



Officer Report

Application Number:	HGY/2026/0374
Application Type:	Householder planning permission
Address:	68 Avondale Road, Tottenham, London, N15 3SH
Proposal:	Erection of a single-storey rear/side return extension, with mono-pitched roof, parapet walls and rooflight.
Case Officer:	Neil McClellan
Valid Date:	12/02/2026
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Applicant:	Matt Watson
Agent:	Mr Simon Vickers

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposal

Single-storey rear side return extension, with mono-pitched roof, parapet walls and rooflight.

Site Description

The subject site is a two storey mid-terraced house with an additional level of accommodation in its converted loft. The application property, like all those in this street, has a wide deep 2-storey outrigger to the rear, with an additional small single storey, pitched roof, lean-to projection on the end. Based on aerial views of the street, this is an original feature of these houses.

The property is not within a conservation area and is not listed or close to any listed buildings or structures.

Planning and Enforcement History

None.

REPRESENTATIONS

The application has been publicised by letters sent to adjoining properties.

No representations have been received from local residents, amenity groups or councillors.

MATERIAL PLANNING CONSIDERATIONS

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 application property is part of a long terrace of identical 2-storey houses, with deep, wide, 2-storey rear outriggers with small 1.25 metre deep mono-pitched single storey projections attached to the end of the outriggers. Many of the properties within the terrace have ground floor and roof extensions to the rear, that vary widely in their form, scale and appearance. The application property has a converted roof with a large L-shaped dormer extension.

This proposal is to partially infill the space between the flank wall of the property's outrigger and existing single storey extension and the boundary with the adjoining neighbour at 70 Avondale Road. It would be set slightly back from the end of the exiting single storey projection and would retain a small 2-metre deep lightwell at the base of the side return. It would have a pitched roof, sloping down towards the boundary with No.70, with a with hip on the end facing the garden. It would be built in bricks and tiles to match those of the existing property.

The proposed extension, given its relatively modest scale and respectful design would appear appropriately subordinate in scale and suitably complimentary of the existing building's character and appearance. Given the variety in built form visible in this area, the proposal would not appear out of keeping.

The proposal is therefore to be acceptable in its design and appearance and in its impact on local visual amenity.

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.

It is noted that there is a level difference between the application property and the adjoining neighbour at 70 Avondale Road, with ground and floor levels in the application property being approximately 23 cm higher than the corresponding levels in No. 70. The garden level of these properties slopes gently away from the rear. The extension's flank wall would have a depth of approximately 4.3 metres along the boundary with the neighbour. With the slope in ground levels to the rear of the property, the extension's eaves height along the boundary with No,70 would be approximately 2.3 metres at its highest relative to the neighbour's ground level.

Given the modest depth and height of the flank wall along the boundary with the No. 70, the proposal is not considered overbearing, or likely to result in a materially harmful loss of outlook or daylight/sunlight.

Given that the extension would not extend beyond the end of the existing extension to the neighbouring property at No. 66, there would be no discernible impact on the amenities of that property's occupiers.

There will be no material loss of privacy to neighbouring properties.

The proposed extension is therefore acceptable in amenity terms.

Conclusion

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.

RECOMMENDATION

GRANT PERMISSION

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 following approved plans and drawings, other than where those details are altered pursuant to the conditions of this planning permission:

210 Rev 03 – Proposed Ground Floor Plan;
211 Rev 04 – Proposed Roof Plan;
310 Rev 04 – Proposed Rear & Courtyard Elevations;
311 Rev 04 – Proposed Side Elevation; &
410 Rev 03 – Proposed Short Section.

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 indicated otherwise on the approved plans.

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: 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.

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.