

Application Number:	HGY/2026/0788
Application Type:	Householder planning permission
Address:	210 Boundary Road, Tottenham, London, N22 6AJ
Proposal:	Formation of rear L Shaped dormer with roof lights on front slope
Case Officer:	Adam Silverwood
Valid Date:	23/03/2026
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Applicant:	Jacquie Plentie
Agent:	Mr George Kain

RECOMMENDATION

Approve with Conditions

1. Proposed Development

This is an application for a rear L Shaped dormer with roof lights on front slope.

2. Site and Surroundings

The application site is a two storey terraced building located on the northeastern side of Boundary Road.

3. Relevant Planning and Enforcement History

There is no planning history relevant to the consideration of this application.

5. Local Representations

The application has been publicised by way of letters sent to neighbouring properties. No representations were received from neighbours, local groups, etc.

6. Material Planning Considerations

The main planning considerations raised by the proposed development are:

1. Design and Impact of the proposed development on the Character and Appearance of the Area;
2. Impact on Neighbourhood Amenity

Design and Impact on the Character and Appearance of the Area

Policy DM1 (Delivering High Quality Design) states that 'all new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area', development 'a) must relate positively to neighbouring structures, new or old, to create a harmonious whole; b) make a positive contribution to a place improving the character and quality of an area; c) confidently address feedback from local consultation; d) demonstrate how the

quality of development will be secured when it is built; e) are inclusive and incorporate sustainable design and construction principles’.

The application seeks permission for the construction of an L shaped rear dormer in the roof slope of the existing building. The main dormer would be of 5.5 metres width, 2.8 metres height and at a depth of 7.4 metres. The proposed rear dormer over the outrigger would be of 2.6 metres height, 3.3 metres width and at a distance of 9.9 metres. The outrigger would be approximately 2.2 metres from the edge of outrigger roof. Two roof lights are proposed on the roof slope of the front elevation.

The proposed L shaped rear dormer would match in scale and siting that on the opposing attached dwelling. The proposed development is considered to be appropriate and subservient to the host dwelling and would not be detrimental to the character and appearance of the area more generally.

Impact on Neighbourhood 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 amenity of neighbouring resident.

The proposed L shaped rear dormer would be located at approximately over 40 metres to the nearest property window and is not considered to be detrimental to block light to adjoining occupiers or unduly overlook any adjoining occupiers and is considered to be acceptable in this regard.

Conclusion

The proposed application for a L shaped rear dormer extension is considered to appropriately respect the of the character and appearance of the area, subservient to the host dwelling and to not present any undue detriment to neighbouring amenity and is therefore considered to be acceptable.

Overall, the proposed development is considered acceptable in terms of design and amenity consolidation, in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey’s Local Plan Strategic Policies 2017, as well as according with the relevant policies of the London Plan 2021 and the NPPF. All other relevant policies and considerations, including equalities, have been taken into account.

7. CIL Applicable

N/A – Under 100sqm no new unit.

8. Recommendation

It is therefore recommended that this application be APPROVED in accordance with the following conditions:

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).
- 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.

210 Boundary app drawings 20.03.26 - Additional plans
Location Plan - The location plan

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.

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.