

Officer Report

Application Number:	HGY/2026/1963
Application Type:	Full planning permission
Address:	94 Fairview Road, Tottenham, London, N15 6TP
Proposal:	Amalgamation of existing 2no. self-contained flats into a single family dwellinghouse. Erection of part single and part two-storey rear extension. Erection of single-storey rear infill extension. Erection of 2nd floor extension with loft accommodation at 3rd level within a pitched roof (Type 3 extension).
Case Officer:	Daniel Boama
Valid Date:	13/07/2026
Applicant:	Mr Weiser
Agent:	Mr. Shloime Godlewsky

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a mid-terraced dwellinghouse located on the east side of Fairview Road. The house is divided into 2 flats, comprising a one-bedroom flat on the ground floor level and a four-bedroom flat on the first floor and loft floor level. The building is not located in a conservation area or within the curtilage of a listed building. It is located within the South Tottenham House Extension Policy Area.

2. THE PROPOSAL

The proposal is for the amalgamation of existing 2no. self-contained flats into a single family dwellinghouse, the erection of part single and part two-storey rear extension, the erection of single-storey rear infill extension, and the erection of 2nd floor extension with loft accommodation at 3rd level within a pitched roof (Type 3 extension).

The proposal will include resubmissions of previously approved applications that have expired permissions, which are the ground floor rear and infill extensions (approved under ref. HGY/2021/0739), the first floor rear extension (approved under ref. HGY/2021/1566), and the Type 3 roof extension (approved under ref. HGY/2021/1467).

Ground floor rear extension from the rear wall of the outrigger will be the same depth at 5.6m, as per the previous permission under reference HGY/2021/0739). Ground floor rear infill extension would be of the same depth at 6m, as per the previous permission under reference HGY/2021/0739 and will also retain the same design and appearance including the rooflight.

The first floor rear extension from the rear wall of the outrigger will be the same depth at 1.7m, as per the approval under HGY/2021/1566 and would retain the same design and appearance.

As is the case with Type 3 roof extensions and the approval under reference HGY/2026/1467, the proposal will be within the footprint of the main building. The proposed second floor will match the first floor level in height. The proposed windows and detailing would match the first floor level, and the new roof pitch would match the existing roof pitch.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

94 Fairview Road

HGY/2020/3047

Proposal: Change of use from two flats to single dwelling house.

Decision Date: 6 January 2021

Decision: Approve with Conditions

HGY/2021/0933

Proposal: Certificate of lawfulness: Rear Roof extension (proposed)

Decision Date: 29 March 2021

Decision: Permitted Development

HGY/2021/0739

Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.6m/6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m.

Decision Date: 21 April 2021

Decision: Not Required

HGY/2021/1467

Proposal: Erection of Type 3 roof extension.

Decision Date: 10 September 2021

Decision: Approve with Conditions

HGY/2021/1566

Proposal: Erection of first floor rear extension.

Decision Date: 29 June 2021

Decision: Approve with Conditions

92-94, Fairview Road, N15

OLD/1978/0281

Proposal: 6/1/78 Conversion of each house into 2 self-contained flats.

Decision Date: 27 February 1978

Decision: Approve with Conditions

4. CONSULTATION RESPONSES

Neighbour Consultation

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

No of individual responses: 1

Representation: 1

No objection to this development in principle, but strongly object to any noise pollution outside of standard working hours.

Please ensure a CMP is in place, restricting noisy construction work to: 8am to 6pm on Monday to Friday. Saturday 8am to 1pm. And NO noisy work to be undertaken on Sundays and Bank Holidays.

Officer response: An informative will be attached to the decision notice to inform the applicant of the hours that they can construct.

5. PLANNING CONSIDERATIONS

1. Principle of development;
2. Design and appearance;
3. Standard and quality of residential accommodation;
4. Impact on neighbouring amenity; and
5. Transport and Servicing

Principle of development

The London Plan 2021 supports the essential need for more homes and currently has a 10-year target set for the delivery of 15,920 new dwellings, of which 2,600 should be from small sites.

Haringey Local Plan policy SP2 outlines that the Council will aim to provide homes to meet Haringey's housing needs and to make the full use of Haringey's capacity for housing by maximising the supply of additional housing to meet and exceed the minimum target of 19,802 homes from 2011-2026.

Policy H1 'Increasing Housing Supply' seeks to increase housing supply across London. The supporting text 'recognises the pressing need for more homes in London in order to promote opportunity and provide a real choice for all Londoners in ways that meet their needs at a price they can afford'. The policy states that Boroughs should seek to enable additional development capacity, including through intensification.

Section 55 of the Town and Country Planning Act specifies that the use as two or more separate dwellinghouses of any building previously used as a single dwellinghouse involves a material change of use of the building (and therefore would require planning permission) but is silent with regards to where a building was previously used as a single dwellinghouse is then amalgamated back into use as a single dwellinghouse from two or more separate dwellinghouses.

DM policy DM10 sets out that the Council will resist the loss of all existing housing, including affordable housing and specialist forms of accommodation, unless the housing is replaced with at least equivalent new residential floorspace.

The proposal will amalgamate the ground floor flat and first floor flat of 94 Fairview Road into a single-family dwellinghouse. Whilst this will result in the loss of one residential (C3) unit, it will not result in the loss of any residential floorspace and therefore is in compliance with this aspect of policy DM10.

