Officer Report

Application Number:	**HGY/2026/2524**
Application Type:	**Full planning permission**
Address:	Ground Floor Flat A, 49 Warwick Gardens, Tottenham, London, N4 1JD
Proposal:	Single storey ground floor side to rear extension and erection of garden outbuilding.
Case Officer:	Ben Coffie
Valid Date:	22/09/2026
Applicant:	Pedro Borga - Fearghal Kavanagh
Agent:	Halecyon Architecture & Design

RECOMMENDATION

Approve with Conditions

1. SITE LOCATION

The application site is a 2-storey mid-terraced house located on the east side of Warwick Gardens. The house has been converted into flats, and this application relates to the ground floor flat (Flat A). The property has a two storey rear outrigger with a side return along its boundary with No. 51. The application property's rear garden backs on to the St Ann's Hospital development site.

There is an existing tree (T1) at the end of the rear garden. The site is not within a conservation area. It is not listed or close to any listed buildings or structures.

2. PROPOSED DEVELOPMENT

The application proposes a single storey side to rear ground floor extension to the ground floor flat (Flat A), infilling the space between the existing rear outrigger and the side boundary with No. 47 Warwick Gardens. The extension would extend to the rear building line of the existing extended outrigger at ground floor level, and would not project beyond it. It would have a height of 2.3 metres at the boundary, rising to approximately 2.8 metres, with four rooflights along the side boundary and a further rooflight over the outrigger.

The proposal also includes an outbuilding which was initially 4.8m wide. During the course of the application, the outbuilding was reduced in width from 4.8 metres to 2.5 metres and repositioned against the southern boundary, so that an existing tree can be retained. It will measure 3.0 metres deep and 2.5 metres high, with a flat roof. It would be finished in vertical timber cladding, with glazed doors on its front elevation facing the house and blank side and rear elevations.

3. PLANNING AND ENFORCEMENT HISTORY

47 Warwick Gardens: HGY/2025/0869 – Planning permission granted for the erection of a single storey rear and side infill extension.

4. CONSULTATION RESPONSES

N/A

5. LOCAL REPRESENTATIONS

This application has been publicised by letters sent to neighbouring occupiers.

No of individual responses 0
Objecting 0
Support 0
Neither 0

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations in the assessment of the proposal are:

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

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.

Side return extension

The single-storey infill extension is designed as a modest and contextually sensitive addition that integrates well with the existing building and its wider surroundings. Its form and massing complement the existing building, and it is considered appropriately subordinate in its scale. The plans indicate that it will be constructed in brick to match the existing building. Side return infill extensions are a common feature to the rear of properties along this terrace, including the approved extension at No. 47. As such the proposal would not look out of place and is considered to preserve local visual amenity and the character of the area.

Outbuilding

The outbuilding has been reduced in width from 4.8 metres to 2.5 metres during the course of the application, more than halving its footprint from approximately 14.4 sq.m to 7.5 sq.m. It would be of a simple design and finished in timber cladding, which is an appropriate material for a garden building. Following the reduction in its size, it would be clearly subordinate to the host property, and the majority of the rear garden, together with the existing tree, would be retained. Outbuildings of a

similar scale are a common feature of rear gardens in the area. To ensure the outbuilding is not used as separate living accommodation, a condition is recommended restricting its use to purposes incidental to the enjoyment of the residential use of the ground floor flat.

Overall, the proposal is considered acceptable in design terms and would preserve the character and appearance of the host building and the surrounding area.

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 also requires that new developments 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.

Side return extension

The proposed infill extension would be located along the boundary shared with No. 47 Warwick Gardens, with a height of approximately 2.23 metres at the boundary, rising to approximately 2.8 metres. Planning permission has recently been granted for a single storey rear and side infill extension at No. 47 (HGY/2025/0869) (which photographic evidence submitted alongside the application indicates has been built out), alongside the boundary with the application site. The proposed extension would therefore abut the neighbour's approved extension. The existence of this neighbouring extension means that the introduction of the proposed extension would not result in an unacceptablel loss of light, outlook or sense of enclosure to be encountered by the occupants of this neighbouring property.

