



Officer Report

Application Number:	HGY/2026/0362
Application Type:	Householder planning permission
Address:	4 Halefield Road, Tottenham, London, N17 9XR
Proposal:	Loft conversion comprising an L-shaped rear dormer extension and the erection of a single storey extension to the rear, partially infilling the property's side return.
Case Officer:	Neil McClellan
Valid Date:	24/02/2026
Applicant:	Ms A Hamilton
Agent:	Richard Lindsey

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

This application proposes a loft conversion comprising an L-shaped rear dormer extension, along with the erection of a single-storey rear extension that partially infills the property's side return.

Site and Surroundings

The application site comprises a two-storey mid-terrace house located on the north side of Halefield Road, a short residential street in Northumberland Park that also contains Colerain Park Primary School.

The property features a two-storey rear outrigger, the first-floor element of which was added through an extension granted planning permission in 1989 (see planning history below).

The site lies within Haringey's Family Housing Protection Zone and within the area of the borough covered by an Article 4 Direction removing permitted development rights for changes of use between the C3 and C4 use classes. The site is not located within a conservation area.

Planning and Enforcement History

The following is considered relevant to the current application.

HGY/1989/0282 – Planning permission granted for a first rear extension to provide an additional bedroom and bathroom.

2. LOCAL REPRESENTATIONS

One response has been received from a Ward Cllr, raising concerns regarding the quality of the extended accommodation in terms of daylight, space standards, external amenity space and its

possible impact on the amenities of neighbouring occupiers. The councillor is also cornered that the proposed extension could lead to a future conversion of the property into flats and the loss of a family home.

Officer comment: London Plan space standards do not apply to the extension of existing homes. Concerns regarding the possible future conversion of the property to flats are not pertinent to this application. Should the applicant or future owner wish to convert the property it would require a planning application that would be assessed against relevant development plan policy. The potential impact of the proposed extension on neighbouring amenity is discussed in the report below.

3. 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.

Dormer extension

Dormers are a common form of roof extension and, outside of certain conservation areas in Haringey, are generally considered an acceptable part of the established character of many of the borough's streets, where the majority have been constructed under permitted development rights.

While there are several examples of large rear dormer extensions on properties on the opposite side of Halefield Road, there is only one comparable example within the terrace in which the application property sits.

The proposal includes a full-width dormer across the main rear roof slope, with a further element extending just over halfway along the length of the property's narrow rear outrigger. While the dormer is relatively large, a feature of comparable scale could be constructed under permitted development. In this case, the additional element on the outrigger is set back reduces its visual presence and prevents it from appearing overly dominant. Given the nature of this property, with a deep rear outrigger, the roof form is capable of accommodating an extension of this type without appearing disproportionate.

The roof extension would not be visible from public vantage points and would therefore have no impact on the street scene. The two rooflights proposed on the front roof slope would be modest in size and would not detract from local character.

Overall, the proposal is considered to integrate comfortably with the surrounding pattern of development, and the local character and visual amenity of the area would be preserved.

Single storey rear extension

The application proposes a single-storey extension that would infill part of the space between the existing two-storey rear outrigger and the side boundary with the neighbouring property at 2 Halefield Road. The extension would project to a depth of approximately 2.9 metres and would feature a pitched roof sloping down towards the neighbouring property, with an eaves height of around 2.0 metres along the boundary.

The proposed extension is considered to be appropriately subordinate in scale and complementary in its design and appearance to the host property. It is also noted that there is a variety of ground-floor extensions and other alterations to the rear of this terrace. As such, the proposal would not appear out of keeping with its surroundings. It is therefore considered that the local character and visual amenity of the area would not be adversely affected.

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.

While the outrigger dormer would add height to the existing rear outrigger, it is not considered likely to result in any adverse impact on neighbouring amenity. The nearest first-floor window at No. 6 is set well away from the shared boundary, and when taking account of the site's orientation and the relative positioning of the properties, the proposal would not give rise to any material loss of daylight, sunlight, outlook, or an overbearing sense of enclosure.

Given these factors, the increased height to the outrigger and dormer would not result in any harmful impact on the residential amenities of neighbouring occupiers.

While the dormer would introduce additional overlooking of neighbouring rear gardens, it is noted that in established urban and suburban areas such as this, a significant degree of mutual overlooking already occurs from existing first- and second-floor

The window proposed on the flank elevation of the outrigger extension serves a bathroom; if permission is granted, a condition would be imposed requiring this window to be obscure-glazed and non-openable below 1.7 metres.

Overall, the proposed dormer is not considered to result in any materially harmful impact on the residential amenities of neighbouring occupiers.

Similarly, the proposed single-storey extension, given its modest height and depth along the boundary with No. 2 Halefield Road, would not be expected to result in any materially harmful impact on neighbouring amenity in terms of daylight, sunlight, outlook, or sense of enclosure.

Conclusion

Taking account of the above the proposal is considered to be acceptable in terms of design and amenity considerations. 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.

5. CIL APPLICABLE

N/A – Under 100sqm no new unit.

4. RECOMMENDATION

It is therefore recommended that this application be APPROVED in accordance with the following 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 following approved plans and drawings, other than where those details are altered pursuant to the conditions of this planning permission:

02001 Rev 02 – Existing & Proposed Rear & Side Elevations;
04001 Rev 02 – Proposed Ground & First Floor Plans;
04002 Rev 02 – Proposed Loft Floor Plan; &
06001 Rev 01 – Proposed Section.

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, unless indicated otherwise on the approved plans.

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.
- 4 Prior to the first occupation of the development hereby approved, the bathroom window in the approved dormer extension's side elevation shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained and maintained thereafter.

Reason: To avoid overlooking into the adjoining properties and to comply with 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.