



Officer Report

Application Number:	HGY/2026/1001
Application Type:	Householder planning permission
Address:	29 Kirkstall Avenue, Tottenham, London, N17 6PH
Proposal:	Erection of single storey rear infill extension and associated works including the replacement of all existing windows.
Case Officer:	Neil McClellan
Valid Date:	07/04/2026
Applicant:	Mr/Mrs Stanley/Josephine Coombs
Agent:	Marco Curtaz

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

Erection of single storey rear infill extension and associated works including the replacement of all existing windows.

Site and Surroundings

The subject is a 2-storey mid terraced house.

The building is not listed, nor is it in a conservation area. The surrounding area is predominantly residential in nature.

The site is located within Haringey's Family Housing Protection Zone and in the area of the borough covered by an article 4 direction removing permitted development rights for changes of use between the C3 and C4 use classes.

Planning and Enforcement History

HGY/2026/1002 – Certificate of lawfulness granted for a loft conversion including dormers extensions to the rear, rooflights to the front roof slope, and an outbuilding in the rear garden.

LOCAL REPRESENTATIONS

One comments has been received from a neighbouring resident in response to notification and publicity of the application. They support the application subject to a party wall agreement and making good their side of the new wall.

Officer response: If the application were to be approved, a standard informative advising the applicant of the need to comply with the requirements of the Party Wall Act 1996.

BACKGROUND

In support of the application, the design and access statement list a number of recent nearby examples of similar extensions to the one proposed in this application:

1 Kirkstall Avenue (HGY/2020/0473) - Infill extension with an eave's height along the boundary of 2.6 metres for most of its length.

4 Kirkstall Avenue (HGY/2020/1085) – Infill extension with an eave's height along the boundary of 2.4 metres for most of its length.

3 Kirkstall Avenue (HGY/2018/3691) – Infill extension with an eave's height along the boundary of approximately 2.6 metres.

The above examples are noted. All applications are determined on their individual merits. Precedent is not a material consideration in the determination of a planning application; however local character is. As well as the above examples There are similar proportioned infill extensions at Nos.13 (infill extension with an eaves height of 2.6m along the boundary); 23 (no history), 25 (no history) and 39 (very high infill extension but end of terrace so no amenity impact).

Other examples have been provided but are considered far enough away from the site for them not to be relevant to the consideration of this application.

MATERIAL PLANNING CONSIDERATIONS

Design & Appearance

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.

This proposal is to infill the space between the flank wall of the existing 2-storey outrigger and the boundary with the adjoining neighbour at 27 Kirkstall Avenue. The extension will not extend beyond the end of the outrigger. The flank wall of the extension will be built as a party wall straddling the properties boundary, with a height of approximately 2.6 metres to its eaves. It will have a mono pitched roof.

Timber slatted cladding and a metal glazed door are proposed on the small section of the extension's rear façade. The pitched roof will incorporate a large strip rooflight running along most of its length. The proposed extension has a contemporary design that subtly contrasts with the design and materiality of the existing house.

Upgrades to the patio/garden will be of high quality and sympathetic to the original design.

The proposed extension, given its relatively modest scale and respectful design would appear appropriately subordinate in scale and suitably complimentary of the existing building's character and appearance. Given the variety in built form visible in this area, the proposal would not appear out of keeping.

The application also proposes replacing all the property's existing windows (which are largely in disrepair) with new double-glazed windows to best match the design and proportions of the existing.

The proposal is therefore to be acceptable in its design and appearance and in its impact on local visual amenity.

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.

Given that the extension would not extend beyond the end of the existing outrigger, there would be no discernible impact on the amenities of the neighbouring property at 31 Kirkstall Avenue.

Given the modest depth and height of the flank wall along the boundary with the other neighbour at 27 Kirkstall Avenue, the proposal is not considered overbearing, or likely to result in a materially harmful loss of outlook or daylight/sunlight.

There will be no material loss of privacy to neighbouring properties.

The proposed extension is therefore acceptable in amenity terms.

Conclusion

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

RECOMMENDATION

GRANT PERMISSION

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 following approved plans and drawings, other than where those details are altered pursuant to the conditions of this planning permission:

PL/200 – Proposed Ground Floor Plan;
PL/201 – Proposed First Floor Plan;
PL/203 – Proposed Roof Plan;
PL/210 – Proposed Section AA; &
PL/220 – Proposed Elevations.

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, unless indicated otherwise on the approved plans.

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: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within their 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.