot Road as a separate self-contained studio dwelling.

HGY/2014/2091 – Certificate of lawfulness granted for the alteration of the roof from hip to gable, formation of rear dormer and insertion of two front rooflights.

MATERIAL PLANNING CONSIDERATIONS

Design & 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 studio dwelling's rear elevation is currently level with the rear elevation of the attached house at No. 44 Wilmot Road. The proposal is to extend the studio by 2 metres to the rear with a small flat roof extension wrapping slightly around the corner of the neighbouring dwelling.

The proposed extension, given its relatively modest scale and respectful design would appear appropriately subordinate in scale and suitably complimentary of the existing building's character and appearance. Given the variety in built form visible in this area, the proposal would not appear out of keeping.

The proposal is therefore to be acceptable in its design and appearance and in its impact on local visual amenity.

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.

Given the modest depth and height of the flank wall along the boundary with the No. 44, the proposal is not considered overbearing, or likely to result in a materially harmful loss of outlook or daylight/sunlight.

There will be no material loss of privacy to neighbouring properties.

The proposed extension is therefore acceptable in amenity terms.

Conclusion

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

RECOMMENDATION

GRANT PERMISSION

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 following approved plans and drawings, other than where those details are altered pursuant to the conditions of this planning permission:

WR022026-BP02 – Proposed Block Plan;
WR022026-03 – Proposed Ground Floor Plan; &
WR022026-04 – Proposed Elevations & Roof Plan.

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

- 3 The external materials to be used for the proposed development, and in particular the brickwork proposed along the side and end elevations of the extension, shall closely match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.

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: 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 their 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.