



Officer Report

Application Number:	HGY/2026/0316
Application Type:	Full planning permission
Address:	40 Wakefield Road, Tottenham, London, N15 4NH
Proposal:	Erection of a single storey side extension.
Case Officer:	Sabelle Adjagboni
Valid Date:	05/02/2026
Applicant:	Mr Garnet Prah-Arthur
Agent:	Mrs Jane Steed

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT

This is an application for the erection of a single storey side/rear extension.

2. SITE AND SURROUNDINGS

The application site comprises a late Victorian/Edwardian house forming part of a semi-detached pair located at the northern end of Wakefield Road. The site occupies a prominent corner position adjacent to Page Green Common, where Wakefield Road converges with Rangemoor Road to the east and Ashmount Road to the west. The property has been subdivided into two flats, with the application relating to the ground-floor flat.

The site is located within the Seven Sisters and Page Green Conservation Area but is not a locally listed building.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

The planning history of the site shows that the flat conversion was done in 1978.

4. CONSULTATION RESPONSE

The responses received following consultation on the application are as follows:

LBH Conservation Comments:

- 40 Wakefield Road sits within the Seven Sisters and Page Green Conservation Area and contributes to the historic late Victorian/Edwardian character.
- Many houses, including the site, have suffered from poor-quality alterations such as uPVC window replacements, which negatively affect the area's character.
- Despite alterations, the property still retains important 19th-century form and window surrounds that positively contribute to the conservation area.
- Its prominent corner location makes it highly sensitive to visual change.

- The proposed rear extension is large, occupies most of the garden, sits close to the rear boundary, and does not relate well to its context.
- The design does not reflect the existing building's features; the horizontal windows and corner placement appear incongruous.
- Due to its scale and design, the extension would be a prominent, harmful addition that diminishes appreciation of the building's historic form, resulting in less than substantial harm to the conservation area and would not be supported by conservation.
- A smaller, set-back extension designed to complement the building's positive characteristics could be acceptable.

Following amendments:

- The proposal is considered acceptable.

5. LOCAL REPRESENTATIONS

The application has been publicised by way of letters to neighbours and a site notice displayed in the vicinity of the site. No representations were received.

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and heritage
2. Impact on neighbouring amenity

Design and heritage

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.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The site is located within the Seven Sisters and Page Green Conservation Area. In accordance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, special attention has been paid to the desirability of preserving or enhancing the character and appearance of the conservation area.

The proposed single-storey rear extension has been amended following concerns raised by the Conservation Officer regarding the scale and visual prominence of the original submission. The amendments reduce the overall width of the extension, increase the setback from the side street frontage and lessen its prominence when viewed from the public realm. Following these amendments, the Conservation Officer has confirmed that the proposal is acceptable.

The extension would have a depth of approximately 2.5m on the side closest to the street and 2.76m on the opposite side. It would incorporate a mono-pitched roof with an eaves height of approximately 2.8m. The extension would largely align with the footprint of the existing rear outrigger and would remain set back from the shared boundary with the adjoining semi-detached property. The proposed materials would match those of the existing building.

By virtue of its modest scale, single-storey form, rearward siting and appropriate use of materials, the extension would remain subordinate to the host dwelling and would not detract from the architectural character of the building. The amended design responds appropriately to the established pattern of rear extensions and alterations within the locality and would not appear incongruous or unduly prominent within the street scene.

Given its limited visibility from the public realm, subordinate scale and sympathetic design, the proposal would preserve the character and appearance of the Seven Sisters and Page Green Conservation Area. The development would not result in harm to the significance of the conservation area and would accord with the statutory duty under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Overall, the proposal would preserve the character and appearance of the host dwelling and the conservation area, and no harm would be caused to the significance, character or appearance of the designated heritage asset.

As such, the proposal complies with Policies DM1, DM9 and DM12 of the Development Management DPD, Policy SP11 of the Local Plan and Policy D6 of the London Plan.

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 single-storey rear extension would be of a modest scale and would largely align with the footprint of the existing rear outrigger. The extension would be set back by more than 1.5m from the shared boundary with the adjoining property and would incorporate a mono-pitched roof with an eaves height of approximately 2.8m.

Given its limited depth, single-storey form, modest height and separation from the neighbouring boundary, the extension would not result in a material loss of daylight or sunlight to adjacent occupiers. The proposal would not introduce an overbearing form of development and would not

give rise to an unacceptable sense of enclosure when viewed from neighbouring properties. The development would also not adversely affect neighbouring outlook.

No side-facing windows are proposed as part of the development. As such, the proposal would not result in overlooking or a loss of privacy to neighbouring occupiers.

Furthermore, the extension would be located to the rear of the property and would remain appropriately set back from the side street frontage. Consequently, it would not result in an undue sense of enclosure or otherwise detract from the visual amenity of the public realm.

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

As such, the proposal complies with Policy DM1 of the Development Management DPD and Policies D6 and D14 of the London Plan.

Conclusion

The proposed development is considered acceptable in terms of its scale, design and appearance. The amended scheme has addressed the concerns raised by the Conservation Officer and would preserve the character and appearance of the host dwelling and the Seven Sisters and Page Green Conservation Area, causing no harm to the significance of the designated heritage asset.

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

The proposal therefore complies with the relevant development plan policies. All other material planning considerations, including equalities duties, have been taken into account. Accordingly, planning permission should be granted, subject to conditions.

7. 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.

8. 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, Proposed Plan and Side Elevations REV B, Proposed Front and Rear Elevations REV B

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: 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.