



# Officer Report

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|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number:</b> | <b>HGY/2026/0822</b>                                                                                                                                                |
| <b>Application Type:</b>   | <b>Householder planning permission</b>                                                                                                                              |
| <b>Address:</b>            | 1 and 3 Rostrevor Avenue, Tottenham, London, N15 6LA                                                                                                                |
| <b>Proposal:</b>           | Demolition of the existing first floor rear extension at No.1. Erection of joint first floor rear extensions with flat roofs at Nos. 1 and 3. (AMENDED DESCRIPTION) |
| <b>Case Officer:</b>       | Daniel Boama                                                                                                                                                        |
| <b>Valid Date:</b>         | 17/04/2026                                                                                                                                                          |
| <b>Applicant:</b>          | Mr Lichtenstein                                                                                                                                                     |
| <b>Agent:</b>              | Mr Joel Stern                                                                                                                                                       |

## **RECOMMENDATION**

**Approve with Conditions**

### **1. SITE DESCRIPTION**

The proposal site is 2x terraced dwellinghouses on the northern side of Rostrevor Avenue, whereby No.1 is an end-of-terrace property next to a builders yard. Both properties have undergone loft extension and conversions, whereby No.1 is now a 3-storey property. The site is not located within a conservation area nor is it within the curtilage of a listed building. It is located in the South Tottenham Home Extension area.

### **2. THE PROPOSAL**

The proposed is for the demolition of the existing first floor rear extension at No.1 for the erection of joint first floor rear extensions with flat roofs at Nos. 1 and 3.

The first floor extension above No.1 would be 5.36m wide and 2.5m deep with a flat roof. It would be set in from the side boundary by 0.5m. The extension would be provide extra room to create another bedroom. The extension would replace the existing first floor half width rear extension with a monopitched roof.

The first floor extension above No.3 would be 2.58m wide and 2.5m deep with a flat roof. The extension would provide extra room to create one large bedroom for a resident with medical issues.

The materials would match the existing dwelling.

### **3. RELEVANT PLANNING AND ENFORCEMENT HISTORY**

PRE/2025/0384

Address: 1 and 3, Rostrevor Avenue, London, N15 6LA

Proposal: Joint First floor extension.

Received Date: 07 January 2026

HGY/2019/1639

Address: 1, Rostrevor Avenue, London, N15 6LA

Proposal: Erection of a type 3 loft extension

Decision Date: 1 August 2019

Decision: Approve with Conditions

HGY/2019/1534

Address: 1, Rostrevor Avenue, London, N15 6LA

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 3m and for which the height of the eaves would be 3m.

Decision Date: 19 July 2019

Decision: Not Required

HGY/2022/0800

Address: 1, Rostrevor Avenue, London, N15 6LA

Proposal: Proposed basement extension

Decision Date: 10 February 2023

Decision: Approve with Conditions

HGY/2022/0623

Address: 1-3, Rostrevor Avenue, Tottenham, London, N15 6LA

Proposal: First floor extension with No.3 and alterations to existing single storey rear extension.

Decision Date: 8 June 2022

Decision: Approve with Conditions

HGY/2002/0457

Address: 3, Rostrevor Avenue, London, N15 6LA, London

Proposal: The erection of a single storey rear extension.

Decision Date: 18 June 2002

Decision: Approve with Conditions

HGY/2004/1556

Address: 3, Rostrevor Avenue, London, N15 6LA

Proposal: Erection of front and rear dormer windows.

Decision Date: 8 September 2004

Decision: Approve with Conditions

#### **4. CONSULTATION RESPONSES**

##### Neighbour Consultation

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

#### **5. PLANNING CONSIDERATIONS**

##### Principle of development

There have been a number of first floor rear extensions across multiple properties approved within the South Tottenham SPD area, which include:

- HGY/2022/0338 – 5, 7, 11 Clifton Gardens – Planning permission granted
- HGY/2022/1683 – 12, 14, 16 Clifton Gardens – Refused and allowed on appeal.
- HGY/2023/3235 – 35, 37, 39 Clifton Gardens – Resubmission of previous dismissed appeal scheme (council ref: HGY/2022/1546) was refused by Council but allowed on Appeal (APP/Y5420/W/24/3338821).
- HGY/2024/2409 – 13, 15, 17 Clifton Gardens – Planning permission granted.

The Inspector in the decision for HGY/2023/3235 noted that the Council's SPD discouraged second floor rear extensions but was silent on first floor extensions. Furthermore, the Inspector in coming to their decision noted:

*The proposal would be set in from the side boundaries of Nos. 35 and 39 and the inclusion of a hipped roof would minimize its overall visual impact. As a result, the view of the side elevation from properties on Elm Park Avenue would not be overbearing. Due to the modest projection of the proposal beyond the main rear façade of the properties the proposal would not appear overbearing or incongruous and would not dominate the rear of the properties in this part of the street. Views of the proposal would be limited to the rears of nearby properties and their gardens.*

With regard to the proposed first floor rear extensions, given its location, the principle of the combined first floor rear extension is acceptable in this particular site within the South Tottenham House Extension Policy Area, noting the above points, subject to matters relating to design, appearance, and neighbour amenity.

#### 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 agent has informed us that the applicant needs a full width extension because the resident that is in need of constant medical assistance needs a larger bedroom next to their parents room to look after them, as well they can't share the room with another child as it will make the room overcrowded, as their condition needs an airy room and space.

The proposed extension would be modest in bulk and scale and subordinate to the main dwelling. The extension at No.1 being set in from the side boundary would ensure that the extension appear more subordinate and proportion to the main dwelling. Therefore, the local character and visual amenity of the 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 first-floor extensions would not impinge on a line drawn at 45 degrees from the centre of the attached neighbour's rear habitable windows, which indicates that the proposed extension will not be harmful in terms of conditions of daylight, sunlight and outlook.

The new fenestration on the rear elevation of the first-floor elevations will not introduce new overlooking over and above the current situation. No side windows are proposed on the sides of the first-floor extensions.

## **6. CONCLUSION**

The proposed development is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 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: PR-L001 (Location Plan), PR-P001, PR-P002, PR-P003, PR-

P004, PR-P005, PR-E001, PR-E002, and PR-S001.

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.

- 4 The first floor extensions hereby permitted to Nos.1 and 3 Rostrevor Avenue, Tottenham, London, N15 6LA, shall only be built concurrently unless otherwise agreed in writing, in advance, by the Local Planning Authority.

Reason: In order to protect the amenity of occupants of the adjoining residential properties consistent with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 and DM12 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: 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.