

Officer Report

Application Number:	HGY/2026/1972
Application Type:	Householder planning permission
Address:	23 Newlyn Road, Tottenham, London, N17 6RX
Proposal:	Erection of a single-storey rear infill extension with 3no. rooflights, and replacement of existing timber-framed windows with new uPVC-framed windows on front and rear elevations.
Case Officer:	Daniel Boama
Valid Date:	13/08/2026
Applicant:	Dimov and Hodge
Agent:	Ms Eleanor Dodman

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a 2-storey mid-terraced dwellinghouse on the west side of Newlyn Road. The site does not fall within a conservation area nor is it within the curtilage of a listed building.

2. THE PROPOSAL

The proposed is for the erection of a single-storey rear infill extension with 3no. rooflights, and replacement of existing timber-framed windows with new uPVC-framed white windows on front and rear elevations.

The proposed single storey rear infill extension would fill in the gap between the site and No.25 and will match the depth of the existing rear outrigger. The extension would directly abut the boundary with No.25 and would extend 6.59m in depth. It would have a pitched roof, pitching down to a height of 2.3m on the boundary with No.25 and 3no. of roof lights. The extension would be finished in materials to match those of the existing dwelling. The proposed extension would be modest in bulk and scale and subordinate to the main dwelling.

Revised drawings, including window schedules, were provided to show that all the existing windows, which are generally timber-framed, will be replaced by double-glazed uPVC-framed windows on the front and rear elevation.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

No planning history.

4. CONSULTATION RESPONSES

Neighbour Consultation

No representations were received from neighbours 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.

The proposed rear extension is considered to be proportionate and subordinate to the host building and will not negatively impact the appearance and character of the site and neighbouring properties. The change from timber-framed windows to double-glazed uPVC-framed windows on the front elevation, as well as the rear, will not impact on the appearance of the site and neighbouring properties due to the change to uPVC-framed windows being prevalent on along the street. Overall, the local character and visual amenity of the street scene will not be impacted.

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.

The proposed extension will match the depth of the existing rear outrigger on the site. The height and depth of this extension will not affect the amenity to No.25 as the boundary wall will be kept to a modest 2.3m

6. CONCLUSION

The proposed development is in 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 does accord 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 taken into account. 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 below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list: PL001_P1 (Location plan), PL110_P2, PL120_P4, and PL301_P1.

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.

Informatives:

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.

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.