



Officer Report

Application Number:	HGY/2026/1829
Application Type:	Full planning permission
Address:	30 St Johns Road, Tottenham, London, N15 6QP
Proposal:	Erection of an infill extension with the formation of a courtyard.
Case Officer:	Neil McClellan
Valid Date:	29/06/2026
Applicant:	Mr Ely FELDMAN
Agent:	Shulem Posen

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

This is an application for the erection of an infill extension with the formation of a courtyard.

Site and Surroundings

The application site comprises a ground-floor flat within a mid-terrace building on St John's Road, South Tottenham.

Although the building appears to be a late Victorian/Edwardian suburban terraced dwelling, it in fact forms part of a terrace of purpose-built ground and first-floor flats. Each flat benefits from direct access to a small rear garden, with access to the gardens serving the first-floor flats provided via an internal rear staircase located within the rear outrigger.

The building is neither listed nor located within a Conservation Area. The surrounding area is predominantly residential in character.

The site is located within Haringey's Family Housing Protection Zone and within an area of the borough covered by an Article 4 Direction, which removes permitted development rights for changes of use between Use Classes C3 (Dwellinghouses) and C4 (Houses in Multiple Occupation).

Planning and Enforcement History

None.

2. LOCAL REPRESENTATIONS

One comments has been received from the occupiers of the adjoining ground floor flat at 28A St John Road. They object to the application on the following grounds:

- No daylight or sunlight assessment has been submitted, and the drawings do not include stated dimensions for the height or depth of the proposed extension. Three windows serving two habitable rooms in the neighbouring ground floor flat's outrigger (a kitchen and living room) are located in the flank wall of the outrigger and will directly face the flank wall of the proposed extension. A third habitable room (office/spare bedroom) is located in the neighbour's rear elevation looking down their side return along the side of the proposed extension. They are concerned that the proposed extension may reduce the daylight and sunlight to these windows currently receive.
- Concerned about the loss of outlook from these windows and increased sense of enclosure.
- Overshadowing of our garden and loss of sunlight to amenity space. The neighbouring flats garden is west-facing, and they are concerned that the proposed extension will increase overshadowing.

Officer response: These issues are dealt within the report below.

3. 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.

This proposal seeks permission to partially infill the space between the flank wall of the rear outrigger and the boundary with the adjoining property at 28/28A St John's Road. The extension would not extend beyond the rear of the existing outrigger, and a small lightwell, approximately 1.8 metres in depth, would be retained at the end of the property's side return. The extension would incorporate a shallow mono-pitched roof sloping down towards the side boundary.

The submitted plans indicate that the extension would be constructed in brick with a tiled roof. Should planning permission be granted, a condition would be imposed requiring the use of external materials to match those of the existing building.

The proposed extension, by virtue of its relatively modest scale, siting and respectful design, would appear appropriately subordinate to the host building and would complement its character and appearance. The proposal is therefore considered acceptable in terms of its design and appearance and would not result in any undue harm to the visual amenity of the surrounding area.

Impact on neighbouring amenity

London Plan Policy D6 states that development should not be detrimental to the amenity of surrounding occupiers and should provide sufficient daylight and sunlight appropriate to its context whilst minimising overshadowing. London Plan Policy D14 requires development proposals to

reduce, manage and mitigate noise impacts. DPD Policy DM1 (Delivering High Quality Design) requires development proposals to ensure a high standard of privacy and amenity for both existing and future occupiers.

Given that the extension would not project beyond the rear of the existing outrigger, there would be no discernible impact on the amenities of the neighbouring property at 32 St John's Road.

The extension's flank wall would be constructed along the boundary with the adjoining property at 28A St John's Road, with an eaves height of approximately 2.3 metres above the application property's rear ground level. There is a slight difference in levels between the application site and Nos. 28/28A St John's Road, with the neighbouring property's floor and window levels approximately 25 to 30 centimetres lower than those of the application property.

As set out in the summary of concerns raised by the occupiers of No. 28A St John's Road, there are three habitable room windows within the flank wall of the neighbouring property's outrigger that would face towards the proposed extension. Updated plans have been submitted demonstrating compliance with the BRE's 30-degree rule-of-thumb test, measured from the midpoint of these windows. The assessment shows that, even taking account of the difference in levels between the properties, the proposal would comfortably satisfy the BRE guidance in respect of daylight received by windows facing directly towards the development.

The proposal would also comfortably satisfy the BRE's 45-degree rule-of-thumb test in relation to the window at the base of the neighbouring side return, which faces down the passageway.

The proposed extension would create a wall approximately 5 metres in length and 2.6 metres in height along the boundary with the neighbouring property's side return.

However, this wall would sit below and within the shadow of the much higher existing two-storey outrigger of the application property. Given the relatively modest height and length of the proposed extension, together with the fact that the neighbouring windows already principally face the flank wall of the existing two-storey outrigger, the proposal is not considered to result in a materially harmful reduction in outlook or an increased sense of enclosure.

Furthermore, given the modest scale of the extension and its location within the side return, beneath the dominant built form of the existing two-storey outrigger, it is not considered likely to result in any materially noticeable increase in overshadowing when compared with the existing situation.

The proposal would not result in any material loss of privacy to neighbouring occupiers. The proposed extension is therefore considered acceptable in amenity terms.

Conclusion

The proposed extension is considered acceptable in terms of its design, scale and appearance and would not result in any undue harm to the amenities of neighbouring occupiers. The proposal accords with the relevant policies of the Development Plan and, having regard to all material considerations, planning permission should be granted.

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.

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

EX.101 – Existing Ground Floor & Roof Plans;
EX-102 – Existing Front & Rear Elevations;
EX-103 – Existing Side Elevations;
EX-104 – Existing Section;
PR.101 Rev A – Proposed Ground Floor & Roof Plans;
PR-102 Rev A – Proposed Front & Rear Elevations;
PR-103 Rev A – Proposed Side Elevations; &
PR-104 Rev A – Proposed Section.

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.

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: 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.