



Officer Report

Application Number:	HGY/2026/1043
Application Type:	Householder planning permission
Address:	122 Boundary Road, Tottenham, London, N22 6AE
Proposal:	Single Storey Rear Extension
Case Officer:	Ben Coffie
Valid Date:	13/04/2026
Applicant:	Mr & Mrs Nick, Sophie Austen-Smith, Cobb
Agent:	Mr Chris Pope

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDING

The subject property is a two-storey mid-terraced dwelling located on the southern side of Boundary Road. The surrounding area comprises Victorian-style brick buildings, typically constructed in red brick or painted in a variety of colours. The building is not located within a conservation area.

2. PROPOSED DEVELOPMENT

The application proposes the construction of a new single-storey rear extension to replace the existing single-storey rear addition. The proposed extension would project 3 metres from the rear elevation and would have a height of 3.1 metres. It would span the full width of the property and would be finished in materials matching those of the main house.

3. SITE HISTORY

No relevant planning history

4. REPRESENTATIONS

The application has been publicised by the way of letters. No representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses 1

Objecting 1

Support 0

Neither 0

The following issues were raised in representations and are addressed further on in this report or below:

- Concerns are mainly raised regarding the construction of wall, foundations, footings, or any part of the structure extending onto or built across land outside the applicant's ownership or control.
- Request is made that the Council review whether the application was validly made in its current form, including whether the red-line boundary, application site extent, ownership certificate

Officer's comments: The drawings indicate that the development would be built up to the boundary shared with No. 120 Boundary Road, and therefore part of the side wall would sit on this boundary. The application form confirms that the applicant has served notice on the adjoining owner.

Matters relating to party walls, boundary positions and land ownership are civil issues and fall outside the scope of the planning system. It is standard practice to include an informative on decisions for householder applications where such matters may arise, advising the applicant that planning permission does not convey the right to enter onto or build on land not within their ownership.

5. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance
2. Impact on neighbouring amenity

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 and historic significance, which is equally supported by London Plan (2021) Policy D6. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

The proposal is a subservient addition, constructed in brickwork to match the existing dwelling and featuring a simple design. Full-width single-storey rear extensions are already present at several neighbouring properties along the road, including Nos. 130, 132, 140, 142 and 144.

The extension is considered proportionate and subordinate to the host building and would not result in any harmful impact on the amenity of the site or adjoining properties.

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. 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 residents.

It is noted that neither adjoining property benefits from a rear extension. However, the proposed extension, given its modest depth along the shared boundary, is not considered sufficiently deep to result in undue harm to the amenity of neighbouring occupiers, in terms of condition of light and outlook.

Accordingly, the scale, height and bulk of the extension are not expected to adversely affect neighbouring properties in respect of light, outlook or sense of enclosure.

Conclusion

The proposal is considered acceptable in terms of design and amenity consideration. All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

8. CIL APPLICABLE

N/A – Under 100sqm no new unit.

7. RECOMMENDATION

Approve 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 plans list: P26-13.1AUSTEN-SMITH.EXISTING AND PROPOSED PLANS.
PLANNING SUBMISSION REV.B

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: 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: 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: Boundary and Party Wall Matters

The applicant is advised that although the approved plans show the proposed side wall straddling the boundary with No. 120 Boundary Road and Certificate B has been completed, this planning permission does not grant any legal right to build on, over or encroach onto land outside the applicant's ownership. The construction of any wall or structure that sits on, or crosses, the shared boundary still requires the prior written agreement of the adjoining owner and must comply with all relevant provisions of the Party Wall etc. Act 1996. It is the applicant's responsibility to secure all necessary consents and agreements before commencing development.