



# Officer Report

|                            |                                            |
|----------------------------|--------------------------------------------|
| <b>Application Number:</b> | <b>HGY/2026/1339</b>                       |
| <b>Application Type:</b>   | <b>Full planning permission</b>            |
| <b>Address:</b>            | 33 Vartry Road, Tottenham, London, N15 6PR |
| <b>Proposal:</b>           | Ground floor rear extension                |
| <b>Case Officer:</b>       | Sabelle Adjagboni                          |
| <b>Valid Date:</b>         | 12/05/2026                                 |
|                            | 6                                          |
| <b>Applicant:</b>          | Fentone Ltd                                |
| <b>Agent:</b>              | Almond Initiatives Ltd                     |

## **RECOMMENDATION**

**Approve with Conditions**

## **PROPOSED DEVELOPMENT AND LOCATION DETAILS**

### Proposed development

This is an application for a single storey ground floor rear extension. The proposal has been amended to reduce the height of the extension along the shared boundary with No.35.

### Site and Surroundings

The application site is a two-storey mid-terrace dwelling located on the eastern side of Vartry Road, near its intersection with Holmdale Terrace. 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, yellow London stock bricks, 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

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

HGY/2026/1093

Address: 33 Vartry Road, Tottenham, London, N15 6PR

Proposal: Lawful development: Proposed use for the erection of a rear dormer extension

Decision Date: 28 May 2026

Decision: Permitted Development

## **CONSULTATION RESPONSE**

No consultation was required for this application.

## **LOCAL REPRESENTATIONS**

The application has been publicised by way of 10 letters to neighbours. The comments received are as follows:

Objection: 1

Supporting: 0

Representation: 0

The following concerns raised constitute material planning consideration:

- Negative impact on residential amenity
- Dominant height resulting in a sense of enclosure
- Proposal will detract from appearance and visual amenity

## **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 property, benefits from an existing two-storey outrigger extending across approximately half the width of the rear elevation. A single storey outrigger, used as a storage room, projects forward of the two-storey outrigger. This arrangement is mirrored at the adjoining property, No. 31, and is similarly reflected between Nos. 35 and 37, forming a consistent pattern of development along the terrace.

The proposed single-story rear extension would retain the existing depth of the single-story outrigger along the shared boundary with No.31, effectively squaring off the existing pitched roof to form a flat roof with a height of approximately 3m. Along the shared boundary with No.35, the extension would project approximately 4.88m and has been amended to incorporate a pitched roof with an eaves height of approximately 2.3m, reducing its perceived bulk. A roof lantern, rear facing glazed doors and a window would provide natural light and outlook. The proposed materials would match those of the existing building.

The proposed rear window will replicate the design and positioning of the existing opening, retaining architectural features including the curved decorative detail above the window. Similarly, the proposed door, would also incorporate matching decorative detailing, ensuring the extension remains sympathetic to the architectural character of the host dwelling.

By virtue of its scale, single-story form and rearward siting, the extension would remain subordinate to the host dwelling. Its simple design is reflective of the varied pattern of rear extensions and alterations within the terrace and would not appear incongruous or unduly prominent within the street scene or 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 occupier of No.31 has raised concerns regarding the impact of the proposal on their residential amenity. Along the shared boundary, proposal would retain the existing depth of the single-story outrigger, with the principal change being the replacement of the existing pitched roof with a flat roof of approximately 3m in height. No.31 also benefits from an existing outrigger of a comparable depth. Given the established relationship between the

properties, the proposal is not considered to result in any material additional loss of daylight, sunlight, outlook or an undue sense of enclosure to the occupiers of No. 31.

Along the shared boundary with No. 35, the proposal has been amended to incorporate a pitched roof with an eave's height of 2.3m, reducing its height on the boundary. As a result, the proposal would not give rise to a material loss of daylight or sunlight, nor would it appear unduly overbearing or result in an unacceptable sense of enclosure to the neighbouring occupiers.

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

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  
Registered No. HGY/2026/1339

### **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: 33VR/01 Rev A, 33VR/03 Rev A, 33VR/04 Rev A

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

**Informatives:**

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: 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.