

# Officer Report

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| <b>Application Number:</b> | <b>HGY/2026/1615</b>                                             |
| <b>Application Type:</b>   | <b>Householder planning permission</b>                           |
| <b>Address:</b>            | 29 Nursery Street, Tottenham, London, N17 8AP                    |
| <b>Proposal:</b>           | Erection of single story rear ground floor side infill extension |
| <b>Case Officer:</b>       | Sabelle Adjagboni                                                |
| <b>Valid Date:</b>         | 08/06/2026                                                       |
| <b>Applicant:</b>          | Ms Helen James                                                   |
| <b>Agent:</b>              | Mr George Kain                                                   |

## **RECOMMENDATION**

### **Approve with Conditions**

#### **1. Local Representations**

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

#### **2. Planning assessment**

The subject site is a two-story mid-terrace dwelling located on around the centre of Nursery Street. The site is not in a conservation area and is not a listed building.

There is no planning history in relation to the site.

This application is being considered against Local Plan Policy SP11 'Design' and DPD Policy DM1 'Delivering High Quality Design' which requires buildings/ structures to be of a high, site specific, and sensitive design quality and to safeguard neighbouring amenity. Equally and more specifically it is being considered against DPD Policy DM12 'Housing Design and Quality' which 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.

In terms of amenity London Plan Policy D6 and DPD Policy DM1 both emphasise the importance of protecting amenity of surrounding housing. Policy D6 highlights the need to consider daylight, sunlight, and overshadowing effects on neighbouring properties, ensuring they receive sufficient light appropriate for their context while minimising overshadowing. Similarly, DPD Policy DM1 stresses the requirement for high-quality design to guarantee privacy and amenity for both the development's users and neighbouring residents. This includes providing adequate sunlight, daylight, and aspects

to adjacent buildings and land, while also ensuring an appropriate level of privacy to prevent overlooking and maintain the amenity of neighbouring properties.

### Design

This application seeks planning permission for the erection of a single-storey rear side infill extension extending the full depth of the existing outrigger. The proposed extension would measure approximately 4.41m in depth and would feature a flat roof with a height of approximately 2.7m. It would be finished in materials to match the existing dwelling.

Both adjoining properties, Nos. 28 and 30, already benefit from ground floor wraparound rear extensions. Similar single-storey rear extensions are also evident throughout the terrace, including at Nos. 23, 24, 25, 26, and 27 demonstrating an established pattern of this form of development within the immediate street scene.

In this context, the proposed extension would appear proportionate and subordinate to the host dwelling and would not appear visually intrusive or out of character with the surrounding area. The proposal would therefore preserve the character and appearance of the host property and wider street scene and is considered acceptable in design terms and in relation to the established pattern of development.

### Impact on Amenity

The proposal will be located entirely along the shared boundary with No. 28 and, as such, would not alter the relationship of the application site with No. 30. Furthermore, No. 28 already benefits from a side infill extension and wraparound rear extension. In this context, the scale of the proposal would not result in a material loss of sunlight or daylight, nor would it appear unduly overbearing or result in an unacceptable sense of enclosure. The proposal would not introduce any additional opportunity for overlooking and would therefore preserve the privacy of neighbouring occupiers. Overall, the proposal is considered acceptable in terms of its impact on residential amenity.

### Conclusion

The proposal is considered acceptable in design and amenity terms, in line with the policies outlined above. Specifically, the extension is proportionate and subordinate to the host building, ensuring the protection of local character and visual amenity while avoiding undue impact on neighbouring properties. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should therefore be granted for the reasons set out above.

## **3. 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.

## **4. Recommendation**

It is therefore recommended that this application be APPROVED in accordance with 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 below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list: A03, A04, A06, A08, A09

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.