



Officer Report

Application Number:	HGY/2026/0425
Application Type:	Householder planning permission
Address:	54 Oak Avenue, Tottenham, London, N17 8JJ
Proposal:	Erection of 3.5m rear extension; enclosed front porch; hip to gable roof conversion including extending the chimney height and external wall insulation; installation of solar panels to front roofslope
Case Officer:	Oskar Gregersen
Valid Date:	16/02/2026
Applicant:	Balogun
Agent:	A S Adeyemi

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site relates to a two-storey end-of-terrace dwellinghouse on the north side of Oak Avenue. The surrounding area is residential in character, with a generally uniform architectural style. Buildings are arranged in short terraces, typically featuring hipped roof forms at the ends. The site does not fall within a conservation area.

2. THE PROPOSAL

The proposal is for the erection of a 3.5-metre rear extension, an enclosed front porch, and a hip-to-gable roof/loft conversion including an increase in chimney height and the installation of external wall insulation. Solar panels are also proposed on the front roof slope.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2026/0426 | Erection of single storey extension which extends beyond the rear wall of the original house by 3.5m, for which the maximum height would be 3.7m and for which the height of the eaves would be 3.5m = Refuse – Reason for refusal The proposed extension would not fall with the parameters of permitted development as set out under Schedule 2, Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, in specific the proposed would have an eaves height of over 3m

4. CONSULTATION RESPONSES

Neighbour Consultation

No representations 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.

This application seeks permission for several elements that are broadly comparable in scale to what could be achieved under permitted development. Permission is sought for a 3.5-metre deep rear extension, a front porch, a hip-to-gable roof conversion with rear dormer, external wall insulation to the side of the new dormer extension, an increase in chimney height, and the installation of six photovoltaic panels on the front roof slope. Each element is assessed below in terms of design and suitability for the application site.

Front Porch

The proposed front porch would be 1.85 m deep, 3.5 m high, and 3.3 m wide, tying into the existing front bay window. The submitted plans show materials matching those of the existing dwelling. The porch exceeds the permitted development height allowance by 500 mm, necessitating full planning permission. However, it would remain subordinate to the host dwelling and is considered acceptable in design terms.

Rear Extension

The proposed ground-floor rear extension would be 6.87 m wide and 3.5 m deep, abutting the boundary with No. 56 Oak Avenue. It would have a flat roof with a maximum height of 3.45 m (3.17 m at the eaves) and three rooflights/lanterns. Materials would match the existing dwelling. The extension is modest in bulk and scale, subordinate to the main house, and would not harm the amenity of the site or neighbouring properties. Local character and visual amenity would therefore be preserved.

Roof Extensions

The proposal includes a hip-to-gable roof conversion, a rear dormer, and two rooflights on the front slope to facilitate loft conversion to a third floor. The hip-to-gable element aligns with what could be achieved under permitted development. The dormer would abut the rear eaves and be set down 170 mm from the existing ridge.

The dormer is proposed to be clad in zinc, a contemporary and commonly used material within the borough. The roof extensions are considered acceptable in size, design, and appearance and are therefore supported.

External Insulation, Windows, and Chimney Extension

The proposal includes replacement windows throughout, finished in green aluminium; external wall insulation to the eastern elevation; and an increase in chimney height to match that of No. 56 Oak Avenue.

The replacement windows would occupy existing openings, with the exception of a new side-facing window in the dormer. A condition will require this window to be obscure-glazed and non-opening to protect neighbouring amenity.

The external wall insulation would increase the building's width by 150 mm, which would be permissible under permitted development and is therefore acceptable. The extended chimney would match the height of the neighbouring chimney and would remain subordinate to the host building.

Solar Panels

The application includes six solar panels on the front roof slope. Officers note that such panels can now be installed on front roof slopes under the GPDO, subject to meeting specific criteria. The proposed panels would not project more than 150 mm above the roof plane.

Although the panels would be visible from the street, the renewable-energy benefits outweigh any limited visual impact. Given that the installation would be achievable under permitted development, the proposal is considered acceptable.

Conclusion

Overall, the proposed additions are acceptable in terms of design and appearance and would be generally compliant with Policies DM1 and DM12 of the Development Management DPD, as well as other relevant 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 key amenity considerations of this proposal relate to the relationship of the application site with Nos. 52 and 56 Oak Avenue. The proposal includes a 3.5 metre deep rear extension abutting the boundary with No. 56, and a rear dormer incorporating a side facing window toward No. 52.

The rear extension would project 3.5 m along the shared boundary with No. 56 and would have a height of 3.7 m when measured from the neighbouring ground level. Although the extension would be 500 mm deeper and 700 mm taller than what could be achieved under permitted development, this additional scale is not considered to result in significant harm to the amenity of No. 56.

No objections were received in relation to the rear extension. Given the north facing orientation of the rear gardens, the proposal would not result in material overshadowing or loss of light to adjacent habitable rooms and is therefore acceptable.

The ground floor extension would be separated from No. 52 by approximately 2.7 m and would not adversely affect the amenity of its occupants. The proposed dormer includes a side facing window at roof level facing No. 52. To safeguard neighbouring privacy, a condition will require this window to be obscure glazed and non opening.

All other alterations proposed as part of this application are considered acceptable in amenity terms and raise no concerns.

6. CONCLUSION

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 in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list: 2504 BNJ_C014 A_EX. and PR Roof, 2504 BNJ_C022 A_EX. and PR South Elec, 2504 BNJ_C021 B_EX. and PR East Elev, 2504 BNJ_C011 B_EX. and PR, 2504 BNJ_C001_EX. and PR Location Plan, 2504 BNJ_C020 B_EX. and PR North Elev, 2504 BNJ_C015 C_EX. and PR Section, 2504 BNJ_C013 C_EX. and PR Attic, 2504 BNJ_C002_EX. and PR, 2504 BNJ_C012 B_EX. and PR. First

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 otherwise indicated on 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.
- 4 The second-floor window serving the attic accommodation as shown in drawing 2504_BNJ_C021, shall be obscure-glazed to a minimum of Level 3 on the Pilkington scale (or equivalent). The window shall be fitted with a restrictor to limit the extent of opening so that it cannot be opened beyond a modest, privacy-protecting position. The restrictor shall be installed prior to first occupation of the attic accommodation and shall be retained in full working order thereafter.

Reason: To safeguard the privacy and amenity of neighbouring occupiers in accordance with Policy DM1 of the Development Management DPD.

Informatives:

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.

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.