



Officer Report

Application Number: HGY/2026/0771
Application Type: Householder planning permission
Address: 105 Broad Lane, Tottenham, London, N15 4DP
Proposal: Erection of a first floor side infill extension; erection of a second floor extension with gable ended roof extension.
Case Officer: Nathan Keyte
Valid Date: 30/03/2026
Applicant: MR Okkes Sako
Agent: Other - ARCHPL

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The application site is situated on the north-east corner of Antill Road N15 and Broad Lane N15.

The site comprises a two-storey, end-of-terrace mixed-use building, with a commercial unit occupying the front part of the ground floor and residential accommodation at the rear of the ground floor and across the first floor.

The building is not statutorily or locally listed and does not fall within a designated conservation area. The site lies just outside the designated Broad Lane Local Shopping Centre boundary.

PROPOSED DEVELOPMENT

Erection of a first floor side infill extension; erection of a second floor extension with gable ended roof extension to extend the upper floor flat.

The works will build in part upon the ground floor footprint provided with permission under HGY/2025/3239.

The first floor extension will infill 1.5m from the side of the existing outrigger wall, to the highway boundary. The height of the infill will be 2.4m above the single storey extension approved under HGY/2025/3239.

The second storey extension will create an additional level and alter the roof form from hip to gable, raising the total roof ridge height by approximately 2.8m.

The application was amended following lodgement to reduce the depth of the first floor extension to be in line with the existing outrigger.

Site History

The below planning permissions have been noted with reference to the subject site:

HGY/2025/2226

Proposal: Lawful Development Certificate: Existing use of Flat C (Rear Ground Floor) as a self-contained studio flat.,
Decision Date: 15 October 2025

Decision: Approve

HGY/2025/3239

Proposal: Erection of a single-storey wrap-around rear extension to the existing property to enable the reconfiguration of the current self-contained studio flat into a self-contained one-bedroom flat (AMENDED DESCRIPTION)

Decision Date: 2 March 2026

Decision: Approve with Conditions

LOCAL REPRESENTATIONS

The application has been publicised by the way of letters. One representations was received, supporting the ground floor and infill extension, but raising potential concerns relating to overall height and impacts on daylight/ sunlight.

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 Comments:

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. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

The infill extension at first floor will raise the height of the building on the boundary with the highway to approximately 5.5m above ground level. The scale of this height will not be out of character with other corner sites within the area, such as no.s 103 and 123 Broad Lane.

With regard to the two storey extension, this would result in a similar scale of development to the second corner property of the terrace at no. 123 Broad Lane and balance the terrace. This, along with the variety of typologies within the area, and not being within a conservation area, the proposal will be acceptable.

Considering the points above, the proposal, including the two storey side extension, will be acceptable with regard to design and appearance and will constitute a subservient addition to the host building.

Amenity Comments

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.

With regard to the property to the east at no. 107 Broad Lane, the depth of the existing outrigger will not increase.

With regard to the two storey extension, this will extended the footprint of the existing building. This, as well as noting the existing projecting forwards of the building, will not result in material impacts on neighbour amenity, such as on daylight/ sunlight or a sense of dominance.

In conclusion, the proposed development will have an acceptable level of impact upon neighbouring amenity.

Conclusion

The proposal is considered acceptable. All other relevant policies and considerations, 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.

BNG

The proposal relates to householder development and does not remove any vegetation.

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 as listed below except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Approved plans list:

L101; E101; EP102 Rev A; EP103 Rev A; EP104 Rev A; EP 105 Rev A; EP106 Rev A; EP107; P108 Rev A.

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: 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.

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.