



Officer Report

Application Number:	HGY/2026/1965
Application Type:	Householder planning permission
Address:	68 Kimberley Gardens, Tottenham, London, N4 1LE
Proposal:	Erection of a single storey side and rear wraparound extension.
Case Officer:	Mark Chan
Valid Date:	13/07/2026
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Applicant:	Ms N Tanna
Agent:	Mr Barry McRobb

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposal

The applicant is seeking planning consent for the erection of a single storey side and rear wraparound extension.

Site Description

The subject site contains a two-storey, mid-terrace property on the southern side of Kimberley Gardens. The site is not located within a conservation area nor fall within the curtilage of a listed building.

Relevant Planning and Enforcement History

The planning history of the site has been taken into account when coming to this decision.

70 Kimberley Gardens

HGY/2023/0207 – Proposed erection of a single storey rear infill incorporating four skylights, the insertion of a new skylight on the existing rear extension's roof and a loft conversion incorporating an L-shaped rear dormer extension with six solar panels on the new dormer roof, one solar panel on the retained pitched roof of the outrigger and the installation of two rooflights on the front roof slope. Approved 23/05/2023.

66 Kimberley Gardens

HGY/2024/3452 – Erection of a single storey rear and side wraparound extension, a rear outbuilding and a L-shaped rear dormer. Installation of two front rooflights. Approved 03/04/2025.

2. REPRESENTATIONS

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

3. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance;
2. Impact on neighbouring amenity.

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.

The host property has an existing two-storey rear outrigger. The proposed ground floor side and rear wraparound extension would infill the space along the common boundary and the side wall of the outrigger extend across the rear extent of the main outrigger. The proposed extension would project approximately 3m beyond the rear wall of the original outrigger and matches the depth of the approved rear extensions at Nos. 70 and 66.

The wraparound extension would have mostly flat roof with a lean-to design for the section of the extension between the side wall of the outrigger and the side boundary shared with no. 66, and three skylights within the side return section, alongside new glazing on the rear elevation. The maximum height of the extension would be 3.1m at flat roof level (2.25m at the lowest eaves) and would match the height of the extension at No. 70. Given the rear location of the extension, it would not be visible from public view and would not impact the street scene. Overall, the proposed ground floor wraparound extension is considered proportionate and subordinate to the host building and is in keeping with the existing pattern of development.

Impact on 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 amenity of neighbouring resident.

The proposed single storey wraparound extension would extend 3m beyond the rear wall of the outrigger. This depth and the proposed flat roof height align with both the existing extension at the adjoining No. 70 and therefore would not result in an unacceptable loss of light or outlook on the occupants of this neighbouring property.

The infill extension would measure 2.3 metres height on the shared boundary with no. 66 Kimberley Gardens and would project 9 metres depth. Whilst the depth of the extension is sizeable, the low height of the extension on the shared boundary should ensure that it does not result in an unacceptable loss of light, outlook or sense of enclosure for the occupants of no. 66 Kimberley Gardens. It is also noted that there is an extant consent in place for an infill extension to this neighbouring property under planning HGY/2024/3452.

Taking the above into consideration, the proposal is considered to be acceptable in amenity terms.

Conclusion

The proposed development is in general 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.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

4. COMMUNITY INFRASTRUCTURE LEVY

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

5. 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 listed below, other than where those details are altered pursuant to the conditions of this planning permission or where alternative details have been subsequently approved following an application for a non-material amendment. :

226062/01: Existing plans and elevations
226062/02: Proposed plans and elevations
226062/03: Block plan

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 unless otherwise specified in the approved drawings.

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.