



Officer Report

Application Number:	HGY/2026/1707
Application Type:	Householder planning permission
Address:	105 Wargrave Avenue, Tottenham, London, N15 6TU
Proposal:	Erection of a whole floor extension with flat roof (Type 2 extension).
Case Officer:	Daniel Boama
Valid Date:	16/06/2026
Applicant:	Mr Shulem Aksler
Agent:	Shulem Posen

RECOMMENDATION

Approve with Conditions

1. Proposed development

This is an application for the erection of a whole floor extension with flat roof (Type 2 extension).

2. Site and Surroundings

The site is a mid-terrace dwellinghouse and is located on the south side of Wargrave Avenue. The site does not fall within a conservation area nor within the curtilage of a listed building. Gladesmore Road is within the defined area outlined in LB Haringey's 'House Extensions in South Tottenham' SPD (2013).

There is another example of a Type 2 roof extensions on Wargrave Avenue at No.151 under planning reference HGY/2022/2182.

3. Relevant Planning and Enforcement history

The most recent planning history in relation to the site is as follows.

PLANNING CASES (3)

HGY/2026/0624

Address: 105 Wargrave Avenue, Tottenham, London, N15 6TU

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Decision Date: 16 April 2026

Decision: Not Required

HGY/2026/0631

Address: 105 Wargrave Avenue, Tottenham, London, N15 6TU

Proposal: Certificate of lawfulness for the erection a rear dormer extension and the insertion of three front roof lights.

Decision Date: 11 March 2026

Decision: Permitted Development

HGY/2026/0858

Address: 103-105 Wargrave Ave., London, N15 6TU

Proposal: Joint erection of a part first floor extension along with additional depth to the existing ground floor rear extension and erection of a rear dormer to no.105

Decision Date: 20 May 2026

Decision: Approve with Conditions

4. Consultation response

There were no statutory consultees for this planning application.

5. Local Representations

The application has been publicised by way of letters sent to neighbouring properties. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Neither - 1

The following comments were raised in the representations received:

- They do not object to the proposed Tier 2 roof extension provided that it remains true to the drawings presented – that is below the height of the roof ridge.
- We say this because there are some Tier 2 developments in the neighbourhood which are higher than the pre-existing roof ridge.
- Furthermore we are puzzled by the side elevation drawings of the rear ground floor extension. There is a discrepancy between the two drawings and no indication of the measurements already discussed in a previous application.

Officer response: The guidance of home extension in South Tottenham advises the following paragraph 2.12:

The SPD does not set limits on how high a Type 2 extension should be, just that it should be proportionate and not excessive. For buildability, the flat roof should not be lower than neighbouring roofs, but may be higher. A certain greater minimum height may be necessary to fit windows that match those in the floor below.

It is acknowledged that prior approval was not required under HGY/2026/0624 for a 6 metre deep larger homes rear extension. However, for the sake of this application, it will not be considered in the drawings, because this application relates to the roof.

6. Material Planning Considerations

The main planning considerations raised by the proposed development are:

1. Principle of development;
2. Design and appearance;
3. Impact on neighbouring amenity;
4. Other considerations.

Principle of the development

The application site is located within the designated area identified in Haringey SPD 'House Extension in South Tottenham' (2013). The SPD provides additional guidance on the design of house extensions being built to meet the need for providing additional habitable accommodation for large families in this part of the borough. The SPD sought to provide clear and consistent guidance on the form of roof extension defining three approved ways in which homes may be approved at roof level. This proposal is for a Type 2 second floor extension and given its location, the principle of this type of extension is acceptable subject to the design detailing and other consideration as outlined below.

Design and 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.

Also, relevant here is design guidance relating to facing materials, fenestration and detailing for 'Type 2' roof extensions as set out in Haringey SPD 'House Extensions in South Tottenham' (2013). This is a design led document which seeks to readdress concerns regarding the inappropriate roof extensions within the area. This guidance ensures that the design and scale of any roof extension is appropriate for the building and for the character of the area.

The original SPD precipitated an increase in the number of applications for roof extension in the area, although not all extensions followed the guidance correctly. The revised SPD (October 2013) sought to provide clear and consistent guidance on the form of roof extensions; defining three approved ways in which homes may be approved at roof level. This proposal is for a 'Type 2' second floor extension. Type 2 is a whole floor extension with flat roof behind a parapet in wall to match existing first floor construction.

