



Officer Report

Application Number: HGY/2026/2191
Application Type: Householder planning permission
Address: 87 Yarmouth Crescent, Tottenham, London, N17 9PQ
Proposal: Erection of a single storey rear extension.
Case Officer: Neil McClellan
Valid Date: 03/08/2026
Applicant: Mr Hanh thanh hoang
Agent: Mr Naresh Samban

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposal

Erection of a single storey rear extension.

The proposed extensions has been revised, with its depth reduced from 4 to 3.5 metres on the advice of the case officer.

Site Description

The application site is a three-storey mid-terraced dwellinghouse, in Tottenham Hale. It forms part of a 1970s housing estate of low-rise flats, townhouses, and terraced houses.

Planning and Enforcement History

None.

REPRESENTATIONS

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

CONSIDERATIONS

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.

A single storey rear extension is proposed across the full width of this mid-terraced property. Originally proposed as a 4-metre-deep extension, it has been reduced in depth to 3.5-metres. It will have a flat roof and be simply detailed and finished in an external brick to match the existing house.

The proposed extension, given its relatively modest scale and respectful design would appear appropriately subordinate in scale and suitably complimentary of the existing building's character and appearance. Given the variety in built form visible in this area, the proposal would not appear out of keeping.

The proposal is therefore to be acceptable in its design and appearance and in its impact on local visual amenity.

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. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

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.

The reduction in the proposed extension's depth and its relatively modest height of 3 metres it would not be considered to appear unduly overbearing or likely to restrict daylight, sunlight or outlook to an unacceptable degree.

The proposed development is considered acceptable in amenity terms.

Conclusion

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.

RECOMMENDATION

GRANT PERMISSION

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:

P-01 Rev B – Proposed Ground Floor & Roof Plans;
P-02 Rev B – Proposed Elevations; &
P-03 Rev B – Proposed Section AA.

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 those indicated on the approved plans unless otherwise agreed in writing by the Local Planning Authority.

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 No part of any structure hereby granted permission shall be used as a roof terrace or balcony.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Informatives:**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.

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.