



Officer Report

Application Number:	HGY/2026/2280
Application Type:	Full planning permission
Address:	119-125, Craven park road, London, N15 6BP
Proposal:	Erection of first floor rear extensions across No's 119-125
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	14/08/2026
Applicant:	Zeev Dreyfuss
Agent:	Shulem Posen

RECOMMENDATION

Approve with Conditions

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the erection of joint first floor extension across the rear of nos.119, 121, 123 and 125 Craven Park Road.

The proposed extension would project 2.7m at first floor level to rear and would be set in around 2.9m from the boundaries with 117 and 127 Craven Park Road. The proposal would incorporate a pitched roof over the first-floor extensions.

Site and Surroundings

The subject properties are mid terraces dwellings situated on the northern side of Craven Park Road, close to the junction between Leadale Road and Groveland Road. The rear of the application sites adjoins the service road to side of No.2 Grovelands Road. All properties at nos.119, 121, 123 and 125 Craven Park Road have single storey ground floor extensions. Surrounding area is wholly residential in character. The properties are located the area designated in Haringey SPD "House Extensions in South Tottenham" (2013).

The site is not located within any conservation area and does not fall within the curtilage of a listed building.

Relevant Planning and Enforcement history

The most recent planning history in relation to the site is as follows.

119 Craven Park Road

- HGY/2021/2521 – Granted 19/10/2021 - Conversion of the existing basement area to provide ancillary use to the residential dwelling including modest front lightwell and fire escape stairs.
- HGY/2020/2278 – Refuse 16/10/2020 - Conversion of the existing basement area to provide ancillary use to the residential family use and for a front modest lightwell.
- HGY/2020/1870 – Refuse 08/09/2020 - Conversion of the existing basement area to provide ancillary use to the residential family use and for a front modest light-well with fire escape access.
- HGY/2015/3449 – Granted 14/1/2016 - Erection of ground and first floor extension.
- HGY/2015/1957 – Not Required 10/08/2015 - Erection of single storey extension which extends beyond the rear wall of the original house by 5m, for which the maximum height would be 3m and for which the height of the eaves would be 3m.
- HGY/2015/1795B- Granted 31/07/2015 - Erection of Type 3 loft extension with a single storey rear extension.

121 Craven Park Road

- HGY/2022/0260 – Not Required 30/09/2024 - Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.6m and for which the height of the eaves would be 3m.
- HGY/1993/0744 – Granted 14/09/1993 - Erection of single storey rear extension.
- OLD/1989/0325 – Granted 14/04/1989 - Erection of loft extension comprising front and rear dormer windows to provide two additional bedrooms.

123 Craven Park Road

- HGY/2026/0219 – Granted 23/03/2026 - Erection of an additional storey to the dwellinghouse ('Type 3' extension) with new pitched roof including 2x front and 2x rear rooflights replacing the existing rear dormer. Resubmission of expired planning consent HGY/2018/3282.
- HGY/2025/3434 – Granted 20/01/2026 - Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.5m and for which the height of the eaves would be 3m.
- HGY/2018/3568 – Not Required 10/01/2019 - Erection of single storey extension which extends beyond the rear wall of the original wall by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m.
- HGY/2018/3282 – Granted 11/12/2018 - Erection of an additional storey to the dwellinghouse ('Type 3' extension).

125 Craven Park Road

- There is no planning/enforcement history in relation to this site.

119-121 Craven Park Road -Joint Applications

- HGY/2016/2584 – Refuse 29/09/2016 - Joint application for the erection of first floor rear extensions to both properties.

2. LOCAL REPRESENTATIONS

2.1 The application has been publicised by way of 12 letters. The number of representations received from neighbours, local groups, in response to notification and publicity of the application were as follows:

No of individual responses: 0

Objecting: 0

Supporting: 0

3. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Principle of development;
2. Design and appearance;
3. Impact on neighbouring amenity.

