

Officer Report

Application Number:	HGY/2026/0522
Application Type:	Householder planning permission
Address:	63 Holcombe Road, Tottenham, London, N17 9AR
Proposal:	Erection of a single-story ground floor extension
Case Officer:	Sabelle Adjagboni
Valid Date:	26/02/2026
	6
Applicant:	Mr & Mrs Gabbidon
Agent:	Other - Homestead - TP&BRC

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for a single storey rear extension. The proposal has been amended to reduce the height of the extension.

Site and Surroundings

The application site is a two-storey semi-detached end of terrace property. It is located towards the eastern end of Holcombe Road. The surroundings are residential in character, made up predominantly of other residential terraces and semi-detached houses.

The site is not situated within a conservation area and is not a listed building. The properties in this area are the typical Edwardian and Victorian family homes in the Borough, and there is consistency in the architectural language on the terrace. The buildings in this area benefit from relatively large rear gardens and multiple properties have rear extensions.

Relevant Planning and Enforcement history

There is no planning history in relation to the site.

CONSULTATION RESPONSE

No consultation was required for this application.

LOCAL REPRESENTATIONS

The application has been publicised by way of 3 letters to neighbours. No representation was received.

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

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 property benefits from an existing small conservatory measuring approximately 3m in depth and extending slightly over half the width of the main dwelling. The proposal seeks to replace this with a more substantial single-storey rear extension spanning the full width of the host property. The extension would project 3m along the shared boundary with No.62 and 4m on the detached side. It would have a flat roof with a maximum height of 2.8m, with a large glazed rooflight, sliding glazed doors and a rear window to provide natural light and outlook.

The scale and form of the proposed extension would be consistent with similar rear extensions at Nos. 53, 54, 55, 56, 57, 58, and 61, and would reflect the established pattern of development along the terrace and within the wider street. Given the size of the rear garden and the relatively modest depth of the extension, the proposal would not appear overly dominant within the site.

Overall, the extension would remain proportionate and subordinate to the host dwelling. It would preserve the architectural integrity of the property and would not harm the character or visual amenity of the surrounding area.

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

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 proposed extension would project approximately 3m along the shared boundary with No.62, the adjoining attached property. In order to minimise impacts on neighbouring amenity, the scheme has been amended to reduce the overall height of the extension to 2.8m. As amended, the proposal would not result in a material loss of daylight, sunlight or an undue sense of enclosure to this neighbouring occupier.

On the opposite boundary, No. 64 is detached from the application site and benefits from a separate gap between the buildings. The proposed extension would follow the footprint and alignment of the existing dwelling and would remain set away from the boundary. Therefore, the impact on daylight, sunlight, sense of enclosure or outlook for the occupiers of No.64 would be minimal.

Overall, the proposal is not expected to result in any unacceptable harm to the residential amenity of neighbouring occupiers in terms of loss of light, outlook, or sense of enclosure.

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

Conclusion

The proposal is considered acceptable in design and appearance, as well as amenity terms.

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

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.

RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2026/0522

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, N179ARPP2R, N179ARPP3R, N179ARPP4R

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.