



Officer Report

Application Number: HGY/2026/0547
Application Type: Full planning permission
Address: 81 - 83 Wellington Avenue, Tottenham, London, N15 6AX
Proposal: A first floor joint extension to Nos. 81 - 83 Wellington Avenue - Ground Floor extension for 81 already approved under app ref: HGY/2024/1801
Case Officer: Oskar Gregersen
Valid Date: 27/02/2026
Applicant: M Aksler
Agent: Mr M Rozner

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site relates to a pair of two-storey mid-terrace residential dwellings typical for the South Tottenham Area. The site is not located within any conservation area, nor does it affect the setting of any listed building, however it is located within the area covered by the South Tottenham House Extensions SPD

While the properties within the terrace may have been very similar at the time of their construction, this is not currently the case. Many of the properties have been extended by way of large rear extensions as well as upward extensions or roof extensions. The design and appearance of properties within this terrace and street vary in terms of their heights, facing materials and fenestration.

2. DETAILS OF PROPOSAL

This is an application for joint first floor rear extension to Nos. 81 – 83 Wellington Avenue, 2.5m in width and 3m in depth.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

The most recent applications for these sites are summarised as follows:

- HGY/2023/3149 | 81 Wellington Avenue | Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.3m and for which the height of the eaves would be 3m.

Refuse

- HGY/2024/1801 | 81 Wellington Avenue | Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.30m and for which the height of the eaves would be 3m.
Not required

- HGY/2025/2842 | 79 - 81 Wellington Avenue | Erection of joint first floor rear extension to Nos. 79 – 81
Approve w/ conditions

4. LOCAL REPRESENTATIONS

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

No of individual responses: 0

5. ANALYSIS/ASSESSMENT OF THE APPLICATION

Principle of the 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.

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 proposal is for a first-floor rear extension to both Nos 81 and 83 Wellington Avenue. The projection from the rear elevations would be 3m and would not project as deep as the current single storey rear extensions. The width of the extensions would be inset from the shared side boundaries of with Nos 79 and 85 by 3.63m. The extensions will have a flat roof with a ridge line sitting below the main eaves line.

Although, there are a limited number of other first floor extensions within this terrace/ street, there is a great amount of visual variation arising from the other extensions and alterations to the backs of these properties. Within this context the proposal would not be harmful to the character of the area.

Given the factors discussed above the proposal is considered acceptable in design terms and in terms of the character and appearance of the area.

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.

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 the amenity of neighbouring residents.

The proposed first-floor extensions 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 will not be harmful in terms of conditions of daylight, sunlight and outlook.

The new fenestration on the rear elevation of the first-floor elevations will not introduce new overlooking over and above the current situation. No side windows are proposed on the sides of the first-floor extensions.

Overall, the proposed first-floor extensions would not have any adverse impact in terms of the amenity currently enjoyed by occupiers of neighbouring properties, with therefore the proposal consistent with the policies outlined above.

6. CIL APPLICABLE

N/A

6. SUMMARY AND CONCLUSION

The proposal is considered acceptable in terms of design and amenity considerations. and complies with relevant planning policies and guidance. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

7. RECOMMENDATION

The application is recommended for approval subject to the following conditions:

CONDITIONS (4)

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 drawings list: 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, Location plan

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

3 -

The external materials to be used for the development hereby permitted shall match in colour, shape, size and texture those of the existing buildings.

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 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 -

The first floor extensions hereby permitted to Nos. 81 and 83 Wellington Avenue shall only be built concurrently unless otherwise agreed in writing, in advance, by the Local Planning Authority.

Reason: In order to protect the amenity of occupants of the adjoining residential properties consistent with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 and DM12 of The Development Management DPD 2017.

INFORMATIVES (3)

5 -

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.

6 -

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.

7 -

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.

Conditions:

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

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Reason: In order to protect the amenity of occupants of the adjoining residential properties consistent with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 and DM12 of The Development Management DPD 2017.

Informatives:

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