



Officer Report

Application Number:	HGY/2026/1172
Application Type:	Householder planning permission
Address:	161 Higham Road, Tottenham, London, N17 6NX
Proposal:	Erection of a single storey ground floor rear extension
Case Officer:	Sabelle Adjagboni
Valid Date:	27/04/2026
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Applicant:	Mr & Mrs Secluna
Agent:	Ella Wright

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for a single storey ground floor rear extension.

Site and Surroundings

The application site is a two-storey mid-terrace dwelling located on the northern end of Higham Road, before it curves at a right angle. The surrounding area is predominantly residential in character and consists largely of similar terraced dwellings.

The site is not situated within a conservation area, and the building is not statutorily listed. The site forms part of an interwar residential terrace characterised by suburban architecture, featuring red clay tiled pitched roofs, projecting canted bay windows at ground floor and first floor levels, painted roughcast render, and modest front porches. Whilst the principal frontage retains a largely uniform appearance, the rear of the terrace has undergone various alterations over time, including single-storey rear extensions, roof alterations and other domestic additions, resulting in a more varied character at the rear. The site benefits from a private rear garden and shares similar characteristics with neighbouring properties on the terrace.

Relevant Planning and Enforcement History

HGY/2022/3940: Certificate of lawfulness for proposed loft conversion including a rear dormer extension – Lawful 25/01/2023

CONSULTATION RESPONSE

There were no statutory consultees required for this application.

LOCAL REPRESENTATIONS

The application has been publicised by way of 3 letters sent to neighbouring properties. No representations were received.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and Appearance
2. Impact on neighbouring amenity.

Design and 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 single-storey rear extension would project 3.37m from the rear elevation along the shared boundary with No.159 and would have a width of approximately 3.72m, maintaining a setback of approximately 2.17m from the boundary with No.163. The extension would feature a flat roof with a height of approximately 3.26m. A rooflight and large expanse of rear and side-facing windows are proposed to provide natural light and outlook.

By reason of its scale, single-storey form and rearward siting, the extension would remain subordinate to the host dwelling. The design is simple and functional and is reflective of the varied pattern of rear extensions and alterations evident within the terrace. The proposal would not result in an incongruous or overly prominent addition and would be in keeping with the existing dwelling and surrounding area.

Overall, the proposal would preserve the character and appearance of the host property and the visual amenity of the surrounding area.

As such, in terms of design, the proposal is in line with the above policies.

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. 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.

The proposed extension would project approximately 3.37m along the shared boundary with No.159 and would have a height of approximately 3.26m. Due to the sloping nature on the site at the rear, the extension would reach 4.20m from adjacent rear garden level. Whilst this would represent a relatively substantial height on the shared boundary, No.159 already benefits from a rear extension (granted under planning permission HGY/2019/0216) projecting approximately 3m along the shared boundary, with a height of approximately 4.30m when measured from the garden level. Given the comparable scale and relationship of the existing neighbouring extension, it is not considered that the proposal would result in any material additional loss of daylight, sunlight, outlook or an undue sense of enclosure on the occupiers of No. 159.

On the opposite boundary with No. 163, the extension would be set in 2.17m from the shared boundary. This separation distance would ensure that any impact on daylight, sunlight, outlook and sense of enclosure would be limited and would not result in material harm to residential amenity. Whilst a large expanse of side-facing windows are proposed within the extension, views towards No.163 would be largely screened by the existing boundary brick wall and fence. Consequently, the windows would primarily provide views within the application site's rear garden and would not give rise to an unacceptable loss of privacy. A condition will be added to any planning application granted to ensure the existing boundary treatment is maintained at their current height to ensure adequate privacy is retained.

Overall, the proposal would not result in unacceptable harm to the residential amenity of neighbouring occupiers in terms of daylight, sunlight, outlook, sense of enclosure, or privacy.

As such, in terms of impact on amenity, the proposal is in line with the above policies.

Conclusion

The proposal is considered acceptable in design and appearance, as well as amenity terms.

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

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.

RECOMMENDATION

GRANT PERMISSION subject to 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: Location Plan, EFA-047-A-06-100 rev C, EFA-047-A-06-200, EFA-047-A-06-201 rev B, EFA-047-A-06-300 rev B

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

- 3 The boundary treatment along the shared boundary with No.163 Higham Road shall be maintained at its existing height as shown on the approved plans unless otherwise approved in writing by the Local Planning Authority.

Reason: To safeguard the privacy and residential amenity of the occupiers of the adjoining property, in accordance with policy DM1 of the Haringey 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: 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.