

Officer Report

Application Number:	HGY/2026/0301
Application Type:	Full planning permission
Address:	1 Hallam Road, Tottenham, London, N15 3RE
Proposal:	Erection of three-storey extension to southern elevation of existing single-family dwelling (Use Class C3).
Case Officer:	Adam Silverwood
Valid Date:	10/02/2026
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Applicant:	Serkan Ogut
Agent:	

RECOMMENDATION

Approve with Conditions

1. Proposed Development

This is an application for erection of a three-storey extension to southern elevation of existing single-family dwelling (Use Class C3).

(Amended plans received to decrease the depth of the ground, first and second floor extension.)

2. Site and Surroundings

The application site contains a three-storey dwelling located as an end of a terrace on a prominent corner plot on Glenwood Road which turns into Albany Close. The building forms part of the terraced properties along Hallam Road but sits at a right angle to these properties. The surrounding area is primarily residential with one face of the site boarding a school. The site does not contain a listed building and is not located in a conservation area.

3. Relevant Planning and Enforcement History

HGY/2014/0180 - Formation of rear dormer - Approve with Conditions: 05/03/2013

HGY/2013/1592 - Formation of rear dormer - Approve with Conditions: 24/09/2013

5. Local Representations

The application has been publicised by way of letters sent to neighbouring properties. No representations were received from neighbours, local groups, etc.

6. Material Planning Considerations

The main planning considerations raised by the proposed development are:

1. Design and Impact of the proposed development on the Character and Appearance of the Area;
2. Impact on Neighbourhood Amenity
3. Standard of Outdoor Amenity Space

Design and Impact on the Character and Appearance of the Area

Policy DM1 (Delivering High Quality Design) states that 'all new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area', development 'a) must relate positively to neighbouring structures, new or old, to create a harmonious whole; b) make a positive contribute to a place improving the character and quality of an area; c) confidently address feedback from local consultation; d) demonstrate how the quality of development will be secured when it is built; e) are inclusive and incorporate sustainable design and construction principles'.

The proposed development seeks to erect a three-storey extension in the southern elevation of the building, addressing the rear garden area of the dwelling facing onto Glenwood Road, with a width of approximately 6 metres. Windows will be installed in the elevations that are similar in alignment and appearance to those of the existing property in positions and style. The extension would a mono-pitch roof design. The proposed extension would be externally clad in brick to match, with uPVC double glazed units.

The application is considered to be on balance acceptable with regards to its impact upon the character and appearance of the host dwelling as well as the surrounding area more generally.

Impact on Neighbourhood 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 amenity of neighbouring resident.

There are no flank windows located on the sides of the neighbouring properties within the terrace to which the host building belongs. The bulk, massing and scale of the extension would not result in any loss of light, outlook or create a visually overbearing impact on the occupants of neighbouring properties.

The proposed extension is located in an inset that is south facing and is therefore not considered to overshadow any adjacent property or amenity area. No flank windows are located on the attached building, and the nearest dwelling is located approximately 15 metres away over the road.

Taking the above into consideration, the proposal is acceptable with regards amenity impact considerations.

Standard of Outdoor Amenity Space

London Plan policy D6 with regard to private outside space advises that 'Where there are no higher local standards in the borough Development Plan Documents, a minimum of 5 sq.m. of private outdoor space should be provided for 1-2 person dwellings and an extra 1 sq.m. should be provided for each additional occupant, and it must achieve a minimum depth and width of 1.5m.'

Policy DM1 requires within Part C that 'development proposals shall ensure a high standard of privacy and amenity for the developments user and neighbours' and the council will provide 'appropriate sunlight, daylight open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land'. Policy 12 requires that 'ground floor family housing should provide access to private garden amenity space'.

The proposed application would extend into the garden amenity space of the host property, reducing this from 21.8 sqm to 11.6 sqm. While undesirable, it is considered that a satisfactory level of amenity space in terms of quantity and quality would be retained for the occupants of the dwelling. As such, the proposal is acceptable with regards to amenity space provision considerations.

Conclusion

The proposed application for a three storey extension is considered to sufficiently respect the character and appearance of the area, be subservient to the host dwelling and to be acceptable with regards to amenity impact considerations, 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, as well as according with the relevant policies of the London Plan 2021 and the NPPF. All other relevant policies and considerations, including equalities, have been taken into account.

7. CIL Applicable

N/A – Under 100sqm no new unit.

8. Recommendation

It is therefore recommended that this application be APPROVED in accordance with the following conditions:

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 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.

101 – 105: Existing and proposed plans and elevations, location plan/block plan

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.