

Officer Report

Application Number:	HGY/2026/1133
Application Type:	Householder planning permission
Address:	46 Harringay Road, Tottenham, London, N15 3JD
Proposal:	Erection of single storey rear infill extension.
Case Officer:	Neil McClellan
Valid Date:	13/05/2026
	6
Applicant:	Mr Luca Agathecleous
Agent:	Mr Gary Arnaoutis

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

Erection of single storey rear infill extension to side of existing rear outrigger and extension.

Site and Surroundings

The subject is a 2-storey mid terraced house. It backs on to Lordship Recreation Ground.

The building is not listed, nor is it in a conservation area. The surrounding area is residential in nature.

Planning and Enforcement History

HGY/2025/1058 – Planning application submitted for the extension and conversion of the property to two separate self-contained flats. This application was withdrawn prior to its validation on the advice of the case officer who informed the agent that the proposal did not comply with the Haringey's flat conversion policy.

HGY/2019/1681 – Certificate of lawfulness granted for the proposed conversion of the loft including a rear dormer extension to main rear roof slope and outrigger roof.

LOCAL REPRESENTATIONS

No responses have been received following notification and publicity of the application.

MATERIAL PLANNING CONSIDERATIONS

Design & Appearance

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, 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.

DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

A single storey infill extension is proposed to the side of the property's existing outrigger and rear extension, infilling most of the space between the outrigger/extension and the side boundary with the neighbouring property at 48 Haringey Road but leaving a small lightwell/courtyard at the base of the side return. Until recently the property had a glazed lean-to canopy partly infilling the side return, but this has now been removed.

The new infill extension will not extend beyond the end of the existing outrigger and extension. It will have a shallow pitched roof sloping down towards the side boundary with an eave's height of approximately 2.35 metres along the boundary. The proposal includes replacing the existing window in the rear elevation of the outrigger/extension with a new patio door.

The submitted plans indicate that the proposed new extension and rebuilt rear elevation of the existing extension will have a brick exterior with some form of tiled roof. If approved it is recommended that a condition be attached requiring the exterior materials to match those of the existing building.

There are a number of similarly proportioned extensions on this side of Higham Road, including net door at No. 105. Raised patios with steps down to the garden are also a feature of this stretch of Haringay Road.

The proposed extension, given its relatively modest scale and respectful design would appear appropriately subordinate in scale and suitably complimentary of the existing building's character and appearance. Given the variety in built form visible in this area, the proposal would not appear out of keeping.

The proposal is therefore to be acceptable in its design and appearance and in its impact on local visual amenity.

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.

Given that the extension would align in depth with the property's existing extension there is no material impact on the adjoining neighbour at 44 Haringay Road. It also aligns with existing single storey extension to the rear of No.48's outrigger. It will create a relatively long wall along the boundary with this neighbour's side return, but as the extension's height along the boundary is a relatively low 2.35 metres, its impact on the amenities of No 48 in terms of outlook, sense of enclosure overshadowing and daylight is considered acceptable relative to the existing situation. The extension impact on this neighbour is further reduced by the change in levels between the two properties, with the window and eaves height of No, 48 being approximately 0.5 metres higher than those of the application property.

Given its modest height and depth the proposed extension would not be considered to appear unduly overbearing or likely to restrict daylight, sunlight or outlook to an unacceptable degree.

The proposed development is considered acceptable in amenity terms.

Conclusion

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

RECOMMENDATION

GRANT PERMISSION

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 following approved plans, drawings and documents, other than where those details are altered pursuant to the conditions of this planning permission:

H01/2026/PP/01 – Site Location & Existing Proposed Block Plans;
H01/2026/PP/02 – Existing Plans & Elevations; &
H01/2026/PP/03 – Proposed Plans & Elevations.

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, unless indicated otherwise on the approved plans.

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.

- 4 No part of any structure hereby granted permission shall be used as a roof terrace or balcony.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

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 their 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.