



Officer Report

Application Number:	HGY/2026/0640
Application Type:	Householder planning permission
Address:	42 Hanover Road, Tottenham, London, N15 4DL
Proposal:	Erection of a side and rear wraparound single storey extension, installation of rooflight to main roof and alteration to rear windows.
Case Officer:	Mark Chan
Valid Date:	07/04/2026
Applicant:	6
Agent:	Alex & Kyle Etzine Liam Staunton

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposal

Erection of a side and rear wraparound single storey extension, installation of rooflight to main roof and alteration to rear windows.

Site Description

The subject site is a two storey, mid-terraced dwellinghouse with an existing two-storey rear outrigger on the eastern side of Hanover Road. The site is not within a conservation area nor in the vicinity of a listed building.

Planning and Enforcement History

None relevant.

REPRESENTATIONS

No objections have been received from neighbours, local groups, etc in response to notification and publicity of the application.

External Consultees

London Underground/DLR Infrastructure Protection – No comment to make on this planning application

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.

The proposed single-storey wraparound extension would be built up to the boundary with No. 40 and would infill the space between the outrigger and the boundary entirely, which would reflect similar infill extensions at Nos. 44 and 46. The wraparound extension would project 1.5m in depth from the rear elevation of the outrigger and would not extend beyond the alignment of the rear extension at No. 44. The proposed extension would have 4no. rooflights on the dual-pitched roof with maximum height being 3.6m. The proposed extension would be screened from the street and not be harmful to the existing pattern of development within the area. Overall, the extension is proportionate to the host building.

The extension would be finished in brickwork to match the existing and the rear elevation would have aluminium framed windows and doors. The roof would be finished in tiles to match the finish of the main roof. These materials are considered acceptable and the proposal would not undermine the existing uniformity of the host building. As such, in design terms, the proposal is considered in line with the above policies.

Lastly, the existing first floor rear windows would be enlarged slightly and a new small rooflight would be installed on the main rear roof slope. The new rear windows have been designed to match the existing windows. Given that the site is not within a conservation area and the rear location and minor scale of these works, it is not considered to materially impact the character and appearance of the host building and is considered acceptable.

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 amenity of neighbouring resident.

Whilst the height of the flank wall of proposed extension along the shared boundary with No. 44 would be 2.875m high, the extension would only project 1.5m from rear elevation of the existing two-storey rear outrigger and would not extend beyond the existing rear extension at No. 44. Furthermore, it is observed that No. 44 has an existing wraparound extension that is slightly deeper than the proposed. As such, it would not result in any materially significant impact on the amenities currently enjoyed by the occupiers of No. 44 in terms of loss of privacy, outlook and daylight/sunlight and is in compliance with the above policies.

The flank wall of the proposed extension has been deliberately kept low in height at 2.4m along the shared boundary with No. 40 and would sit within the shadows of the existing two-storey rear outriggers at No. 40 and the application site. It is noted No. 40 has a ground floor door nearest to the shared boundary but the door is mostly solid and would allow little light into No. 40. Furthermore, it is observed from submitted photos that there is an existing boundary fence of approximately 1.7m high along the shared boundary nearest to the main rear elevation. The proposed wraparound extension would replace the existing boundary fence with the 2.4m high flank wall and a new timber boundary fence beyond the flank wall of the proposed extension. As such, on balance it is not considered the proposal would result in a materially significant impact on the amenities currently enjoyed by the occupiers of No. 40 in terms of loss of privacy, outlook and daylight/sunlight and is in compliance with the above policies. It is also not considered the proposed development would generate additional noise and disturbance that would materially impact neighbouring occupiers.

Conclusion

The proposal is considered acceptable in terms of design and neighbouring amenity and complies with relevant planning policies.

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.

COMMUNITY INFRASTRUCTURE LEVY

The increase in internal floor area would not exceed 100 sqm. and therefore, the proposal is not liable for the Mayoral or Haringey's CIL charge.

RECOMMENDATION

GRANT PERMISSION subject to the following condition(s)

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 listed below, other than where those details are altered pursuant to the conditions of this planning permission or where alternative details have been subsequently approved following an application for a non-material amendment. :

- 2305.BP.pdf
- LocationPlan.pdf
- 2305.GA Existing RevA
- 2305.GA Proposed RevB

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.