Principle of development

There have been a number of first floor rear extensions across multiple properties approved within the South Tottenham SPD area. These include: -

- HGY/2026/1917 – 30, 32 & 34 Elm Park Avenue - Planning permission granted
- HGY/2022/0195 – 22-26 – Elm Park Avenue - Planning permission granted
- HGY/2021/0089 – 19-21 Elm Park Avenue - Planning permission granted
- HGY/2021/0467 – 66-68 Elm Park Avenue - Planning permission granted
- HGY/2025/3447 – 63 7 63A Elm Park Avenue - Planning permission granted
- HGY/2021/0625 – 24-26 Wellington Avenue – Planning permission granted
- HGY/2021/3589 – 41 Wellington Avenue -Planning permission granted
- HGY/2022/0451 – 10 & 12 Wellington Avenue -Planning permission granted
- HGY/2022/4358 – 2 -4 Wellington Avenue – Planning permission granted
- HGY/2022/0338 – 5, 7, 11 Clifton Gardens – Planning permission granted
- HGY/2022/1683 – 12, 14, 16 Clifton Gardens – Refused and allowed on appeal.
- HGY/2024/2409 – 13, 15, 17 Clifton Gardens – Planning permission granted.
- HGY/2024/2409 – 13, 15, 17 Clifton Gardens – Planning permission granted.
- HGY/2025/2522 – 23, 25, 27 & 29 Craven Park Road - Planning permission granted.
- HGY/2024/0306 – 23 & 25 Craven Park Road - Planning permission granted.
- HGY/2023/0258 – 109-111 Craven Park Road - Planning permission granted.

-HGY/2023/3235 – 35, 37, 39 Clifton Gardens – Resubmission of previous dismissed appeal scheme (council ref: HGY/2022/1546) was refused by Council but allowed on appeal.

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".

The approved plans for the above decisions all contain similarities of generous setbacks from the side/ red line boundaries; flat roofs; and generally matching materials. The heights and depth of the approved plans are like the proposed scheme. Therefore, the principle is considered to be acceptable in this instance.

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.

Combined first floor rear extensions.

The proposed development contains setbacks from the side boundaries of adjoining sites which are at least half the width of the rear elevation of nos. 117 and 127 Craven Park Road.

The depth of the first-floor rear extensions would be a maximum of 2.7m and would be consistent with others approved in the area and maintains a sense of subordination to the host building and the character of the area. All proposed materials are to match the existing.

The design and appearance of the extension is 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.

The proposed first floor rear extension would not appear overly bulky or out of scale in relation to the site context and its surroundings. The design would be in keeping with

similar first floor extension approved within the same street and as such would not detract from the character of the locality.

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 extension would not impinge on a line drawn at 45 degrees from the centre of the attached neighbour's rear habitable windows, which indicates that the proposed extension is unlikely to have significant harm in terms of loss of light on Nos.117 and 127 Craven Park Road. Similarly, the proposed modest depth of the ground floor rear extension would not have significant material harm to the amenities of the adjoining occupiers living condition. The proposal is acceptable in amenity terms.

Additional matters

No structural calculations have been formally submitted to the LPA with this application, however structural calculations are an integral part of building regulations submission and as such will need to be assessed at the detailed design and construction phases of such a project.

It is highlighted that other legislation, Party Wall Act and Building Regulations etc., also provide further safeguards to identify and control the nature and magnitude of the effect on neighbouring properties. The necessary party-wall agreements with adjoining owners would need to be in place prior to commencement of works on site. The Party Wall Act 1996 exists separately from the planning system, to reconcile differences that adjoining development might cause.

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The extension is at first floor level and is subject to the 'de minimis' rule as it impacts less than 25sqm of on-site habitat.

Conclusion

The proposal is considered acceptable and on balance, proposed development would not harm the character and appearance of the area. The proposed extensions to properties have been designed in line with similar first floor rear extension within the locality as such

the additions are considered to balance the need to provide additional accommodation on site with the need for any extension to contribute positively to the character and appearance of the host building and the area. The proposed extensions are not considered to give rise to any significant harm to the amenity of adjoining occupiers.

3.5 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.

4. CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m. 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 and drawings listed below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list:

Site Location Plan
CPR.119-125.PR.01
CPR.119-125.PR.02
CPR.119-125.PR.03
CPR.119-125.PR.04
CPR.119-125.PR.05
CPR.119-125.PR.06
CPR.119-125.PR.07

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. 119, 121, 123 and 125 Craven Park Road shall only be built and completed 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

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.