



Officer Report

Application Number:	HGY/2026/2131
Application Type:	Householder planning permission
Address:	2 Lealand Road, Tottenham, London, N15 6JS
Proposal:	Single-storey 'wrap-around' infill extension to rear of dwelling house.
Case Officer:	Neil McClellan
Valid Date:	27/07/2026
Applicant:	Mr Lew
Agent:	Mr. Shloime Godlewsky

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT

The proposal seeks planning permission for the erection of a single-storey wraparound rear extension to a dwellinghouse.

2. SITE AND SURROUNDINGS

The application site is a two-storey end-of-terrace dwellinghouse located on the southern side of Lealand Road. The site is not located within a conservation area and is neither listed nor adjacent to a listed building.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

The relevant planning history is as follows:

HGY/2026/1362 - Certificate of Lawfulness Granted

Erection of a single-storey rear extension from the rear wall of the outrigger; a single-storey extension infilling part of the space to the side of the outrigger; and a single-storey side extension to the flank wall of the main house.

HGY/2025/2989 - Planning Permission Granted

Erection of an additional storey with a pitched roof and rooflights (Type 3 extension) and the erection of a two-storey side extension.

HGY/2025/2988 - Planning Permission Refused

Erection of a ground-floor single-storey wraparound extension and conversion of the property into two self-contained flats.

Reasons for refusal:

- Loss of a small to medium-sized family dwelling.
- Substandard quality of one of the proposed flats in terms of floorspace, layout and daylight.

- Harm to the character and appearance of the property and surrounding area due to the size of the extension.

HGY/2025/2524 - Certificate of Lawfulness Granted

Erection of a dormer extension to the rear roof slope and rear outrigger.

HGY/2025/1501 - Planning Permission Granted

Amalgamation of two existing self-contained flats into one three-bedroom dwellinghouse (Use Class C3).

Non-Planning History

According to VOA records, the property remains registered as two separate flats and has been since at least 1993.

4. CONSULTATION RESPONSES

No consultation responses were received.

5. LOCAL REPRESENTATIONS

No representations were received in response to the consultation and publicity for the application.

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations are:

- Design and appearance;
- Impact on neighbouring amenity; and
- Other material considerations.

Background

The current application follows the refusal of planning application HGY/2025/2988 for the erection of a ground-floor wraparound extension and conversion of the property into two self-contained flats.

The previous application was refused for three reasons relating to the loss of a family dwelling, the poor quality of the proposed flats, and the impact of the extension on the character and appearance of the property and surrounding area.

The current proposal no longer includes the subdivision of the property into flats and therefore addresses the first two reasons for refusal.

The applicant has also highlighted the subsequent grant of a Certificate of Lawfulness for three separate extensions, namely:

- A single-storey rear extension from the rear wall of the outrigger;
- A single-storey infill extension to the side of the outrigger; and
- A single-storey side extension to the flank wall of the main house.

The applicant contends that these lawful extensions constitute a fallback position which is capable of implementation.

For a fallback position to be a material planning consideration, there must be a real prospect of it being implemented. Given the extant Certificate of Lawfulness and the nature of the approved works, officers consider there to be a realistic prospect of these extensions being carried out. Accordingly, the increase in scale and massing arising from the current proposal is not considered sufficiently greater than the lawful fallback position to justify refusal on this basis alone.

Design and Appearance

Policy DM12 (Housing Design and Quality) of the Development Management DPD requires alterations and extensions to be of a high-quality, site-specific and sensitive design that respects the form, setting, period and architectural characteristics of the host building. Policy DM1 (Delivering High Quality Design) requires development to respond positively to local character, whilst Policy SP11 of the Local Plan seeks the highest standards of design. These objectives are supported by London Plan Policy D6.

The proposal comprises a single-storey wraparound rear extension to the existing dwellinghouse. The extension would infill the space alongside the main flank wall and rear outrigger, extending to the shared boundary with No. 2A Lealand Road and the rear boundaries of Nos. 106 and 108 High Road. The extension would wrap around the rear of the outrigger and project approximately 3 metres beyond it. The extension would be finished with a flat roof approximately 3 metres in height.

As noted above, there is an established fallback position which would allow the majority of the proposed built form to be constructed without the need for planning permission. Compared with that fallback position, the current application would introduce only a limited additional area of floorspace comprising a narrow strip between the lawful infill extension and side boundary, together with a small section at the rear corner of the extension.

This additional element would be discreetly positioned between the lawful extensions and the existing rear projections associated with the neighbouring commercial properties at Nos. 106 and 108 High Road. As a result, it would not be visible from the public realm and would have very limited visibility from neighbouring properties.

Given its modest scale and discreet siting, the additional element of the extension is considered appropriately subordinate and would not result in unacceptable harm to the character or appearance of the host property or surrounding area.

The proposal is therefore considered to accord with Policies DM1 and DM12 of the Development Management DPD, Policy SP11 of the Haringey Local Plan, and Policy D6 of the London Plan.

Impact on Neighbouring Amenity

London Plan Policy D6 and Policy DM1 of the Development Management DPD require developments to protect the amenity of neighbouring occupiers.

Having regard to the lawful fallback position, the proposed extension would not give rise to any materially greater impact on neighbouring residential amenity in terms of outlook, daylight, sunlight, privacy or enclosure.

Given the modest level of additional built form proposed beyond what could already be implemented under the extant Certificate of Lawfulness, it is not considered that the proposal would result in any significant adverse impacts on adjoining occupiers.

The proposal is therefore acceptable in terms of its impact on neighbouring amenity.

Conclusion

The proposal follows the refusal of a previous scheme but has been amended to remove the conversion of the property into two self-contained flats. The application must also be considered in the context of the extant Certificate of Lawfulness, which establishes a realistic fallback position allowing much of the proposed built form to be constructed without planning permission.

Having regard to the fallback position, the limited additional built form proposed is considered acceptable in design terms and would not result in harm to the character and appearance of the area or to neighbouring residential amenity.

The proposal therefore complies with Policies DM1 and DM12 of the Development Management DPD (2017), Policy SP11 of the Haringey Local Plan (2017), Policy D6 of the London Plan (2021), and the National Planning Policy Framework.

All other relevant policies and material considerations, including equalities considerations, have been taken into account. Planning permission should be granted.

7. COMMUNITY INFRASTRUCTURE LEVY (CIL)

The increase in gross internal floorspace would not exceed 100sqm. The proposal is therefore not liable for Mayoral CIL or Haringey CIL.

8. RECOMMENDATION

GRANT PERMISSION 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 in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings::

P01 – Proposed Ground Floor Plan;
P02 – Proposed First Floor Plan;
P03 – Proposed Loft Floor Plan;
P04 – Proposed Roof Plan;
P05 – Proposed Front Elevation;
P06 – Proposed Rear Elevation;
P07 – Proposed Right-Side Elevation;
P08 – Proposed Left-Side Elevation; &
P09 – 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 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 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: 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: 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.