

Officer Report

Application Number:	HGY/2026/1959
Application Type:	Householder planning permission
Address:	10 Roseberry Gardens, Tottenham, London, N4 1JJ
Proposal:	Erection of a single storey rear and side wraparound extension, formation of dormer window and insertion of 3 nos. rooflights to front roof slope (amended).
Case Officer:	Ciara Ward
Valid Date:	17/07/2026
Applicant:	Mr Naveed & Safikahmed Kazi
Agent:	Mr Zaeem Chaudhary

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site relates to a two-storey mid-terrace dwellinghouse on the southern side of Roseberry Gardens. The site does not fall within a conservation area, nor does it affect the setting of any listed building.

2. THE PROPOSAL

This is an application for a single-storey wraparound rear extension; the formation of dormer window with Juliet balcony and insertion of 3 rooflights on the front roof slope.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

There is no planning or enforcement history relating to this site.

4. CONSULTATION RESPONSES

No representations were received in response to notification and publicity of the application.

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.

Rear Wraparound Extension

The proposed single-storey wraparound extension would infill the area alongside the existing rear outrigger and extend a further 3m beyond its rear elevation. The extension would be inset from the shared boundaries with Nos. 8 and 12 Roseberry Gardens, extending 9m along the boundary with No.8 and 3m along the boundary with No.12. The extension would have an eaves height of 2.65m adjacent to No.8 Roseberry Gardens, rising to a flat roof with a maximum height of 3m adjacent to No.12 Roseberry Gardens.

It is noted that both adjoining properties, Nos.8 and 12 Roseberry Gardens, benefit from single-storey rear extensions of a similar scale, with the proposal projecting only 1m beyond these existing extensions. As such, the proposal would be consistent with the established pattern of development within the terrace and would relate positively to neighbouring properties. The extension would be finished in render to match the existing dwelling and would incorporate six rooflights within the pitched roof and one rooflight within the flat roof.

The proposal is considered proportionate and subordinate to the host dwelling and would not negatively impact the amenity of the site or adjoining properties. Therefore, the character and appearance of the area would be preserved.

Roof Extension

The proposal comprises an L-shaped rear dormer extending across the width of the main rear roof slope to a depth of 3.4m and over the rear outrigger to a depth of 4.6m.

The dormer would have limited visibility from the public realm due to the terraced form of development and its position below the existing roof ridgeline. It is noted that similar L-shaped dormers are present on neighbouring properties, including at Nos. 4,8,12 and 16 Roseberry Gardens. The proposed dormer would be finished in materials to match the existing dwelling and would reflect the established pattern of development in the terrace. The proposal is therefore considered acceptable in design terms.

The proposal also includes the installation of three rooflights within the front roof slope. These would be modest in scale and are a common feature throughout the surrounding street scene and are therefore considered 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.

Rear Wraparound Extension

The proposed wraparound extension would project approximately 1m beyond the existing rear extensions at both Nos. 8 and 12 Roseberry Gardens and would be inset from the shared boundaries by approximately 0.3m. Along the boundary with No.8, the extension would have a height of 2.65m, matching that of No.8's existing extension. Along the boundary with No.12, the extension would have a height of 3m.

Given that both Nos. 8 and 12 Roseberry Gardens already benefit from rear extensions of a comparable scale, and that the proposed extension would project only marginally beyond these existing additions, it is not considered that the development would result in an overbearing impact or an unacceptable sense of enclosure. The modest height of the extension and its inset position from the shared boundaries further mitigate any potential impacts. The southern orientation of the rear gardens along this section of Roseberry Gardens also limits any significant loss of sunlight or daylight to neighbouring occupiers.

Overall, the proposed extension would not result in unacceptable harm to the residential amenity of neighbouring occupiers and is therefore considered acceptable.

Roof Extension

The proposed dormer would introduce a rear-facing window and Juliet balcony at roof level, but no flank-facing windows are proposed. As such, no significant new overlooking would be introduced beyond existing levels. The Juliet balcony does not comprise a projecting platform and therefore does not provide a materially greater opportunity for overlooking than a conventional window or door opening.

Given the proposed dormer's position within the existing roof slope and its relationship with neighbouring properties, the roof extension would not appear overbearing or result in any material loss of outlook, daylight or sunlight to adjoining occupiers.

Accordingly, the proposed roof extension is considered acceptable as it would not result in harm to neighbouring residential amenity.

6. CONCLUSION

The proposed development is 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 accords with the relevant policies of the London Plan 2021 and the NPPF.

The proposal is considered acceptable in respect of its 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 considered. Planning permission should be granted for the reasons set out above.

7. RECOMMENDATION

The application is recommended for APPROVAL subject to the following 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 in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

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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 except where otherwise stated 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: 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: 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 his ownership.