

Officer Report

Application Number:	HGY/2026/0355
Application Type:	Householder planning permission
Address:	12 Tilson Road, Tottenham, London, N17 9UY
Proposal:	Erection of two flat-roof dormers to the side roof slopes, including extension of the main ridgeline to form a new rear-facing gable. Reconfiguration of existing ground floor windows and doors to the rear elevation. Construction of a rear garden terrace with an outdoor kitchen.
Case Officer:	Sabelle Adjagboni
Valid Date:	10/02/2026
Applicant:	6 Ms Harriet Duncan
Agent:	Mr Oliver Grimshaw

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site relates to an end-of-terrace property on the east side of Tilson Road. The terraces in the road feature regular patterns of two storey dwellings 'bookended' by gable end properties that project forward of the building line.

The site is not located within a conservation area, and the property is not a listed building.

2. THE PROPOSAL

The proposed seeks consent for the erection of two flat-roof dormers to the side roof slopes, including extension of the main ridgeline to form a new rear-facing gable. The scheme also includes the reconfiguration of existing ground floor windows and doors to the rear elevation; and the construction of a rear garden terrace with an outdoor kitchen.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

The planning history in relation to the site is as follows:

PRE/2025/0332

Proposal: Input on proposals to extend roof and reconfigure rear glazing.

Decision Date: 18 December 2025

Decision: Short Advice Given

4. CONSULTATION RESPONSES

The application was publicised by way of 5 letters to neighbours. The representations received in response to notification and publicity of the application are summarised as follows:

Supporting: 0

Objecting: 0

Representation: 2

The concerns raised are as follows:

- Loss of sunlight and overshadowing to neighbouring garden
- Impact on and possible loss of amenity space
- Impact of outdoor kitchen on adjacent properties – noise, smoke, cooking fumes
- Overlooking and impact on privacy
- Style of property is distinctive compared to other properties on the street and the proposal should preserve the existing character

5. PLANNING CONSIDERATIONS

Design and 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 the 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 must 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 roof dormers would be located to the rear of the property and involve altering the roof form from hip to gable end on both sides. Whilst it is noted that the hip to gable extension would slightly unbalance the appearance of the end of the terrace, it is also acknowledged that nearby properties have undertaken such roof extensions, specifically Nos. 1 and 26 Tilson Road which are of the comparable typology to the site. As such, the hip to gable would not be out of keeping in this context. Moreover, the hipped roof form of the property will be retained at the front, thereby preserving the appearance of the street scene.

The proposed hip-to-gable elements would be constructed in standing seam zinc materials in colour and tone complementing the existing material palette of the host dwelling. The rooflights incorporated into the front roof slope will be flushed and are typical for what can be seen on the street. Therefore, the scheme does not undermine the existing uniformity of the host building and is also in keeping with the pattern of development in the area.

At ground floor level, the existing rear lean-to would be removed and replaced with French doors and an enlarged window opening. These alterations would improve the relationship between the internal living space and the garden, allowing for increased natural light and enhanced accessibility, without resulting in harm to the character of appearance of the host property.

Concerns regarding the outdoor kitchen are noted. However, its use would be comparable in nature and intensity to a typical domestic barbecue or mobile grill, which would not give rise to any material planning harm in principle. The proposed outdoor kitchen and pergola are of a contemporary design would remain subordinate within the rear garden setting and would not adversely affect the character and appearance of the site.

Overall, the proposal would be proportional and subordinate to the host dwelling and will be in keeping with the pattern of development in the area.

As such, in design terms, the proposal is considered in line with the above policies.

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 scale and massing of the proposed roof extensions are considered modest and would not result in a material loss of sunlight or daylight, nor would they appear overbearing in relation to 10 and 14 Tilson Road.

Concerns have been raised regarding the potential impact on access to sunlight by No. 15 Wycombe Road located to the rear of the application site but not on the same alignment. The proposed dormers will be within the roof plane of the property and will not increase its height. Additionally, given the distance between the host property and the rear garden at No. 15 Wycombe Road, it is considered that any impact on their sunlight would be negligible.

In terms of overlooking and privacy concerns raised, obscure glazing is proposed for the relevant windows which would mitigate direct views. Furthermore, given the presence of existing first floor rear and side windows, the proposal would not introduce a level of overlooking materially greater than the existing situation.

Overall, the proposal will have a minimal impact on the privacy, daylight, sunlight, and sense of enclosure of the neighbours.

As such, in terms impact on amenities, the proposal is considered in line with the above policies.

6. CONCLUSION

The proposed development is considered acceptable in respect of its design, character, and appearance, and would not result in material harm to the residential amenity of neighbouring occupiers. The development is in accordance with Policies DM1 and DM12 of the Development Management Development Plan Document (2017), Policies SP11 of Haringey's Local Plan Strategic Policies (2017), and the relevant policies of the London Plan (2021) and the National Planning Policy Framework. All other relevant planning considerations, including equalities, have been taken into account.

Planning permission should therefore 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: Location Plan, A(GA)100

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

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: 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.