

Officer Report

Application Number:	HGY/2026/0455
Application Type:	Full planning permission
Address:	7, 9 & 11 Wellington Avenue, Tottenham, London, N15 6AS
Proposal:	Erection of a single storey first floor rear extension across the three properties, 7, 9 & 11 Wellington Avenue
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	19/02/2026
Applicant:	Mr Rosenberg
Agent:	Mr Joel Stern

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for joint first floor extension across the rear of nos.7, 9 and 11 Wellington Avenue.

The proposed extension would project 2.8m at first floor level to rear and would be set in around 2.8m from the boundaries with 5 and 13 Wellington Avenue. The proposal would incorporate a flat over the first-floor extensions.

Site and Surroundings

The subject properties are mid terraces dwellings situated on the northern side of Wellington Avenue, close to the junction with Elm Park Avenue. All three properties at have single storey ground floor extensions. Surrounding area is wholly residential in character. The properties are located the area designated in Haringey SPD "House Extensions in South Tottenham" (2013).

The site is not located within any conservation area and does not fall within the curtilage of a listed building.

Relevant Planning and Enforcement history

The most recent planning history in relation to the site is as follows.

7 Wellington Avenue

- HGY/2020/1459 - Not Required 29/7/2020 - Erection of single storey extension which extends beyond the rear wall of the original house by 5.7m, for which the maximum height would be 3m and for which the height of the eaves would be 3m.
- HGY/2020/1633 – Granted 04/08/2020 - Type 3 Loft Extension

9 Wellington Avenue

- HGY/2026/0770 – Granted 23/06/1998 - Erection of roof extension comprising full width front and rear dormer windows to facilitate a loft conversion comprising 3 bedrooms and a bathroom.

11 Wellington Avenue

- There is planning history on this site.

There are no enforcement planning history in relation to the sites.

2. LOCAL REPRESENTATIONS

The application has been publicised by way of 11 letters. The number of representations received from neighbours, local groups, in response to notification and publicity of the application were as follows:

No of individual responses: 0

Objecting: 0

Supporting: 0

3 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Principle of development;
2. Design and appearance;
3. Impact on neighbouring amenity.

Principle of development

The application site is located within the designated area identified in Haringey SPD 'House Extension in South Tottenham' (2013). The SPD provides additional guidance on the design of house extensions being built to meet the need for providing additional habitable accommodation for large families in this part of the borough. The SPD sought to provide clear and consistent guidance on the form of roof extension defining three approved ways in which homes may be approved at roof level.

There have been a number of first floor rear extensions across multiple properties approved within the South Tottenham SPD area. These include: -

- HGY/2021/0625 – 24-26 Wellington Avenue – Planning permission granted
- HGY/2021/3589 – 41 Wellington Avenue -Planning permission granted
- HGY/2022/0451 – 10 & 12 Wellington Avenue -Planning permission granted
- HGY/2022/4358 – 2 -4 Wellington Avenue – Planning permission granted
- HGY/2022/0338 – 5, 7, 11 Clifton Gardens – Planning permission granted
- HGY/2022/1683 – 12, 14, 16 Clifton Gardens – Refused and allowed on appeal.
- HGY/2023/3235 – 35, 37, 39 Clifton Gardens – Resubmission of previous dismissed appeal scheme (council ref: HGY/2022/1546) was refused by Council but allowed on appeal.
- HGY/2024/2409 – 13, 15, 17 Clifton Gardens – Planning permission granted.

The Inspector in the decision for HGY/2023/3235 noted that the Council's SPD discouraged second floor rear extensions but was silent on first floor extensions. Furthermore, the Inspector in coming to their decision noted:

The proposal would be set in from the side boundaries of Nos. 35 and 39 and the inclusion a hipped roof would minimise its overall visual impact. As a result, the view of the side elevation from properties on Elm Park Avenue would not be overbearing. Due to the modest projection of the proposal beyond the main rear façade of the properties the proposal would not appear overbearing or incongruous and would not dominate the rear of the properties in this part of the street. Views of the proposal would be limited to the rears of nearby properties and their gardens.

The approved plans for the above decisions all contain similarities of generous setbacks from the side/ red line boundaries; flat roofs; and generally matching materials. The heights and depth of the approved plans are like the proposed scheme.

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.

Combined first floor rear extensions

Following officer's concerns, the application has been amended by reducing the depth of the extension to 2.5m. This reduction addresses concerns raised.

The proposed development contains setbacks from the side boundaries of adjoining sites which are at least half the width of the rear elevation of nos. 5 and 13 Wellington Avenue.

The depth of the first-floor rear extensions would be a maximum of 2.5m and would be consistent with others approved in the area and maintains a sense of subordination to the host building and the character of the area. All proposed materials are to match the existing.

The design and appearance of the extension is considered acceptable and would not detract from the character of the immediate area. The extension would be subservient to the host properties in terms of its size and roof form. The external materials of the proposal would be sympathetic with the built form and the appearance of the existing properties.

The proposed first floor rear extension would not appear overly bulky or out of scale in relation to the site context and its surroundings. The design would be in keeping with similar first floor extension approved within the same street and as such would not detract from the character of the locality.

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.

The proposed first floor extension would not impinge on a line drawn at 45 degrees from the centre of the attached neighbour's rear habitable windows, which indicates that the proposed extension is unlikely to have significant harm in terms of loss of light on Nos. 5 and 13 Wellington Avenue. Similarly, the proposed modest depth of the extension would not have significant material harm to the amenities of the adjoining occupiers living condition. The proposal is acceptable in amenity terms.

BNG

The ground floor extension is related to a householder application and therefore BNG does not apply.

Conclusion

The proposal is considered acceptable and on balance, proposed development would not harm the character and appearance of the area.

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

4. 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.

5. 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:

PR-L001 Rev.A
PR-P001 Rev.A
PR-P002 Rev.A
PR-P003 Rev.A
PR-P004 Rev.A
PR-P005 Rev.A
PR-E001 Rev.A
PR-E002 Rev.A
PR-E003 Rev.A
PR-E004 Rev.A
PR-S001 Rev.A
PR-S002 Rev.A
PR-S003 Rev.A
PR-PE001 Rev.A
PR-PE002 Rev.A

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: 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.