



Officer Report

Application Number:	HGY/2026/0924
Application Type:	Householder planning permission
Address:	52 Boundary Road, Tottenham, London, N22 6AD
Proposal:	Erection of rear single-storey side infill extension; formation of rear dormers; insertion of 3 no. rooflights to front sloping roof, replacement of existing windows, removal of pebble dash render at the rear to take back to original brick, and associated internal/external changes.
Case Officer:	Nathan Keyte
Valid Date:	31/03/2026
Applicant:	6
Agent:	Mr / Mrs Kate / David Spencer / Hemmings
	Marco Curtaz

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDING

The subject property is a mid terrace two storey building with rear outrigger, in use as a dwellinghouse. The surrounding area is predominantly residential in character.

The site is not located in a conservation area nor is it a listed building.

2. PROPOSED DEVELOPMENT

Erection of rear single-storey side infill extension; loft conversion with rear dormers; 3 no. rooflights to front sloping roof, replacement of existing windows, removal of pebble dash render at the rear to take back to original brick, and associated internal/external changes.

The proposed single storey rear extension will have a height at the shared boundary of 2.4m, sloping up to where it joins the rear outrigger. The extension will infill the area to the boundary, with a length/ depth that will not extend beyond the rear outrigger, a length of 7.0m.

The proposed rear dormer will be L-shaped, with a stated volume of less than 40 cu.m clad in tiles to match the existing roof form.

Existing windows and doors will be replaced to match the existing.

3. SITE HISTORY

None.

4. CONSULTATION

N/A

5. LOCAL REPRESENTATIONS

The application has been publicised by the way of letters and a site notice. No representations have been received following the consultation period.

[Officer comment: Following consultation the height of the proposed extension was reduced to 2.4m on the side boundary. As the changes to the plans would only result in a decrease in the scale of development proposed, no re-consultation was required].

6. 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.

The single storey rear infill extension and will remain subordinate in scale to the host building. There are observed to be a number of single storey rear extensions within the host terrace, such as 44 Boundary Road and 64 Boundary.

The proposed rear L shaped dormer maintains setbacks from eaves and the rear of the outrigger and will be of a scale and type acceptable within this particular non-conservation area.

The existing front windows of the property are observed to be uPVC, and a replacement material is not specified. Window frames that match the existing will not require planning permission. The removal of rear render is considered acceptable and will not result in an incongruous development. Internal changes will not require planning permission within the setting of the existing single dwelling house (but may require separate Building Control compliance).

The development will be of a scale acceptable for the character and appearance of the area.

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. 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.

With regard to no. 54 Boundary Road, it is observed that there is a side facing bay window that will face the proposed development, and rear facing glazing at the principal rear elevation. Photos provided indicate that the rear facing glazing is secondary to the room. The bay window currently faces the existing bay window of the application site.

The application has been revised since lodgement to reduce the height on the boundary to 2.4. Considering this, the length of the proposed extension, the points above, and the impacts of the existing rear outriggers

on daylight/ sunlight, the proposed extension will not result in material impacts on neighbour amenity. This includes impacts relating to daylight/ sunlight, sense of enclosure, outlook, and dominance.

With regard to impacts on amenity from the proposed dormer, this will sit within the existing roof form and where the single side facing window will be small and obscured glass. Accordingly, there will be no material impact on neighbour amenity.

Due to the nature and scale of the other changes, such as windows and removal of the rear render, these will not materially impact neighbour amenity.

Conclusion

The proposal is considered acceptable subject to conditions. 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.

7. BNG

N/A – application is for householder development.

8. CIL APPLICABLE

The proposed extensions do not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

9. 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 as listed below except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Approved plans list:

PL200 Rev A; PL201 Rev A; PL202 Rev A; PL203 Rev A; PL220 Rev B; PL221 Rev B; PL222, Location Plan

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

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: 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: 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.