



Officer Report

Application Number:	HGY/2026/1917
Application Type:	Full planning permission
Address:	30, 32 & 34 Elm Park Avenue, London, N15 6AU
Proposal:	Erection of a ground floor rear extension at No. 32, first floor rear extensions across Nos. 30, 32 and 34 and the erection of a porch extension to the front of No.32.
Case Officer:	Neil McClellan
Valid Date:	22/07/2026
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Applicant:	Mrs Jakubowitsch
Agent:	Mr Deutsch

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposal

Planning permission is sought for the erection of a ground floor rear extension at No. 32, first floor rear extensions across Nos. 30, 32 and 34 and the erection of a porch extension to the front of No.32.

Site Description

The subject site is two-storey mid terraced house. Leadale Road lies within the area covered by the Council's House Extensions in South Tottenham SPD. There are a number of examples within the street of houses that have been extended in line with the guidance contained in the SPD.

The site is not located within a Conservation Area and is not listed or close to any listed buildings or structures.

Planning and Enforcement History

PRE/2026/0109 – Pre application advice sought for a proposed is ground floor rear extension at No. 32 and first floor rear extensions across Nos. 30, 32 and 34.

30 Elm Park Avenue N15

HGY/2019/0137 – Prior approval granted for the erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 4m and for which the height of the eaves would be 3m .

HGY/2019/0296 – Planning permission granted for the erection of a type 3 loft extension.

HGY/1991/0418 – Planning permission granted for the erection of single-storey rear extension.

30 & 32 Elm Park Avenue N15

HGY/2019/3114 Planning permission granted for the erection of two first floor rear extensions across No. 30 & 32.

34 Elm Park Avenue N15

HGY/2019/0024 – Prior approval granted for the erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m.

HGY/2007/0363 – Planning permission granted for the erection of front and rear dormer windows.

REPRESENTATIONS

No representations have been received.

CONSIDERATIONS

Background

The application site is located within the designated area identified in Haringey SPD House Extensions in South Tottenham' (2013). The SPD provides detailed guidance on the design of house extensions being built to meet the need for providing additional habitable accommodation for large families in this part of the borough.

DM Policy (2017) 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 buildings, 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. Policy DM1 'Delivering High-Quality Design' requires development proposals to relate positively to their locality, Local Plan (2017) Policy SP11 requires the highest standard of design that respects its local context and character and historic significance, and this is supported by London Plan (2021) Policies D3 and D6.

The application site is located within the designated area identified in Haringey SPD House Extensions in South Tottenham' (2013). The SPD provides detailed guidance on the design of house extensions being built to meet the need for providing additional habitable accommodation for large families in this part of the borough. This is a design led document, which seeks to readdress concerns regarding inappropriate roof and other extensions that historically proliferated within the area.

The SPD (para 3.47) generally discourages 2-storey or higher rear extensions. However, in recognition of the particular demand for additional living space associated with the community of South Tottenham, the Council has relaxed this restriction. It has adopted an informal (unwritten) protocol agreeing that, subject to all other relevant considerations, 2-storey rear extensions up to half the width of the property, of modest depth, and proposed and built in tandem with an identical extension to an attached neighbouring property may be acceptable. By requiring the extension to be built in tandem with a neighbour and setting it off the boundary with the other neighbour, the potential negative impact of a 2-storey rear extension on neighbouring amenity is minimised. And, if

appropriately detailed to look like the tandem style outriggers common to much of the Borough's Victorian and Edwardian housing stock, would not appear particularly incongruous or out of keeping.

Notwithstanding the above position the LPA need to be mindful that a number of extensions have been built including at least one allowed on appeal, that follow the approach proposed in this application and discussed previously at pre-application stage. In this proposal the two out properties follow the above advice and set the first-floor element of their extensions in from the side boundaries with their respective adjoining neighbours. However, the middle of the three properties is proposing a full width rear extension at first floor level that will join up with the two half width extension proposed either side of it.

In issuing its previous pre-application advice prior to this application being submitted, the LPA accepted that the principle of constructing a linked first floor extension extending across the whole width of the central property (No. 32) with smaller almost half width extension to the properties either side. This advice was informed by previous decisions for very similar first floor extensions within the South Tottenham SPD area. In particular:

HGY/2022/0338 – A joint application granted planning permission by the Council for a first-floor extension across four adjoining terraced houses, Nos. **5, 7, 9 & 11 Clifton Gardens**, with first-floor full width extensions across the rear elevation of the central two houses with half width extension to the two either side. The roof and window detailing in this proposal was very similar to that proposed in the current application.

HGY/2022/1683 – A joint application refused planning permission but allowed on appeal Council for a first-floor extension across three adjoining terraced houses, Nos. **12, 13 & 15 Clifton Gardens**, with a first-floor full width extension across the rear elevation of the central houses with half width extension to the two either side. With roof and window detailing also very similar to that proposed in the current application.

