



Officer Report

Application Number: HGY/2026/0675
Application Type: Full planning permission
Address: Flat A, 443 West Green Road, Tottenham, London, N15 3PL
Proposal: Erection of L-shaped dormer extension to 1st floor Unit (HMO)
Case Officer: Sabelle Adjagboni
Valid Date: 10/03/2026
Applicant: Mr M Ruparelia
Agent: Mrs Leena Bhatt

RECOMMENDATION

Approve with Conditions

1. Site location

The application site is a two-storey mid terrace property situated on southern side of West Green Road, close to the junction with Stanley Road. The surrounding area is predominantly commercial units on the ground floor with residential accommodation above, further south and north of the site are mainly residential in character. The property is not located within any conservation area and does not fall within the curtilage of a listed building.

2. Description of Proposal

The application proposal seeks permission for the erection of a loft extension to the 1st floor unit, including a rear dormer and outrigger dormer.

3. Relevant Planning and Enforcement history

The most recent applications for this site are summarised as follows:

HGY/2025/2605

Address: Flat A, 443 West Green Road, Tottenham, London, N15 3PL

Proposal: Formation of dormer window to 1st floor Unit, including outrigger dormer

Decision Date: 26 February 2026

Decision: Refuse

HGY/2021/0855

Address: Flat A, 443, West Green Road, London, N15 3PL

Proposal: Conversion of premises into HMO (C4 Use) for shared residential use for up to 3 persons.

Decision Date: 12 April 2021

Decision: Approve with Conditions

4. Internal & Statutory Consultation

No consultation was required for this application.

5. 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

Objecting: 0

Supporting: 0

6. Assessment of Planning Considerations

The main planning considerations raised by the proposed development are:

1. Design and appearance

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.

The proposal follows the refusal for a previous scheme (Ref: HGY/2025/2605) in which the outrigger extension covered the entirety of the first-floor outrigger resulting in a form of development which did not appear subordinate to or complement the design and appearance of the existing building. The current proposal offers an improvement where the outrigger extension will be set back 1.5m from the rear wall and 500mm from the side wall. The updated scheme would appear proportional and subordinate to the host property.

Additionally, the proposed materials would match the existing thereby maintaining the visual appearance of the building. The proposal is in line with the approved scheme at the adjoining property, No. 441A West Green Road, Ref: HGY/2025/0169.

Overall, the proposal is considered proportional and subordinate to the existing building and will be in keeping with the pattern of development in the area.

As such, in terms of design, the proposal is in line with the above policies.

6. Conclusion

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

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. CIL Applicable

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for Mayoral or Haringey's CIL charge.

8. Recommendation

GRANT Planning 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 approved plans and drawings listed below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list: Location Plan, 443WGR/LP01, 443WGR/PL01, 443WGR/PL02, 443WGR/PL03

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

Informatives:

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.

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.