



Officer Report

Application Number:	HGY/2026/0475
Application Type:	Householder planning permission
Address:	20 Norfolk Close, Tottenham, London, N13 6AN
Proposal:	Proposed rear extension and associated terrace, front entrance alterations.
Case Officer:	Ben Coffie
Valid Date:	23/02/2026
Applicant:	Vee Alexander
Agent:	Mr Jordan Macann

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The site is a two storey terraced dwelling located on the south side of Norfolk Close.

The site is not in a conservation area and is not a listed building. It is within proximity to the Tottenham Recreation Ground to the east. The area is predominantly residential in character.

2. THE PROPOSAL

The proposed is for a single storey rear extension and a minor alteration to the front entrance.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2014/2495,
Address: 20, Norfolk Close, London, N13 6AN, London
Proposal: Certificate of lawfulness for formation of rear dormer,
Decision Date: 17 November 2014
Decision: Permitted Development

HGY/2014/2601,
Address: 20, Norfolk Close, London, N13 6AN
Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 5.38m and for which the height of the eaves would be 5.38m,
Decision Date: 29 October 2014
Decision: Refuse

4. CONSULTATION RESPONSES

Internal & External Consultees

The following were consulted on the planning application:

N/A

Local amenity groups

The following local groups/societies made representations:

N/A

Neighbour Consultation

The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses 0

Objecting 0

Support 0

Neither 0

5. PLANNING CONSIDERATIONS

Design & appearance

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

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 and 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.

The proposed single storey rear extension would take up the full width of the dwelling, its maximum height will measure 3.49m above existing ground level, it will have a slopping roof design and measuring 2.32m at the eaves.

The extension will project by 3.8m along the boundaries shared with no.22 Norfolk Close to the east and 18 Norfolk Close to the east of the dwelling both of which have existing extensions.

The extension will be built 350mm below existing ground level, it would have a pitched roof, pitching down to a height of 2.5m on the boundary. The development will include a small 1.5m deep terrace which will include stepped access, railings and boundary treatment, responding to the sloping gradient of the garden.

The proposed extension would be modest in bulk and scale. It is considered proportionate and subordinate to the host building and would not negatively impact the amenity of the site, or

adjoining properties. Therefore, the local character and visual amenity of the area would be protected.

The alteration to the front entrance involves building new steps to the entrance door, this is considered a minor change to the front elevation. Therefore, it would not have any impact on the character and appearance of the host dwelling.

As such the proposed development in design terms does not comply with Policies DM1 and DM12 of the Development Management Development Plan Document (2017), nor with Policies SP11 of Haringey's Local Plan Strategic Policies (2017) and the London Plan Policy D6.

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.

The proposed extension will extend beyond existing extensions at both adjoining dwellings however not excessive enough to give rise to any adverse amenity impacts against this neighbouring property given its moderate projection.

While a new terrace area is proposed, it is noted that there is mutual overlooking into the rear garden areas from the rear wall of the house due to the sloping nature of the garden. Moreover, it would not increase opportunities for direct overlooking internal rooms, as the boundary fence would be extended in height to provide effective screening. The height will remain less than 2m above the adjacent ground level so is considered to be acceptable.

As such the development here would not constitute loss of daylight/sunlight, loss of outlook, loss of privacy and an increased sense of enclosure.

6. CONCLUSION

7. RECOMMENDATION

The application is recommended for approval subject to 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 approved plans and drawings listed in this decision notice, other than where those

details are altered pursuant to the conditions of this planning permission.

Approved plans list: B268343-1100 A, B268343-3100 A, B268343-3000 A, Location Plan.

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

- 3 The external materials to be used in the development shall accord with the materials specified on the approved drawings.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual amenity of neighbouring properties and the locality, in accordance 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: 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: 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.