HGY/2023/3235 – A joint application refused planning permission but allowed on appeal Council for a first-floor extension across three adjoining terraced houses, Nos. **35, 37 & 39 Clifton Gardens**, with a first-floor full width extension across the rear elevation of the central houses with half width extension to the two either side. With roof and window detailing also very similar to that proposed in the current application.

HGY/2024/2409 – A joint application granted planning permission by the Council for a first-floor extension across three adjoining terraced houses, **Nos.13, 15 & 17 Clifton Gardens**, with a first-floor full width extension across the rear elevation of the central houses with half width extension to the two either side. Also, with roof and window detailing very similar to that proposed in the current application.

HGY/2026/1550 – A joint application granted planning permission by the Council for a first-floor extension across three adjoining terraced houses, Nos. **100, 102 & 104 Lealand Road**, with a first-floor full width extension across the rear elevation of the central houses with half width extension to the two either side. This permission differs from the currently; proposal, with the extension having flat rather than pitched roofs.

The Inspector in the decision for HGY/2023/3235 noted that the Council's SPD discouraged second floor rear extensions but was silent on first floor extensions. Furthermore, the Inspector in coming to their decision noted:

'The proposal would be set in from the side boundaries of Nos. 35 and 39 and the inclusion a hipped roof would minimise its overall visual impact. As a result, the view of the side elevation from properties on Elm Park Avenue would not be overbearing. Due to the modest projection of the

proposal beyond the main rear façade of the properties the proposal would not appear overbearing or incongruous and would not dominate the rear of the properties in this part of the street. Views of the proposal would be limited to the rears of nearby properties and their gardens.'

While every application should be considered on its individual merits, it noted that the circumstances and considerations relevant of the above decisions are also relevant to the current application, with all properties being similarly mid terraced houses with similar spacing and relationships with adjoining properties. All the above decisions also in the South Tottenham SPD area.

Design and 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.

The proposed development contains setbacks from the side boundaries of adjoining sites which are at least half the width of the application properties' rear elevations. The proposal follows the advice given at pre-application stage which suggested that the depth of the proposed first floor extensions be reduced to 2.5 metres. The roof form, proportions and window arrangement have been revised in line with pre-app advice to achieve a more consistent and balanced rear elevation.

The design massing and general appearance of the proposal is consistent with the others approved in the area as discussed above. The proposed extensions are considered to maintain a sense of subordination to the host buildings and the character of the area. All proposed materials are to match the existing.

The design and appearance of the extensions are considered acceptable and would not detract from the character of the immediate area. The extension would be subservient to the host properties in terms of its size and roof form. The external materials of the proposal would be sympathetic with the built form and the appearance of the existing properties.

New Front Porch

The application includes the erection of a new porch to the front of 32 Elm Park Avenue. This will be a flat roofed structure with a height of approximately 3m, projecting approximately 1.55 metres from the property's main front wall and set back from the property's front boundary with the street by 2 metres. It will have an almost entirely glazed front elevation, with a glazed front door. There are a number of porches in the street varying in terms of appearance and scale, including some of a similar design and scale as the one proposed, including at 30 Elm Park Avenue next door and No. 29 opposite the site.

Given the above context, the proposed porch is not considered to appear out of keeping and will preserve local visual amenity.

It is also noted that the porch would fall within the limits of permitted development as set out in Class D, of Part 1, of Schedule 2 of the Town & Country Planning (General Permitted Development) Order (England) 2015.

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. 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 amenity of neighbouring resident.

The proposed first floor extensions would not impinge on a line drawn at 45 degrees from the centre of the attached neighbours' rear habitable windows, which indicates that the proposed extension is unlikely to have significant harm in terms of loss of light on Nos. 28 and 36 Elm Park Avenue. Similarly, the proposed modest depth of the extension would not have significant material harm to the amenities of the adjoining occupiers living condition. The proposed first floor elements of the application are therefore acceptable in amenity terms.

The proposed ground floor extension to the central of the three properties, No.32 would not extend beyond the ends of the two existing extensions either side of it at Nos 30 and 34. It would therefore have no materially harmful impact on neighbouring amenity.

The proposed porch given its size and siting will not have any materially harmful impact on neighbouring amenity.

Conclusion

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

RECOMMENDATION

GRANT planning permission 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.

Approved drawing and supporting document list:

PR-L001 – Proposed & Existing Site Plan;
PR-P001 – Proposed Ground Floor Plan;
PR-P002 – Proposed First Floor Plan;
PR-P003 – Proposed Second Floor Plan;
PR-P004 – Proposed Loft Floor Plan;
PR-P005 – Proposed Roof Plan;
PR-E001 – Proposed Front & Rear Elevations;
PR-E002 – Proposed Side Elevation 1;
PR-E003 – Proposed Side Elevation 2;
PR-S001 – Proposed Sections; &
Design & Access Statement.

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 first floor extensions hereby permitted to Nos. 30, 32 & 34 Elm Park Road, N15 6AU shall only be built concurrently unless otherwise agreed in writing, in advance, by the Local Planning Authority.

Reason: In order to protect the amenity of occupants of the adjoining residential properties consistent with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 and DM12 of The Development Management DPD 2017.

- 5 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 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.

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.