



Officer Report

Application Number:	HGY/2026/0891
Application Type:	Householder planning permission
Address:	98 Great Cambridge Road, Tottenham, London, N17 8LT
Proposal:	Erection of single-storey rear extension.
Case Officer:	Sabelle Adjagboni
Valid Date:	27/03/2026
Applicant:	miss ileana Bondor
Agent:	

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT

This application seeks permission for a single-storey rear extension. The proposal has been amended to reduce the overall height of the extension.

2. SITE AND SURROUNDINGS

The application site comprises a two-storey mid-terrace dwelling located at the southern end of Great Cambridge Road, close to its junction with Devonshire Hill Lane. The surrounding area is predominantly residential in character and consists largely of similar terraced dwellings.

The site is not situated within a conservation area. The terrace forms part of an interwar residential development characterised by Tudor Revival influences, including prominent front-facing gables, rendered upper elevations, red brick detailing, and pitched clay-tiled roofs. The terrace displays a consistent architectural character and appearance.

Properties within the area benefit from relatively large rear gardens, and many have been extended at ground-floor level.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

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

HGY/2025/2811

Address: 98 Great Cambridge Road, Tottenham, London, N17 8LT

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: 25 November 2025

Decision: Refuse

4. CONSULTATION RESPONSE

No consultation was required for this application.

5. LOCAL REPRESENTATIONS

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

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

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both seek to enhance the built environment through high-quality design that respects the local context and the positive characteristics of the area. Policy DM1 requires that development relates 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, must be of a high, site-specific, and sensitive design quality. Proposals should 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 rear extension would project 6m from the rear elevation along the shared boundary with No. 96 and would have a width of 4m, maintaining a setback of approximately 1.6m from the boundary with No. 100. Following amendments, the extension would incorporate a pitched roof with a maximum ridge height of 3.5m and an eaves height of 2.3m. Rooflights, along with rear- and side-facing windows, are proposed to provide natural light and outlook.

It is acknowledged that a 6m projection represents a relatively deep form of rear extension. However, in this instance, the depth must be considered in the context of the surrounding pattern of development, where similar rear additions are present, and the unusually long rear gardens characteristic of the terrace. Given these factors, alongside the subservient scale, reduced height, and appropriate design, the depth of the extension is considered, on balance, to be acceptable and would not appear overly dominant or incongruous.

The scale, form, and design of the extension are consistent with similar rear additions within the terrace and reflect the established pattern of development in the surrounding area. Whilst the extension would project 6m from the rear elevation, the site benefits from an unusually deep garden, and a substantial area of private amenity space in excess of 20m would be retained. Consequently, the proposal would not result in the overdevelopment of the site.

Overall, the extension would remain a subordinate addition to the host dwelling and not be harm to the character of the area.

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.

London Plan Policy D6 states that development must not be detrimental to the amenity of surrounding residential properties. In particular, proposals should provide sufficient daylight and sunlight appropriate to the context, while minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage, and mitigate noise impacts.

DPD Policy DM1, 'Delivering High Quality Design', requires that development proposals ensure a high standard of privacy and amenity for both occupants and neighbours. Specifically, proposals should provide appropriate levels of sunlight, daylight, and outlook to adjacent buildings and land, as well as sufficient privacy to avoid overlooking, loss of privacy, or harm to neighbouring amenity.

The proposed extension would project approximately 6m along the shared boundary with No. 96. It is acknowledged that a 6m projection at this boundary is relatively deep and would have some impact on the neighbouring occupier. However, it is material to note that no objection has been received from No. 96 in respect of the current application. Furthermore, no objection was raised to the previously refused application (ref. HGY/2025/2811), where a similar 6m projection was proposed, with refusal relating to height criteria not being met as opposed to an objection.

In assessing impact, it is also relevant that the extension lies due north of No. 96. As such, it would not result in a material loss of daylight or sunlight to this adjoining property. The reduction in eaves height to 2.3m, secured through amendments to the scheme, further minimises the perceived bulk and impact in terms of outlook and sense of enclosure. On this basis, whilst some impact is acknowledged, it is not considered to give rise to unacceptable harm to neighbouring amenity.

Along the opposite boundary with No. 100, the extension would be set in approximately 1.6m from the shared boundary. This separation, together with the reduced height, ensures that impacts on daylight, sunlight, outlook, and sense of enclosure would be minimal. While side-facing windows are proposed, views towards No. 100 would be largely screened by existing boundary treatments and would primarily relate to the application site's rear garden, thereby avoiding any material overlooking or loss of privacy.

Overall, having regard to the orientation, separation distances, and amended design, the proposal is considered, on balance, to result in an acceptable level of impact on neighbouring amenity and would not conflict with the above policies.

Conclusion

As amended the proposal is considered acceptable in design and appearance, as well as amenity considerations.

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, A04, A05,A06, A07, A08, A09, A10, A11

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.