

Officer Report

Application Number:	HGY/2026/1147
Application Type:	Householder planning permission
Address:	42 Westerfield Road, Tottenham, London, N15 5LD
Proposal:	Erection of a single storey ground floor rear extension with a 'Sukka' (lantern) rooflight
Case Officer:	Roland Sheldon
Valid Date:	28/04/2026
	6
Applicant:	Mr Freylich
Agent:	Mr Joel Stern

RECOMMENDATION

Approve with Conditions

1. Site and Surroundings

The subject site contains a two-storey mid-terraced dwellinghouse located on the eastern side of Westerfield Road, N15. The surrounding uses are residential. The site is not statutorily listed building and is not located within a conservation area.

2. The Proposal

Erection of a single storey ground floor rear extension with a 'Sukka' (lantern) rooflights

3. Relevant Planning and Enforcement history

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

HGY/2018/0483: Certificate of lawfulness for formation of dormer in rear roof slope and installation of 3 x roof lights to front roof slope – Permitted development 20/02/2018

HGY/2026/1149: Certificate of Lawful development (Proposed dev) Loft extensions are permitted under Class B, Schedule 2 of the GPDO 2015 as amended – Approved 18/6/26.

No planning enforcement history.

4. CONSULTATION RESPONSE

There were no statutory consultees for this planning application.

5. LOCAL REPRESENTATIONS

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

Objecting: 1
Supporting: 0

The following comments were received that are considered material to the determination of this planning application:

- Excessive scale and height of extension that would cause visual dominance when viewed from no. 44
- Inaccuracies in labelling of neighbouring properties
- Overshadowing and sense of enclosure
- Proposal would leave limited amount of rear garden space

Revised plans were received that reduced the depth of the extension overall by 0.5 metres, reduced the height of the side-to-rear extension beyond the extent of its initial 3 metres depth to 2.3 metres on the shared boundary with a lean-to roof detail, and removed labelling inaccuracies of neighbouring house numbers.

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and character;
2. Impact on neighbouring amenity.

Design & Character

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 proposal would see the erection of a side infill extension beyond the existing 3.173 metre depth extension that would have a depth of 5.1 metres and would project beyond and wrap around the outrigger projection by 3 metres depth. The side infill extension would be 2.3 metres height on the shared boundary rising to 3 metres where it meets the side wall of the outrigger. The single storey rear extension would be 3 metres height with a flat roof.

The extension would be externally clad in brick to match. No details of the proposed roof materials are provided. A restrictive condition can be imposed on the development requiring the external materials to match those of the existing building.

A large 'Sukka' roof projection is also proposed above the single storey extension.

Whilst it is acknowledged that a limited amount of rear garden would remain following the extension, the depth at 3 metres from the rear extent of the outrigger is not considered to be out of keeping with extensions in the locality, or to be an extension of an excessive scale.

The bulk, massing and design of the proposed extension as revised would respect the scale, form and character of the host building and wider locality and therefore is acceptable with regards to design and character considerations.

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.

As revised, the proposed infill extension would be 2.3 metres height on the boundary shared with no. 40 Westerfield Road and would project a further 5.1 metres beyond the existing 3.17 metre depth side infill extension, meaning the side to rear depth including the existing extension would have a depth of 8.27 metres.

The extension is north of the adjacent side facing windows of no. 40 and therefore would not affect sunlight conditions. Limiting the roof height to 2.3 metres on the shared boundary would ensure the extension would not result in a visually overbearing impact or unacceptable daylighting conditions for the neighbouring occupants of no. 40.

The depth of the single storey rear extension and 3 metre flat roof height on the boundary shared with no. 44 would not result in an unacceptable loss of light, outlook or visually overbearing impact on the occupants of this neighbouring property. The proposal is therefore acceptable with regards to amenity impact considerations.

Conclusion

The proposal is acceptable with regards to design, character and amenity considerations.

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

8. CIL APPLICABLE

N/A

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 in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

PR-L001 B PR-P001-P004 B PR-E001-E003 B PR-S001 B: Proposed OS, plans, elevations, sections

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.