The relevant criteria for the purposes of complying with the SPD in respect of a Type 2 extension is outlined and discussed below.

Type 2 extension

1. Should the Council grants permission for this planning application, Permitted Development Rights to change the materials and details of windows will be removed. This is to ensure that the appearances of windows in extensions are in accordance with the planning permission [SPD para 3.29]. Comment: Permitted development rights are removed as per a condition imposed.
2. Does the proposed extension include a parapet with a cornice? The cornices should be set 3 or 4 brick courses below the coping to the parapet and consist of 3 or 4 projecting courses in render or moulded stone. [SPD para 2.10 + 3.34] Comment: Drawing No.P02 shows the parapet with a cornice. The cornice consists of 3 projecting courses and is measured that 4 brick courses below the coping to the parapet.

3. Does the external design of the new top storey match the design of the existing house? [SPD para 2.11] Comment: The external design of the first floor is replicated on the second floor.

4. Is the extension proportionate and not excessive? The SPD does not set limit on height of a Type 2 extension but the Officer should consider this. For buildability, the flat roof should not be lower than neighbouring roofs, but may be higher. [SPD para 2.12] Comment: The flat roof is proposed to match the roof line to above the approved flat roof dormer under permitted development application reference HGY/2026/0631. Drawings WA.105.PR.203 and WA.105.PR.204 show that the flat roof would be above the ridge as it would be above the dashed line shown the proposed elevation drawing mentioned above.

5. Does the subject house has a large second floor gabled roofs? [SPD para 2.13] Comment: The subject house does not have a large second floor gabled roof.

6. Do all proposed windows match those on the floor below and roughly same distance from window cill to the head of the window below as found in the existing house? This includes decorative treatments like cills and lintels. [SPD para 3.33] Comment: The proposed windows on the proposed second floor match the windows on first floor below as shown in the front elevations of drawing Nos.WA.105.PR.202.

7. Are the height of the parapets in the extensions similar? Roughly the same distance from head of window to parapet coping as from cill of windows on the new floor to head of the windows on the floor below. [SPD para 3.11] Drawings WA.105.PR.202 and WA.105.EX.102 show that they are roughly the same.

8. Do the proposed facing materials match the existing front elevations in South Tottenham include brickwork, render and to first floors, hanging tiles? [SPD para 3.13]. Comment: Yes. A condition will be attached to ensure that the proposed external materials match the existing materials on the building.

9. Are the size and pattern of the proposed windows reproduced from the floor below? The line of the window cills and heads will set the line of fenestration which must be maintained. When the existing house windows on the 1st floor are not as high as windows on the ground floor, then the new windows on the 2nd floor should reduce in height by the same proportion [SPD para 3.15 + 3.33]. Comment: Drawing WA.105.PR.202 shows that the size and pattern of the proposed windows are reproduced from the floor below as shown in WA.105.EX.102.

10. Where the existing building has two-storey bay windows and/or pointed gable front elevation, does the proposed extension replicate this at the new floor? [SPD para 3.17-18]. Comment: The existing building has two-storey bay windows, and the second floor level bay window will be replicated on the new floor.

11. Where the original house is end of terrace or adjacent to a house whose roof will be at a lower level, have parapets with cornices in the front and side elevations been provided? The cornices should turn the corner but need not continue the length of a party wall or gable end parapet. [SPD para 3.22 + 3.34] Comment: The original house is a mid-terraced property and the neighbouring house at No.107 is at the same roof level, but No.103 appears to be slightly by around one brick height or two.

12. For semi-detached/paired houses, are the properties jointly extended? [SPD para 3.25]. Comment: N/A.

13. Do all proposed external materials match the original house? Bricks need to match in colour, pattern and texture. If the original bricks are discoloured, then new brickwork can be artificially

aged or the original brickwork can be cleaned. Render should match in colour and texture. [SPD para 3.30] The proposed external materials would match the existing.

14. Where the extension joins the original house, are there any horizontal joint, line, change in materials or projecting horizontal feature? [SPD para 3.30]. Comment: The proposed front elevation on drawing number WA.105.PR.202 shows that there are no horizontal joint, line, or change in materials or projecting horizontal feature.