The borough will gain a large single-family dwelling of five bedrooms. The proposed conversion will provide additional housing choice to meet the needs of larger families, with access to a private rear garden. The proposal is returning the structure back to its original use as a single dwelling which

was converted into two flats in the 1970s. Therefore, the principle of conversion to a single-family dwelling is acceptable.

With regard to the proposed ground floor rear and infill extensions, Type 3 roof extension, and first floor rear extension, the principle of development has been established under the previous planning permissions (HGY/2021/0739, HGY/2021/1566, and HGY/2021/1467) that were granted under the same adopted Local Plan, therefore they are considered to be acceptable.

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.

Ground floor rear and infill extensions

As per the approval under reference HGY/2021/0739, the proposed depths will remain unchanged.

First floor rear extension

As per the approval under reference HGY/2021/1566, whilst the extension would be slightly incongruous given that the neighbouring properties are all of the same depth, the proposal is not considered so significant, as to justify a refusal and as such is accepted.

Type 3 roof extension

As per the approval under reference HGY/2021/1467, the proposed Type 3 roof extension would be within the footprint of the main building. The proposed second floor would match the first floor level in height. The proposed windows and detailing would match the first floor level, and the roof pitch would match the existing roof pitch. Overall, the design, appearance and character would be similar to the Type 3 roof extensions in the locality at No.98 (HGY/2020/2253), No.100 (HGY/2014/1310, and No.102 (HGY/2013/2548), therefore it is considered to be acceptable.

Standard and quality of residential accommodation

London Plan Policy D6 requires housing developments to be of high-quality design, providing comfortable and functional layouts, benefiting from sufficient daylight and sunlight, maximising the provision of dual aspect units and providing adequate and easily accessible storage space as well as outdoor amenity space. Table 3.1 sets out the internal minimum space standards for new developments, while Table 3.2 of the London Plan provides qualitative design aspects that should be addressed in housing developments. The criteria set out within parts c-g of part A of DMP policy DM16 largely echo some of the design aspects covered within policy D6 of the London Plan.

The proposal will see the existing sub-divided property returned to its original use as a single family dwellinghouse, and is considered acceptable. All five bedrooms would be above 10 sq.m in floor

area, with two that will have an ensuite and one shared bathroom, spread over the first floor and new second floor that will be provided by the Type 3 roof extension. The extensions on the ground floor would provide a large living-dining-kitchen room and space for a small toilet and a storage space. The study on the ground floor to the front would be of a reasonable size. Overall, the standard of the accommodation is deemed acceptable.

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.

Ground floor rear and infill extensions

As per the approval under reference HGY/2021/0739, the proposed height and depth will not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property.

First floor rear extension

As per the approval under reference HGY/2021/1566, the proposed height and depth of the extension will not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties.

Type 3 roof extension

As per the approval under reference HGY/2021/1467, the height and depth of the extension would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties.

Overall, the proposed extensions are considered acceptable in respect of their impact on neighbouring amenity.

Transport and Servicing

London Plan Policy T1 requires all development to make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and to ensure that any impacts on London's transport networks and supporting infrastructure are mitigated. Policies T4, T5 and T6 set out key principles for the assessment of development impacts on the highway network in terms of trip generation, parking demand and cycling provision.

Local Plan (2017) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by DM Policy (2017) DM31 'Sustainable Transport'.

DPD Policy DM4 'Provision and Design of Waste Management Facilities' states that all proposals will be required to make on-site provision for general waste, the separation of recyclable materials and organic material for composting.

The change from two to one residential units is not considered to result in any material increase in parking or servicing demands. The refuse storage will continue to be stored within the property's existing small front forecourt area. A condition will be imposed to provide 2x secure storage space to meet the requirement of the London Plan.

6. CONCLUSION

The proposed development is in accordance with the policies DM1, DM4, DM10, DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and of Haringey's Local Plan Strategic Policies 2017. The proposed development also does accord with the relevant policies of the London Plan 2021 and the NPPF.

The proposal is considered acceptable in respect of its principle, character, appearance and impact on the site and would not result in material harm to the residential amenity of neighbours. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

7. CIL APPLICABLE

The increase in internal floor area would not exceed 100sqm and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

8. RECOMMENDATION

The application is recommended for approval 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: P00, P01, P02, P03, P04, P05, and P06

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.

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.

- 4 The external materials to be used for the proposed Type 3 roof extension 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.

- 5 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.

- 6 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.

- 7 Prior to the commencement of development above ground, full details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority.

The development shall not be occupied until a minimum of 2no. cycle parking spaces for users of the development, in accordance with the London Cycling Design Standards. Once agreed, the details shall be implemented as approved and retained/maintained as

such thereafter.

Reason: To promote travel by sustainable modes of transport and to comply with the London Plan 2021 minimum cycle parking standards and the London Cycling Design Standards, policy T5 of the London Plan 2021, Policy SP7 of the Haringey Local Plan 2017 and to maximise the accessibility of the development.

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.

INFORMATIVE: The consent hereby approved is given in relation to the use of this property as a single-family dwelling. The subdivision of this property into self-contained flats or use as a House in Multiple Occupation (Use Class C4) would require planning permission as permitted development rights have been withdrawn through an Article 4 Direction (30th November 2013). Please refer to the link below for further information:

http://www.haringey.gov.uk/index/housing_and_planning/planning-mainpage/policy_and_projects/article_4_direction.htm