

Officer Report

Application Number:	HGY/2026/0814
Application Type:	Householder planning permission
Address:	60 Craven Park Road, Tottenham, London, N15 6AB
Proposal:	Erection of a single storey rear infill with sukkah roof and erection of 2nd floor extension with loft accommodation at 3rd level within a pitched roof (Type 3 roof extension)
Case Officer:	Oskar Gregersen
Valid Date:	22/04/2026
Applicant:	6
Agent:	Mr Moses Koppel Shulem Posen

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT

This is an application for the erection of a single storey rear infill with sukkah roof and erection of 2nd floor extension with loft accommodation at 3rd level within a pitched roof (Type 3 roof extension)

2. SITE AND SURROUNDINGS

The application site relates to a two-storey residential dwellinghouse and is located on the south side of Craven Park Road. The application site has a first-floor rear dormer roof extension and small ground floor infill and rear extensions.

The site is not within a conservation area. It is located within the area covered by the House Extensions in South Tottenham SPD, which allows for additional larger extensions to homes to accommodate large families.

The adjoining site at No. 62 Craven Park Road benefits from a series of extensions such as an upward 'Type-3' extension, ground floor infill extension, and outrigger dormer extension. This site is under investigation for having been extended differently from approved plans (ENF/2026/0494). In the surrounding area there are a number of other properties that have upward extensions, and therefore this type of development is considered prevalent in the area.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

The most recent planning history in relation to the site is as follows.

60 Craven Park Road

HGY/2026/0811 | Certificate of lawfulness for proposed use: Loft conversion with erection of rear L-shaped dormer and insertion of 1no. front rooflight.

Permitted development

62 Craven Park Road

HGY/2021/1373 | Certificate of lawfulness (proposed use) for erection of a rear dormer.

Permitted development

HGY/2021/1538 | Full planning permission | Ground floor wrap around extension.

Refuse

HGY/2021/2040 | Full planning permission | Erection of a type 3 roof extension.

Approve w/ conditions

HGY/2021/2451 | Full planning permission | Erection of a ground floor rear extension to both No. 62 and 64 Craven Park Road.

Approve w/ conditions

HGY/2021/3298 | Full planning permission | First floor infill extension

Not determined

ENF/2026/0494 | Departure from approved drawings/plans | Development has been constructed differently from the approved plans and construction of Type-3 upward extension

Under consideration

4. CONSULTATION RESPONSE

None required.

5. LOCAL REPRESENTATIONS

The application has been publicised by way of neighbour letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Objection: 1

The following comments were raised in the representations received:

- Proposed plans do not accurately show projection beyond neighbouring rear extension to No. 58 (Officer comments: Drawing CPR.60.PR.201 shows that the proposal would project 605mm beyond the existing rear extension in place to No. 58. The presence of this extension to No. 58 is confirmed through submission of images by the applicant)

- Proposal includes construction of an additional 2 floors (Officer comments: The proposal would seek the construction of a Type-3 upwards extension as established in the South Tottenham SPD, which allows for the construction of an additional floor with pitched roof.
- Construction works at No. 62 have caused No. 60 to subside, concerns about similar issues to No. 58 if proposal is approved (Officer comments: The works at No. 62 are currently in triage stage with Haringey Planning Enforcement. Issues of subsidence, structural repairs, underpinning and excavations near boundaries are covered by legislation separation from the Town and Country Planning Act 1990, being the Party Wall Act 1996.)
- Submission of backdated planning notice (Officer comments: It was brought to the attention of the LPA that the applicants were not the owners of the site, as such the applicants were required to properly serve notice on the all parties with an interest in the land, and resubmitted documentation 21/04/26 stating that the proper notice was served on 20/04/2026.
- Misadministration of the proposal (Officer comments: It was highlighted alongside the serving of proper notice that there had been consultation errors. In response to this, measures were taken to ensure the proper addresses were consulted, including some sites consulted additionally in the public interest)

5. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Principle of development;
2. Design and appearance;
3. Impact on neighbouring amenity;
4. Other considerations.

Principle of the development

The application site is located within the designated area identified in Haringey SPD 'House Extension in South Tottenham' (2013). The SPD provides additional guidance on the design of house extensions being built to meet the need for providing additional habitable accommodation for large families in this part of the borough. The SPD sought to provide clear and consistent guidance on the form of roof extension defining three approved ways in which homes may be approved at roof level. This proposal is for a Type 3 second floor extension and given its location, the principle of this type of extension is acceptable subject to the design detailing and other consideration as outlined below.

Design and 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.

Also, relevant here is design guidance relating to facing materials, fenestration and detailing for 'Type 3' roof extensions as set out in Haringey SPD 'House Extensions in South Tottenham' (2013). This is a design led document which seeks to readdress concerns regarding the inappropriate roof extensions within the area. This guidance ensures that the design and scale of any roof extension is appropriate for the building and for the character of the area.

The original SPD precipitated an increase in the number of applications for roof extension in the area, although not all extensions followed the guidance correctly. The revised SPD (October 2013) sought to provide clear and consistent guidance on the form of roof extensions; defining three approved ways in which homes may be approved at roof level. This proposal is for a 'Type 3' second floor extension. Type 3 is a full second floor extension with loft accommodation at third floor level, in material to match.

