



Officer Report

Application Number:	HGY/2026/1341
Application Type:	Householder planning permission
Address:	1 Smithson Road, Tottenham, London, N17 7DP
Proposal:	Erection of rear dormer and hip to gable extensions including the raising of the ridge
Case Officer:	Sabelle Adjagboni
Valid Date:	12/05/2026
Applicant:	James Eaton
Agent:	Mr Russell Clark

RECOMMENDATION

Approve with Conditions

SITE DESCRIPTION

The application site comprises an end-of-terrace two-storey dwellinghouse within a residential terrace on the eastern side of Smithson Road. The property is finished in white render beneath a pitched tiled roof. The surrounding area is predominantly residential in character, comprising similar two-storey terraced dwellings. At the rear, the terrace retains a generally consistent roofscape, with only a limited number of roof alterations, while at ground floor level there is a more varied pattern of development comprising rear extensions of differing scales and designs.

The site is not located within a conservation area, and the property is not a listed building.

THE PROPOSAL

The proposed seeks consent for a hip-to gable extension including the raising of the ridge line and the erection of a rear dormer extension.

RELEVANT PLANNING AND ENFORCEMENT HISTORY

There is no planning history in relation to the site.

CONSULTATION RESPONSES

The application was publicised by way of 5 letters to neighbours. The representations received in response to notification and publicity of the application are summarised as follows:

Objecting: 1

The concerns raised are as follows:

- Impact on privacy due to added windows and closeness to neighbouring properties
- Potential impact on access to light

PLANNING CONSIDERATIONS

Design and 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 the 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 must 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.

The proposed development comprises a rear roof dormer hip to gable roof extension. Whilst the hip to gable extension would alter the symmetry of the end-of-terrace, similar alterations have been carried out to nearby properties under permitted development rights, including No. 17 Henningham Road to the east of the site, as well as a small number of other properties within the surrounding terraces. In this context, the proposed alteration would not appear out of keeping with the pattern of development.

The proposal also includes a modest increase in the ridge height. Whilst this exceeds the limitations of permitted development and therefore requires planning permission, the increase in height would not materially alter the appearance of the roof or appear visually intrusive within the street scene.

The proposed hip-to-gable extension would be constructed using materials to match the existing dwelling. The front rooflights would be flushed and reflect those commonly found within the surrounding area. Therefore, these elements would not undermine the existing uniformity of the host building and would be in keeping with the existing character of the terrace.

The rear dormer would be set back from the other boundary and the eaves of the existing roof maintaining a clear hierarchy between the original roof and the extension. It would appear subordinate to the host dwelling and would not result in an incongruous or overly dominant addition. The proposed rear windows would match the style, proportions and alignment of the existing first-floor windows, while the proposed side window within the new gable would also reflect the design of the existing fenestration, ensuring a cohesive appearance.

Overall, the proposal would be proportionate and subordinate to the host dwelling and will be in keeping with the character of the surrounding area and the pattern of development in the area.

As such, in design terms, the proposal is considered in line with the above 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 proposed roof extension is modest in scale and massing, and by virtue of its position largely within the existing roof form, would not result in a material loss of daylight or sunlight, nor would it appear unduly dominant or overbearing when viewed from the adjoining property at No.3.

Concerns have been raised regarding the potential effect on access to light for No. 15 Henningham Road, located to the east of the application site. However, this property is not aligned with the application site and is separated by a reasonable distance. Furthermore, the rear dormer would largely remain within the roof plane of the property. As such, any additional impact on daylight or sunlight reaching No. 15 Hennigham Road is considered negligible.

In relation to privacy, the proposed side window would serve the stairwell which is a circulation space rather than a habitable room. In addition, given the presence of existing first-floor rear and side windows, the proposal would not introduce a level of overlooking materially greater than the existing situation. Nevertheless, in the interest of safeguarding neighbouring privacy, a condition requiring the side window to be obscure glazed and fixed shut below 1.7m above the finished floor level will be attached to any permission granted.

Overall, the proposal would not result in unacceptable harm to the residential amenity of neighbouring occupiers in terms of daylight, sunlight, outlook, sense of enclosure or privacy.

As such, in terms impact on amenities, the proposal is considered in line with the above policies.

CONCLUSION

The proposed development is considered acceptable in respect of its design, character, and appearance, and would not result in material harm to the residential amenity of neighbouring occupiers. The development is in accordance with Policies DM1 and DM12 of the Development Management Development Plan Document (2017), Policies SP11 of Haringey's Local Plan Strategic Policies (2017), and the relevant policies of the London Plan (2021) and the National Planning Policy Framework.

All other relevant planning considerations, including equalities, have been taken into account.

Planning permission should therefore be granted for the reasons set out above.

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

Approved drawings list: Location plan, 1073/2

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

- 3 The side window within the gable end roof extension shall be made of obscure glazing and fixed shut below 1.7m above the finished floor level. The window shall thereafter be retained in that form unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the privacy and residential amenity of adjoining occupiers.

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.