



Officer Report

Application Number:	HGY/2026/0890
Application Type:	Householder planning permission
Address:	20 Lealand Road, Tottenham, London, N15 6JS
Proposal:	Erection of a wrap-around single storey rear extension
Case Officer:	Sabelle Adjagboni
Valid Date:	27/03/2026
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Applicant:	Mr Barry Feldman
Agent:	Shulem Posen

RECOMMENDATION

Approve with Conditions

1. Proposed development

This is an application for a single storey ground floor wraparound extension.

2. Site and Surroundings

The application site is a two-storey mid-terrace semi-detached house located towards the western end of Lealand Road near its intersection with High Road. It is not in a conservation area nor is it a listed building. Part of Lealand Road is one of the streets designated in LB Haringey's 'House Extensions in South Tottenham' SPD (2013). The site falls within this part.

3. Relevant Planning and Enforcement history

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

HGY/2025/3320

Address: 20 Lealand Road, Tottenham, London, N15 6JS

Proposal: Erection of a full width single storey rear extension and first floor extension

Decision Date: 17 March 2026

Decision: Refuse

HGY/2025/2554

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 3.5m and for which the height of the eaves would be 3m

Decision Date: 3 November 2025

Decision: Not Required

HGY/2017/3249

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by part 4.43m, part 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Decision Date: 18 December 2017

Decision: Not Required

HGY/2017/2872

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4.43m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Decision Date: 7 November 2017

Decision: Refuse

HGY/2017/0886

Address: 20, Lealand Road, London, N15 6JS, London

Proposal: Erection of additional storey known as a 'Type 3' roof extension

Decision Date: 20 April 2017

Decision: Refuse

4. Consultation response

There were no statutory consultees for this planning application.

5. Local representations

The application has been publicised by way of 9 letters sent to neighbouring properties. No responses were received following the consultation.

6. Material planning considerations

The main planning considerations raised by the proposed development are:

1. Design and appearance
2. Impact on neighbouring amenity

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 site benefits from a fallback position under prior approval for the erection of a single-storey rear extension extending up to 6m beyond the rear wall of the original dwelling, with a maximum height of 3.5m and an eaves height of 3m. This establishes that a significant degree of rearward extension could occur without the need for express planning permission and is therefore a material consideration.

The current proposal differs from the fallback scheme in that the rear projection would be reduced to approximately 4m along the boundary with No.18, whilst introducing a wraparound extension infilling the side return across the full depth of the property. The majority of the extension would have a flat roof with a height of 3m, with the new infill mass having a small pitched roof element about 0.7m wide extending for a depth of approximately 2.5m from the rear elevation along the detached side and with eaves height of approximately 2.4m. Whilst the scale and bulk of the extension is significant, it is isolated to ground floor level and the wider context of the locality is defined by a variety of extensions at ground and upper floor levels of considerable scale. Within this context, on balance, the scale and design of the extension is acceptable with regards to design and character considerations.

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 property with the highest scope for impact is No.18 which shares the boundary along the attached side of the semi-detached pair and currently has no rear extensions at either ground or first-floor levels.

The proposed wraparound extension would be 4m deep and 3m high on the shared boundary at ground floor level. This would be shallower than the 6m extension that was deemed not require prior approval under planning reference HGY/2025/2554 fallback proposal, and therefore would have a reduced impact on outlook for no. 18. The depth, scale and massing would not be considered to result in an unacceptable impact on outlook, light or create a visually overbearing impact on the occupants of this neighbouring property.

On the other boundary to the east of the site, No.22 is not attached to the host building with the side walls of both respective properties separated 1.82 metres, and the mid-point of the nearest rear facing ground floor rear window of this neighbouring property 3.215 metres away. The proposed extension would be set a sizeable distance from this neighbouring property, and would not result in an unacceptable loss of light, outlook or create an unacceptable sense of enclosure for the occupants of no. 22.

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

Conclusion

The proposal is considered acceptable.

All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7. 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.

8. 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: Location plan, LR.20.PR.401, LR.20.PR.402, LR.20.PR.403, LR.20.PR.404

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.