



Officer Report

Application Number:	HGY/2026/0837
Application Type:	Householder planning permission
Address:	14 Ermine Road, Tottenham, London, N15 6DB
Proposal:	Erection of a single storey front extension, repositioned front door with internal alterations, and installation of timber bin store in the front garden.
Case Officer:	Daniel Boama
Valid Date:	24/03/2026
Applicant:	6
Agent:	Mendelovich Mr. Luke McBratney

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a three-storey mid-terraced dwellinghouse on the west side of Ermine Road. The site is not within a conservation area nor is it within the curtilage of a listed building.

2. THE PROPOSAL

The proposal is for the erection of a single storey front extension, repositioned front door with internal alterations, and installation of timber bin store in the front garden.

Revisions have been made that alter the internal space to ensure the kitchen has a window.

The front extension would be built up to the same depth as the existing single storey front projection and would have a flat roof. It would not have a parapet wall and safety balustrade along the edges like the parapet wall above the front projection for the existing first floor balcony similar to the previous proposal under HGY/2025/2715.

The front door will be repositioned closer to No.13 replacing the window where the garage used to be.

The bin storage to the front would be externally clad in timber.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2024/3274

Address: 14 Ermine Road, Tottenham, London, N15 6DB

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: 10 January 2025

Decision: Not Required

HGY/2024/3275

Address: 14 Ermine Road, Tottenham, London, N15 6DB

Proposal: Certificate of lawfulness for proposed use: Loft conversion with erection of rear dormer and insertion of 3no. front rooflights. Replacement of ground floor living room front window with an additional front door. (AMENDED DESCRIPTION)

Decision Date: 24 January 2025

Decision: Refuse

HGY/2025/1199

Address: 14 Ermine Road, Tottenham, London, N15 6DB

Proposal: Certificate of lawfulness for proposed use: Loft conversion with erection of rear dormer and insertion of 3no. front rooflights.

Decision Date: 10 July 2025

Decision: Permitted Development

HGY/2025/2715

Address: 14 Ermine Road, Tottenham, London, N15 6DB

Proposal: Erection of a single storey front extension and timber bin store in the front garden.

Decision Date: 16 December 2025

Decision: Approve with Conditions

4. CONSULTATION RESPONSES

Neighbour Consultation

The application has been advertised by way of letters sent to neighbouring properties. The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No. of individual responses: 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 front extension would infill the gap between the original front projection of the host building the same feature of neighbouring no. 15 Ermine Road, with a depth of 2.91m. The extension would directly abut the boundary with No.15 and would extend 2.91m on the shared boundary. It would have a flat roof with a maximum height of 3.00 m (3.00m at the eaves) and no roof lights or lanterns. The front window whilst not in the same alignment with the windows on the floors above, would have similar proportions and design. The extension would be finished in materials to match those of the existing dwelling.

The proposed front door would be repositioned on the front elevation replacing the existing living room window. The repositioning of the front door will be carried out alongside internal alterations to the ground floor layout. Revised drawings were provided re-altered the kitchen layout, so that it would have access to a window, which would be on the rear elevation. The existing front door position would be replaced by bricks.

The proposed secure timber bin storage to the front would provide enough capacity for the dwelling as per the previous approval under reference HGY/2025/2715.

In reaching this decision considerable importance and weight has been given to preserving the character and appearance of the area. There is a similar example at No.11, which has an extensive planning history been improved over time to ensure that the matching bricks are flush with the front projection.

The proposal is considered 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.

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 extension would match the depth of the existing front projection of no. 15 adjacent to the side boundary of the proposed extension. The height and depth of the front extension would not adversely impact the amenity of neighbouring properties.

The repositioned front door would not have an impact on neighbouring amenity.

6. CONCLUSION

The proposed development is in 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 does accord with the relevant policies of the London Plan 2021 and the NPPF.

The proposal is considered acceptable in respect of its character, appearance and impact on the site and would not result in material harm to the residential amenity of neighbours. 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:

- 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: L01, EP001, P001 B, P002 B, P003 B, P004 B.

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.

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.

Informatives:

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: 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 his ownership.