The relevant criteria for the purposes of complying with the SPD in respect of a Type 3 extension is outlined and discussed below.

Type 3 extension

1. Should the Council grants permission for this planning application, **Permitted Development Rights** to change the materials and details of windows will be removed. This is to ensure that the appearances of windows in extensions are in accordance with the planning permission [SPD para 3.29]. **Comment:** Permitted development rights are removed as per a condition imposed.
2. Do all proposed **materials match the original house**? Bricks need to match in colour, pattern and texture. If the original bricks are discoloured, then new brickwork can be artificially aged or the original brickwork can be cleaned. Render should match in colour and texture [SPD para 2.18 + 3.30] **Comment:** The existing site is finished in yellow stock brick, with painted stone/concrete lintels above
3. Do all **proposed windows match those on the floor below** and roughly same distance from window cill to the head of the window below as found in the existing house? [SPD para 3.10]. **Comment:** Proposed windows would match that of the floor below, including in glazing pattern, scale, opening method, and distance from cill to head of window.
4. Do the proposed **roof eaves match the existing eaves, with the height of the eaves above the heads of windows** immediately below the same as existing? In other words, the distance from the head of the new 2nd floor windows to the new eaves should be the same as the distance from the head of the existing 2nd floor windows to the old eaves [SPD para 3.129]. **Comment:** Proposed plans show that the heads of the windows would match that of the existing in terms of height to the eaves.
5. Do the proposed **facing materials match the existing front elevations** in South Tottenham include brickwork, render and to first floors, hanging tiles? [SPD para 3.13]. **Comment:** Facing materials would match the existing yellow brick, with lintels reproduced above windows.

6. Are the **size and pattern of the proposed windows reproduced from the floor below?**

The line of the window cills and heads will set the line of fenestration which must be maintained. When the existing house windows on the 1st floor are not as high as windows on the ground floor, then the new windows on the 2nd floor should reduce in height by the same proportion [SPD para 3.15 + 3.33]. **Comment:** The proposed height has been reduced such that the height of the second-floor windows more closely matches the height of the first-floor windows above the ground floor. This gives a more balanced appearance as opposed to elongating the upper level.

This differentiates the application site from the neighbouring property at No. 62 by adhering to the requirements of the House Extensions in South Tottenham SPD

7. Where the existing building has **two-storey bay windows and/or pointed gable front elevation**, does the proposed extension **replicate this at the new floor?** [SPD para 3.17-18]. **Comment:** N/A.

8. Does the new **roof pitched roof follow the original roof** in materials and detailing? **Comment:** Roof details would match the existing.

9. Where the original house has **parapets at party walls**, between houses, has a parapet been provided in the extended roofs both between the pair of extended roofs and at either end? If original terrace did not have party walls in the roof, there should not be parapets between or at either end [SPD para 3.20]. **Comment:** The site currently has a parapet wall between neighbouring properties, with this detail retained across the new roof.

10. Where the original house is **end of terraces**, does the proposal **replicate the hipped pitched roof** (where that is original)? Gable end extension may acceptable if the proposal is not overbearing [SPD para 3.21]. **Comment:** N/A

11. For **semi-detached/paired** houses, are the properties **jointly extended?** [SPD para 3.25]. **Comment:** N/A

12. Where the extension joins the original house, are there any **horizontal joint, line**, change in materials or projecting horizontal feature? [SPD para 3.30]. **Comment:** Submitted plans show that the facing materials would match that of the existing, and there would not be any change in materials or inclusion of any horizontal joint line.

13. Applications for Type 1/2/3 extensions will not be approved for houses already converted to flats or HMOs unless the property is being converted back into a single-family dwelling [SPD para 3.51] **Comment:** Proposal relates to a single family-dwelling.

The relevant criteria for the purposes of complying with the SPD in respect of a rear extension is outlined and discussed below.

Rear extension

1. For ground floor rear extension, does it **extend beyond 3m** from the back of the original terraced house or **4m for semi-detached properties?** [SPD para 3.40]. **Comment:** The proposed extension would replace two existing rear projections, with the additional floor area projecting 3.9m beyond the existing, totalling 6.65m deep. This would infill a space with an

existing neighbouring extension at No. 58 Craven Park Road and would leave 21.6sqm of garden space left to the rear.

2. Does the proposed rear extension leave the existing rear **garden with less than 50 sqm** of space? [SPD para 3.43 & Housing SPD para 8.15]. **Comment:** Existing garden has an area of 43sqm, with the proposed garden being 21.6sqm. While not compliant with SPD para 3.43, there are a number of approved rear extensions in the area that leave a similar amount of rear garden space. As such it is considered that the proposed extension would comply with policies DM1 and DM12 of the Development Management DPD and should be approved.

Given the details provided in the plan submitted and associated annotations, and the assessment above, it is considered that this Type 3 extension would be acceptable and complies with the policies and guidance discussed above.

Impact on amenity

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.