15. Do the new parapets project above the roof line and include cornices? An appropriate height is the same from the head of the new second floor window to the coping to the parapet as from the cill of the window to the head of the window on the floor below. Comment: According to the drawing number WA.105.PR.203 the parapet is level with the roof line.

16. Are the rainwater guttering behind the parapet? [SPD para 3.31] Comment: The proposed drawings show that there would be no rainwater guttering in front of the parapet.

17. Where the existing house has party walls that extend as parapet walls above the roof level of the houses either side, have they been removed completely? [SPD para 3.32] Comment: Drawing No.WA.105.PR.202 shows that the existing party wall parapets would be completely removed.

Given the details provided in the plan submitted and associated annotations, and the assessment above, it is considered that this Type 2 extension would be acceptable and would comply with the policies and guidance discussed above.

Impact on amenity

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 extension would not project beyond the front or rear elevation of the dwelling as it would be within the existing footprint. It would not result in any significant harm on daylight and sunlight to neighbouring properties, nor would it have a significant impact on privacy. The proposal is acceptable in terms of amenity.

Other considerations

Paragraph 3.36 of the South Tottenham SPD states that the "all proposals for Type 2 and Type 3 provide structural calculations to demonstrate that the additional loading on the ground by the foundations does not exceed the accepted maximum bearing capacity of the ground."

No calculations have been formally submitted to the LPA with this application, however structural calculations are an integral part of building regulations submission and as such will need to be assessed at the detailed design and construction phases of such a project. As per a condition imposed below steps are required to be taken by a qualified professional to demonstrate that the additional loading on the ground by the foundations does not exceed the accepted maximum bearing capacity of the ground.

It is highlighted that other legislation, Party Wall Act and Building Regulations etc., also provide further safeguards to identify and control the nature and magnitude of the effect on neighbouring properties. The necessary party-wall agreements with adjoining owners would need to be in place

prior to commencement of works on site. The Party Wall Act 1996 exists separately from the planning system, to reconcile differences that adjoining development might cause.

Conclusion

Taking account of the matters discussed above the proposal is considered acceptable in design terms and will not have a material impact on neighbouring amenity. To ensure full compliance with the 'House Extension in South Tottenham', SPD, and as reflected above, a number of planning conditions are being imposed.

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.

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: LocationPlan, WA.105.PR.201, WA.105.PR.202, WA.105.PR.203, and WA.105.PR.204.

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 precisely in colour, size, shape and texture those of the existing building. The render of the flank wall gable ends and frontage of the second floor shall replicate the texture and colour of the existing frontage and resurface the existing render of the frontage identically if there is not a seamless appearance between the old and new parts of the building. Detailing of the proposed bay window shall match exactly that of the existing barge board and front gable detailing at first floor and roof tiles shall reuse or match precisely the existing roof

tiles. The rear elevation shall match the window arch detail and painted brickwork of the ground and first floor.

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, Policy DM1 of The Development Management DPD 2017 and the South Tottenham Residential Extensions SPD.

- 4 Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 20015 or any Order revoking or re-enacting that Order, no changes to the front or side elevations of the dwelling, including the rendered colour, texture and appearance, and window detailing shall be carried out without the grant of planning permission having first been obtained from the Local Planning Authority.

Reason: To safeguard the visual amenities of the area and to prevent an out of keeping development of the frontage by controlling proposed extensions and alterations of the frontage and sides of this dwelling consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017, Policy DM1 of The Development Management DPD 2017 and the South Tottenham Residential Extensions SPD 2017.

- 5 Before any work is undertaken in pursuance of this permission to add an additional floor and additional pressure on the original foundations of the dwelling, steps shall be taken by a qualified professional to demonstrate that the additional loading on the ground by the foundations does not exceed the accepted maximum bearing capacity of the ground and works shall be carried out in accordance with the approved structural engineers' drawings.

Reason: In order to safeguard the structural integrity of the building consistent with Policy SP11 of the Haringey Local Plan 2017 Policy DM1 of The Development Management DPD 2017 and the South Tottenham Residential Extensions SPD 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.