



# Officer Report

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|----------------------------|----------------------------------------------|
| <b>Application Number:</b> | <b>HGY/2026/2130</b>                         |
| <b>Application Type:</b>   | <b>Householder planning permission</b>       |
| <b>Address:</b>            | 153 Dowsett Road, Tottenham, London, N17 9DN |
| <b>Proposal:</b>           | Erection of double storey rear extension     |
| <b>Case Officer:</b>       | Daniel Boama                                 |
| <b>Valid Date:</b>         | 27/07/2026                                   |
|                            | 6                                            |
| <b>Applicant:</b>          | Mr . Baz                                     |
| <b>Agent:</b>              | Mr Shahid Ali                                |

## **RECOMMENDATION**

### **Refuse**

#### **1. SITE DESCRIPTION**

The application site is a two storey mid-terraced dwellinghouse on the north side of the Dowsett Road. The site does not fall within a conservation area.

#### **2. THE PROPOSAL**

The proposal is for the erection of double storey rear extension, which would extend from the rear wall of double storey rear outrigger.

The depth would be 1.2m, and the width would be 3.031m to match the existing rear outrigger. The roof would match the character and appearance of the existing rear outrigger roof. The proposed external materials would match the existing materials. The proposed extension would accommodate a larger kitchen/dining room on the ground floor and a second bathroom at first floor level. The windows would be on the rear elevation.

The depth of the extension would not impede on the 45-degree angle rule from adjoining owner's first floor bedroom window at No151.

The existing drawings also include a loft conversion with a rear L-shaped dormer roof extension and 2no. front rooflights that has not been included in the description and consultation. Also, our records show that this has not been built and is under investigation in the enforcement case reference ENF/2026/0745.

The part of the rear L-shaped dormer above the main roof would be 4.79m deep, 2.59m high, and 3.64m deep, and the part above the rear outrigger would have surface area of 5.53sq.m and a depth of 3.82m. The overall volume would be 43.74 cubic metres. This would not meet the requirement for permitted development, therefore it would require planning permission.

The construction of an outbuilding is also being investigated.

### **3. RELEVANT PLANNING AND ENFORCEMENT HISTORY**

#### Enforcement History

ENF/2026/0745

Unauthorised Works - Roof additions

Loft Conversion and outbuilding

### **4. CONSULTATION RESPONSES**

#### Neighbour Consultation

The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses: 1

Representation: 1

- An outbuilding has been constructed in the rear garden, which occupies a significant proportion of the remaining garden area.
- The Council should carry out a site inspection and consider the recently constructed outbuilding as part of its assessment of the double storey rear extension.
- The Council to consider the cumulative extent of development at the property and whether the proposed extension, together with the outbuilding, would result in overdevelopment of the site or an unacceptable reduction in the remaining garden space.
- The decision should be subject to the Council being satisfied that the outbuilding is lawful and that the proposed extension is acceptable when considered alongside the outbuilding.

Officer response: The outbuilding has an enforcement case under ENF/2026/0745, which is currently under investigation.

### **5. PLANNING CONSIDERATIONS**

#### Design & appearance

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

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 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.

The proposed double storey rear extension, by reason of its siting and scale, would be an unsympathetic and incongruous addition to the host property and be out of character with the application site and the prevailing pattern of development, contrary to Policies DM1 and DM12 of

the Haringey Development Management DPD 2017, Policy SP11 of Haringey's Local Plan Strategic Policies 2017, and London Plan 2021 Policy D6.

The proposed development, by reason of its bulk and massing, would over dominate appearance of the existing building and be an incongruous and discordant addition to this property and rear street scene, contrary to Policies DM1 and DM12 of the Haringey Development Management DPD 2017 and Policy SP11 of Haringey's Local Plan Strategic Policies 2017.

#### 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.

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 the amenity of neighbouring residents.

According to the drawing the proposed drawings, the double storey rear extension is not considered to impact on the amenity of the first floor window at No151 because the depth would not impede on the 45-degree angle line from the neighbouring first floor rear window.

The loft conversion with the rear L-shaped dormer and front rooflights would be confined to the roof level, and be within the existing footprint of the host building, therefore would have no detrimental harm to the amenities of the adjacent occupiers.

## **6. CONCLUSION**

The proposed development is not in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also does not accord with the relevant policies of the London Plan 2021 and the NPPF.

The proposal is considered unacceptable in respect of its character, appearance and impact on the site and would result in a low quality appearance to the rear elevation, discordant to the existing pattern and rhythm of the terrace. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the reasons set out above.

## **7. RECOMMENDATION**

The application is recommended for refusal subject to the following reasons.

### **Refusal Reasons:**

The proposed development, by reason of its bulk and massing, would over dominate appearance of the existing building and be an incongruous and discordant addition to this property and rear

street scene, contrary to Policies DM1 and DM12 of the Haringey Development Management DPD 2017 and Policy SP11 of Haringey's Local Plan Strategic Policies 2017.

**Informatives:**

INFORMATIVE: Pre- application Advice

Taking the reason(s) for refusal into account, you may wish to prepare a revised proposal for comment prior to submitting a further planning application. To do so we strongly recommend you seek pre-application advice and refer you to our Pre-Application Planning Advice (PAPA) Service.

<https://www.haringey.gov.uk/planning-and-building-control/planning>