



Officer Report

Application Number:	HGY/2026/1592
Application Type:	Householder planning permission
Address:	122 Seaford Road, Tottenham, London, N15 5DS
Proposal:	Single storey rear extension
Case Officer:	Ben Coffie
Valid Date:	05/06/2026
Applicant:	Joseph Nwachukwu
Agent:	Rebecca Parnell (Extension Plans UK)

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The site application is a two-storey terraced house located on the north side of Seaford Road. The dwelling is characterised by a pitched roof, front ground floor bay window and brick finish. At the rear it benefits from a two-storey outrigger and single storey infill and a rear extension. The area is predominately residential in character, and the site is not in a Conservation Area

2. THE PROPOSAL

The proposed is for the construction of a single storey ground floor infill and rear extension.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

N/A

4. CONSULTATION RESPONSES

No representations received from neighbours in response to notification and publicity of the application.

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 single-storey wraparound extension would measure approximately 4.6m in width and extend 7.0m along the boundary shared with No. 124 Seaford Road and 3.9m along the boundary shared with No. 120 Seaford Road. The extension would have a flat roof with a maximum height of 2.9m. The proposed development is considered modest in scale and bulk and would remain subordinate to the host dwelling.

The extension would be constructed using materials to match the existing dwelling. The proposal would not adversely affect the character or appearance of the property or the wider area. Accordingly, the local character and visual amenity of the area would not be harmed.

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.

It is noted that both adjoining properties benefit from existing rear extensions, beyond which the proposed extension would not project. As a result, it is not anticipated that the development would give rise to any material additional impacts on neighbouring amenity, as the existing extensions and boundary walls would largely offset any effects arising from the proposal.

Consequently, the proposed extension would not result in any material harm in terms of daylight, sunlight, outlook, privacy or sense of enclosure and would not appear overbearing when viewed from neighbouring properties. The proposal is therefore considered acceptable in amenity terms.

Impact on Tree

It is noted that there is a semi-mature tree located on the boundary with No. 120, in close proximity to both the proposed rear extension and the extension to the rear of No. 120. However, given the extent of existing hard surfacing within the vicinity of the tree, together with the presence of the neighbouring extension and its foundations, it is likely that the rooting environment has already been constrained.

The tree is not protected by a Tree Preservation Order (TPO) and is not located within a Conservation Area and therefore could be removed without the need for consent. However, subject to an appropriate foundation design, it is considered that the tree could be retained as well. Detailed foundation design and any necessary measures to protect the tree would be matters for assessment under the Building Regulations regime.

6. CONCLUSION

The proposal is considered acceptable in respect of its character, appearance and impact on the site and would not result in material harm to the residential amenity of neighbours. 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. 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 in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Approved plans list: SR-R01-PR-101, SR-R01-PR-102, SR-R01-PR-103, SR-R01-PR-104, SR-R01-PR-105, SR-R01-PR-106.

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.