



Officer Report

Application Number:	HGY/2026/1177
Application Type:	Householder planning permission
Address:	69 Langham Road, Tottenham, London, N15 3LR
Proposal:	Single Storey Rear Extension
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	27/04/2026
Applicant:	Mr & Miss Jonathan & Isabel Jarrett & McCormack
Agent:	Mr Chris Pope

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a two-storey terraced dwellinghouse on the southern side of 69 Langham Road, close to the junction with Stanmore Road. The surrounding area is wholly residential in character. The site does not fall within any conservation area.

2. THE PROPOSAL

The proposed extension involves the erection of a single storey side infill and rear extension commonly known as wrap around extension.

The proposed extension would have a width measuring 5.0 m, a maximum depth measuring 7.9 m and a mono-pitched roof with a height of 2.3 m at the eaves along the boundary with No.71 Langham Road. The proposed extension would extend 1.5 m beyond the rear wall on the common boundary with No.67 Langham Road with maximum height 3.1m with a flat roof.

The proposed scheme is to provide a new kitchen/ living room. The materials used in the proposed extension would be in keeping with those used on the existing building as brick to match existing.

3. Relevant Planning and Enforcement History

There is no planning or enforcement history on the site.

4. CONSULTATION RESPONSES

Internal Consultees

- None

- **External Consultees -Neighbour Consultation**

The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses 1

Objecting 1

Support 0

Neither 0

The following issues were raised in representations that are material to the determination of the application and are summarised and addressed in the next section of this report:

- Proposed extension feels a little disproportionate to the gain it provides, while unfortunately creating adverse impact on my side.
- New proposed development could result in a cumulative sense of being "hemmed in" and could restrict my remaining access to natural sun and daylight.
- The proposal could also remove a historic bay feature that is still present on most or all the other properties along this side of the road. As a result, it could stand out from the existing pattern of development.

Comments on representations

- The plans submitted sufficiently demonstrate that the proposal would have no significant or minimal impact on the light receivable by its neighbouring properties. Given the position of the extension in relationship with the adjoining neighbours. Any loss of light impact would only be marginal. As such it is considered that there would not be an unacceptable impact on light, overlooking, overshadowing or sense of enclosure to any of the neighbouring properties.
- The objector's comments on the loss of the bay window are noted. However, the property is not listed nor in conservation area. The bay window is located to the rear of the property and many of the adjoining neighbours have removed the bay window feature as a result of extending their property. The loss of the bay window is a common feature within the terrace and as such would not detract from the character of the locality.

5. PLANNING CONSIDERATIONS

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 proposed new brick extension is of an acceptable design and appearance. It is considered that the proposal would be well designed to complement the character and appearance of the existing property. The form and design would respect the host dwelling.

The proposal is considered proportionate and subordinate to the host building and would not negatively impact the amenity of the site, or adjoining properties. 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.

there is a modest difference in ground levels with the adjoining neighbour to the side of the proposed location. However given the proposed eaves height to the roof (2.3m) of the proposed new extension in relation to this adjoining neighbour at No.71 will appear as a relatively low-profile structure above the boundary fence with a modest shallow pitch roof. It is also located to the south of that neighbour's property in the shadow of the current two-storey outrigger and therefore the window would not be significantly affected in terms of a loss of sunlight. As such, there would not be an overall significant material impact on the amenities of the adjoining occupier at No.71 Langham Road.

The proposed new extension would only project 1.5m beyond the rear most wall extension of host property. So would not have significant material harm to this adjoining neighbour at no.67 Langham Road. The proposal is acceptable in amenity terms.

Sunlight

In terms of sunlight the extension is considered to be modest in terms of its height, bulk, scale and its depth. This in combination of the orientation of the sun, the siting of the extension and the location of the adjoining houses would result in a small amount of sunlight being lost late morning to midday. Again, the loss would be minimal and as such, would warrant a refusal.

Undue sense of Enclosure

It is considered the modest depth and height of the proposal would not cause a significant loss of outlook to warrant a refusal as it is located to the side of the neighbour's windows. It is also normal practice to allow rear extensions on residential dwellings. The modest depth of the extension would not create a sense of enclosure sufficient to warrant a refusal.

Privacy and Overlooking

In terms of privacy and overlooking the proposed extension does not include any windows along the boundaries with neighbouring adjoining properties. In this instance the proposal would not result in a loss of privacy to the occupants of the neighbouring property.

6. CONCLUSION

The proposed scheme on balance would not have any significant harm to the amenities of the adjoining occupiers and would be in keeping with the appearance and character of development within the street scene.

The proposed development is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and D6 of the London Plan (2021)

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:
P26-26.1
P26-26.2

Document list:
Planning Fire Strategy-dated 2026

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: 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.