



Officer Report

Application Number:	HGY/2026/0686
Application Type:	Householder planning permission
Address:	138 Sherringham Avenue, Tottenham, London, N17 9RR
Proposal:	Erection of a ground floor rear extension and retrospective application for a rear dormer.
Case Officer:	Adam Silverwood
Valid Date:	17/03/2026
Applicant:	Michael Adekunle
Agent:	Mr Bradley Pattemore

RECOMMENDATION

Approve with Conditions

1. Proposed Development

This is an application for a ground floor rear extension with internal alterations and retrospective application for a rear dormer.

2. Site and Surroundings

The application site is a two-storey end of terrace dwelling located on the southern side of Sherringham Avenue. The application site is not located within a conservation area.

3. Relevant Planning and Enforcement History

There is no planning history relevant to the consideration of this planning application.

5. Local Representations

The application has been publicised by way of letters sent to neighbouring properties. No representations were received from neighbours, local groups, etc.

6. Material Planning Considerations

The main planning considerations raised by the proposed development are:

1. Design & appearance
2. Impact on Neighbourhood Amenity

Design and appearance

Policy DM1 (Delivering High Quality Design) states that all new development and changes of use must achieve a high standard of design and contribute positively to the distinctive character and amenity of the local area. Development should relate positively to neighbouring buildings,

contribute to the quality and character of the area, respond appropriately to consultation feedback, demonstrate how design quality will be secured during construction, and incorporate inclusive and sustainable design principles. Policy DM12 (Residential Extensions and Alterations) requires extensions to be subordinate to the host building and to respect its scale, form, detailing and character. Proposals should be proportionate in size and design and should not detract from the appearance of the host property or the surrounding area.

The proposed single-storey rear extension would be located at ground-floor level and would project approximately 3 metres beyond the existing rear elevation. The extension would have an overall depth of approximately 5.6 metres across the full width of the dwelling and a height of approximately 3 metres. It would incorporate a flat roof with a rooflight and a lantern rooflight. The proposed materials would match those of the existing dwelling.

The retrospective rear dormer extension measures approximately 3.6 metres in depth, 2.6 metres in height and 5.4 metres in width. The dormer has been constructed using materials that match the existing roof and is set back approximately 0.2 metres from the eaves.

The proposed rear extension and retrospective rear dormer are considered to be appropriately subordinate additions that respect the scale, form and appearance of the host dwelling. Furthermore, the proposals are consistent with the design principles set out in Policy DM12, being proportionate in scale and sympathetic to the character of the building. As such, they would not result in any significant harm to the character or appearance of the host property or the wider area.

The proposals are therefore considered acceptable in design terms and accord with Policies DM1 and DM12 of the Haringey Development Management DPD.

Impact on Neighbourhood Amenity

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

Policy DM12 (Residential Extensions and Alterations) further requires extensions to avoid unacceptable impacts on neighbouring occupiers in terms of daylight, sunlight, privacy, outlook and sense of enclosure.

Specifically, proposals are expected to provide appropriate levels of daylight, sunlight and outlook to adjacent buildings and land, whilst maintaining adequate privacy and avoiding undue overlooking or other adverse impacts on residential amenity.

The proposed rear extension would border an alleyway to its western side, with a separation distance of approximately 2.4 metres from neighbouring properties. As such, it is not considered likely to result in any material harm to the amenities of adjoining occupiers on this side. The rear dormer is located approximately 25 metres from the nearest neighbouring property and is therefore not considered to result in any unacceptable overlooking or loss of privacy.

With regard to adjoining neighbours, the proposed extension is of a scale and form that falls within acceptable planning tolerances and is not considered to give rise to any undue loss of light, outlook, privacy or increased sense of enclosure. The proposal is therefore considered acceptable in amenity terms and complies with the policies outlined above.

Conclusion

The proposed application for a single storey rear extension located on the ground floor is considered to appropriately respect the character and appearance of the area, subservient to the host dwelling and to not present any undue detriment to neighbouring amenity and is therefore considered to be acceptable.

Overall, the proposed development is considered acceptable in terms of design and amenity consolidation, in accordance with the policies outlined above. All other relevant policies and considerations, including equalities, have been taken into account.

7. CIL Applicable

N/A – Under 100sqm no new unit.

8. Recommendation

It is therefore recommended that this application be **APPROVED** in accordance with the following conditions:

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

D012 - Block Plan
D11 - Proposed Section AA
D08 - Proposed Roof Plan
D04 - Proposed Ground Floor
D10 - Proposed Elevations
D05 - Proposed First Floor Plan
D06 - Proposed Loft Plan
D013 - location plan

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 specifically annotated and approved hereby.

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: 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.

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.