



Officer Report

Application Number:	HGY/2026/0855
Application Type:	Householder planning permission
Address:	30 Fairview Road, Tottenham, London, N15 6LL
Proposal:	Erection of 2m rear extension to existing 4m rear extension to create 6m rear extension.
Case Officer:	Daniel Boama
Valid Date:	25/03/2026
	6
Applicant:	Mr Jacob Keonig
Agent:	Mr Moses David Motzen

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a two storey mid-terraced dwellinghouse on the east side of Fairview Road. The site does not fall within a conservation area nor is it within the curtilage of a listed building.

The site is in the South Tottenham area. In the surrounding area, 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. THE PROPOSAL

The proposed is for an erection of 2m rear extension to existing 4m rear extension to create 6m rear extension.

The proposed extension would provide extra room for the kitchen/dining room and provide a laundry room.

It would have a flat roof and be built to the same depth as the existing extension at the adjoining neighbours house at No.28. It would be 3m in height to the flat roof from the natural ground floor level and 3.53m to the parapet on both side boundaries. The extension would be finished in materials to match those of the existing dwelling.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

30, Fairview Road, London, N15 6LL

HGY/2007/1460

Proposal: Erection of single storey rear extension.
Decision Date: 7 September 2007
Decision: Approve with Conditions

HGY/2008/0203

Proposal: Erection of single storey rear extension.
Decision Date: 18 March 2008
Decision: Approve with Conditions

HGY/2015/0524

Proposal: Erection of a new floor and pitch roof 'Type 3' extension (householder application)
Decision Date: 21 April 2015
Decision: Approve with Conditions

HGY/2018/2118

Proposal: Erection of an additional storey known as a 'Type 3' roof extension.
Decision Date: 20 August 2018
Decision: Approve with Conditions

28-30, Fairview Road, London, N15 6LL

HGY/2021/2456

Proposal: Erection of First floor joint extension
Decision Date: 10 September 2021
Decision: Refuse

HGY/2021/2989

Proposal: Erection of first floor joint extension.
Decision Date: 15 November 2021
Decision: Approve with Conditions

28, Fairview Road, London, N15 6LL

HGY/2021/1476

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 3.33m and for which the height of the eaves would be 3m.
Decision Date: 08 July 2021
Decision: Not Required

4. CONSULTATION RESPONSES

Neighbour Consultation

No representations were received from neighbours in response to notification and publicity of the application.

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 rear extension to the existing extension to create 6m extension is not considered to result in harm to the character and appearance of the area, because deep rear extensions of this nature are common to properties in the immediate area.

The proposal is considered proportionate and subordinate to the host building and would not negatively impact the amenity of the site, or adjoining properties. Therefore, the local character and visual amenity of the surrounding area would be protected.

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 extension at No.28 and is deeper than the rear extension at No.32 by 2m. The extension at No.28 was granted under prior approval. The photos submitted with the application show that the existing extension is at the same depth as No.32. Deep rear extensions are common to this terrace and the terraces on Clifton Gardens, therefore, it is considered that the height and depth of the rear extension would not adversely impact the amenity of neighbouring properties.

6. CONCLUSION

The proposed development is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 and 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:

PR01 – Proposed Ground & First Floor Plans;
PR02 – Proposed Second Floor & Roof Plans;
PR03 – Proposed Front & Rear Elevations;
PR04 – Proposed Side Elevation (Right);
PR05 – Proposed Side Elevation (Left); &
PR06 – Proposed Section AA.

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

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.