In terms of impact on neighbouring amenity, the proposal would follow the pattern of development in terms of upward extensions seen across Craven Park Road. It is not considered that there would be any overbearing or loss of light to neighbouring properties.

Officers note that an objection was submitted from an adjoining neighbour that suggested the ground floor rear extension would project a significant distance and beyond a kitchen window and would result in a loss of light, however drawing 'CPR.60.PR.201 REV_A' shows that this would in fact project 605mm beyond an existing extension to the property in question.

It is considered that the proposal would not result in any adverse impacts to neighbouring amenity and would therefore be compliant with Development Management DPD Policy DM1 and should be approved. As noted above issues such as subsidence are covered under a separate piece of legislation that protect neighbouring properties from such structural issues.

Additional matters

Paragraph 3.36 of the South Tottenham SPD states that the "all proposals for Type 2 and Type 3 provide structural calculations to demonstrate that the additional loading on the ground by the foundations does not exceed the accepted maximum bearing capacity of the ground."

No calculations have been formally submitted to the LPA with this application, however structural calculations are an integral part of building regulations submission and as such will need to be assessed at the detailed design and construction phases of such a project. As

per a condition imposed below steps are required to be taken by a qualified professional to demonstrate that the additional loading on the ground by the foundations does not exceed the accepted maximum bearing capacity of the ground.

It is highlighted that other legislation, Party Wall Act and Building Regulations etc., also provide further safeguards to identify and control the nature and magnitude of the effect on neighbouring properties. The necessary party-wall agreements with adjoining owners would need to be in place prior to commencement of works on site. The Party Wall Act 1996 exists separately from the planning system, to reconcile differences that adjoining development might cause.

Conclusion

Taking account of the matters discussed above the proposal is considered acceptable and will have no material impact on neighbouring amenity. To ensure full compliance with the 'House Extension in South Tottenham', SPD, and as reflected above, a number of planning conditions are being imposed.

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. 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

Subject to the following condition(s)

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 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 in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

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 precisely in colour, size, shape and texture those of the existing building. In specific, the facing

brickwork shall match that of the floors below, the lintels above the existing windows should be replicated at upper levels, windows should match the floors below in materials and opening method. Roof materials shall also match the existing. ■

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 Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017 and South Tottenham Residential Extensions SPD (2013).

4. Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 20015 or any Order revoking or re-enacting that Order, no changes to the front or side elevations of the dwelling, including the rendered colour, texture and appearance, and window detailing shall be carried out without the grant of planning permission having first been obtained from the Local Planning Authority.

Reason: To safeguard the visual amenities of the area and to prevent an out of keeping development of the frontage by controlling proposed extensions and alterations of the frontage and sides of this dwelling consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017, Policy DM1 of The Development Management DPD 2017 and the South Tottenham Residential Extensions SPD 2017.

5. Before any work is undertaken in pursuance of this permission to add an additional two floors and additional pressure on the original foundations of the dwelling, steps shall be taken by a qualified professional to demonstrate that the additional loading on the ground by the foundations does not exceed the accepted maximum bearing capacity of the ground and works shall be carried out in accordance with the approved structural engineers' drawings.

Reason: In order to safeguard the structural integrity of the building consistent with Policy SP11 of the Haringey Local Plan 2017 Policy DM1 of The Development Management DPD 2017 and the South Tottenham Residential Extensions SPD 2017.

Conditions:

- 1 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list: CPR.60.EX.101 REV_0, CPR.60.EX.102 REV_A, CPR.60.EX.103 REV_0, CPR.60.EX.101 REV_0, CPR.60.PR.201 REV_A, CPR.60.PR.202 REV_C, CPR.60.PR.203 REV_B, CPR.60.PR.204 REV_0

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

- 2 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.

- 3 The external materials to be used for the proposed development shall match precisely in colour, size, shape and texture those of the existing building. In specific, the facing brickwork shall match that of the floors below, the lintels above the existing windows should be replicated at upper levels, windows should match the floors below in materials and opening method. Roof materials shall also match the existing.

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 Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017 and South Tottenham Residential Extensions SPD (2013).

- 4 Before any work is undertaken in pursuance of this permission to add an additional floor and additional pressure on the original foundations of the dwelling, steps shall be taken by a qualified professional to demonstrate that the additional loading on the ground by the foundations does not exceed the accepted maximum bearing capacity of the ground and works shall be carried out in accordance with the approved structural engineers' drawings.

Reason: In order to safeguard the structural integrity of the building consistent with Policy SP11 of the Haringey Local Plan 2017 Policy DM1 of The Development Management DPD 2017 and the South Tottenham Residential Extensions SPD 2017.

- 5 Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 20015 or any Order revoking or re-enacting that Order, no changes to the front or side elevations of the dwelling, including the rendered colour, texture and appearance, and window detailing shall be carried out without the grant of planning permission having first been obtained from the Local Planning Authority.

Reason: To safeguard the visual amenities of the area and to prevent an out of keeping development of the frontage by controlling proposed extensions and alterations of the frontage and sides of this dwelling consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017, Policy DM1 of The Development Management DPD 2017 and the South Tottenham Residential Extensions SPD 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: 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: 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.