The extension would not extend beyond the rear building line of the existing lean-to single storey extension. It would therefore not have any materially harmful impact on the amenities of the occupiers of the other neighbouring property at No. 51 Warwick Gardens, which is separated from the extension by the existing outrigger.

Outbuilding

The outbuilding would be located at the end of the rear garden, adjacent to the side and rear boundaries. It would have a modest height of 2.5 metres and a flat roof, which is comparable to the height of a typical boundary fence with trellis. Given its limited height and footprint, and its position at the end of the garden, away from the rear elevations of the neighbouring properties, it would not result in a material loss of daylight, sunlight or outlook to the neighbouring properties. Its glazed doors would face back towards the host property, and its side and rear elevations would be blank, so there would be no overlooking or loss of privacy. The rear of the garden backs on to the St Ann's Hospital development site rather than a residential garden.

The proposal is therefore considered acceptable in amenity terms.

Impact on Tree

London Plan Policy G7 'Trees and woodlands' states that development proposals should ensure that, wherever possible, existing trees of value are retained. Local Plan Policy SP13 and DPD Policy DM1 seek to protect and enhance the borough's green infrastructure and the contribution trees make to local character.

As originally submitted, the outbuilding would have required the removal of tree T1 at the end of the rear garden. In response, the outbuilding has been reduced in width and repositioned so that the tree can be retained. This amendment is welcomed, in accordance with London Plan Policy G7, and the proposal would no longer result in the loss of any trees.

The outbuilding would sit close to the tree, partly within its root protection area. To minimise harm to the tree's roots, the applicant proposes galvanised steel ground screw foundations in place of conventional concrete strip foundations. As set out in the submitted foundation statement, this system requires minimal excavation and has a small ground footprint. Individual screws can be positioned to avoid significant roots, and existing ground levels and natural drainage would be preserved. The use of ground screws is an appropriate, low-impact approach for a lightweight garden building near a tree, and would ensure that the root protection area is not materially affected.

A condition is recommended requiring the outbuilding to be constructed on ground screw foundations in accordance with the submitted foundation statement, and requiring the tree to be protected during construction. Subject to these conditions, the proposal would safeguard the existing tree, in accordance with London Plan Policy G7, Local Plan Policy SP13 and DPD Policy DM1.

Conclusion

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP13 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021, including Policies D6 and G7, and the NPPF.

The outbuilding has been reduced in size during the application so that the existing tree can be retained, and its ground screw foundations would protect the tree's root protection area.
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. CIL

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.

8. RECOMMENDATION

GRANT PERMISSION subject to the following condition(s):

Conditions:

1 The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 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 Plans List:

Location Plan
07 Rev 01 (16.11.26)
01, 02, 03, 04 rev. 01. 05 rev. 01, 06 rev. 01: Existing and proposed plans and elevations

Reason: For the avoidance of doubt and in the interests of proper planning.

3 The external materials used for the rear extension hereby approved shall match those shown in the approved application plans, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory appearance and safeguard the visual amenities 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 outbuilding hereby approved shall not be occupied at any time other than for purposes incidental to the residential use of the property known as Ground Floor Flat A, 49 Warwick Gardens, Tottenham, London, N4 1JD. For the avoidance of doubt the structure shall not be utilised for any purposes which one would expect to be accommodated within the main dwelling such as sleeping or short-term let accommodation.

Reason: To ensure that the development does not prejudice the character of the locality and the amenities of occupiers of adjoining residential properties.

5 The outbuilding hereby permitted shall be carried out in full accordance with the approved plans, including the use of a low-impact foundation system comprising ground screws and/or helical piles as detailed therein. No traditional trench, strip, raft or pad foundations shall be installed unless otherwise agreed in writing by the Local Planning Authority. The development shall thereafter be retained and maintained in accordance with the approved details.

Reason: In order to safeguard the root systems of adjacent trees which are to remain after the building works are completed and in the interests of visual amenity.

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: Land Ownership
The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within their ownership.

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.