



Officer Report

Application Number:	HGY/2026/1501
Application Type:	Householder planning permission
Address:	82 Broadwater Road, Tottenham, London, N17 6ET
Proposal:	Rear L shaped dormer extension and 2no. rooflights to front roof and alterations to rear ground floor openings.
Case Officer:	Oskar Gregersen
Valid Date:	29/05/2026
Applicant:	Mr David Inskip
Agent:	Mr Kamlesh Bava

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site comprises a two-storey mid-terrace dwellinghouse located on the eastern side of Broadwater Road. The surrounding area is predominantly residential in character, with properties typically featuring two-storey rear outriggers and large rear gardens. The dwelling has previously been extended through the addition of a dormer roof extension. The site does not lie within a Conservation Area.

2. THE PROPOSAL

The proposed is for the formation of a rear L-shaped dormer extension and 2no. rooflights to front roof and alterations to rear ground floor openings.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

There is no relevant planning history in relation to this site, with enforcement history as follows:

- ENF/2024/0136 | Unauthorised Works – Other
Case closed – no works on site

4. CONSULTATION RESPONSES

Neighbour Consultation

There were no responses in relation to this application

5. PLANNING CONSIDERATIONS

Design & 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

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 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 site currently benefits from a dormer roof extension, which facilitates a loft conversion. At ground floor level, there are several window and door openings serving the side and rear elevations of the existing outrigger.

The proposed development seeks permission for a replacement dormer roof extension over the outrigger, extending to a depth of 2.65m and incorporating a 200mm setback from the eaves. At ground floor level, the proposed alterations would involve replacing two rear-facing windows within the outrigger with doors, together with the reconfiguration of the side elevation openings to accommodate a large aluminium-framed window.

The proposed rooflights would be positioned in a manner typical of the surrounding area and are considered acceptable.

The proposed alterations are proportionate and subordinate to the host property and would not result in any material harm to the character or appearance of the building, the surrounding streetscape, or the amenities of neighbouring occupiers. Accordingly, the proposal would preserve the local character and visual amenity of the area and is therefore 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 the amenity of neighbouring residents.

The proposed development comprises a dormer roof extension over the existing outrigger, the insertion of rooflights within the front roofslope, and alterations to ground-floor fenestration. By virtue of modest depth to outrigger roof extension the proposed dormer would not result in any material loss of outlook, daylight or sunlight to neighbouring properties. The rooflights would face the public street and sky and would not give rise to overlooking or privacy concerns.

6. CONCLUSION

The proposal is considered acceptable in respect of its character, appearance and impact on the site and would not result in material harm to the residential amenity of neighbours. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

7. 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 in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list: 112_KBA_BRO_P_0160_P1, 112_KBA_BRO_P_0172_P1, 112_KBA_BRO_E_0072_P1, 112_KBA_BRO_E_0060_P1, 112_KBA_BRO_P_0112_P1, 112_KBA_BRO_E_0073_P1, 112_KBA_BRO_E_0013_P1, 112_KBA_BRO_P_0171_P1, 112_KBA_BRO_P_0111_P1, 112_KBA_BRO_P_0113_P1, 112_KBA_BRO_E_0061_P1, 112_KBA_BRO_P_0170_P1, 112_KBA_BRO_P_0114_P1, 112_KBA_BRO_E_0011_P1, 112_KBA_BRO_P_01_P1, 112_KBA_BRO_P_0161_P1, 112_KBA_BRO_E_0071_P1, 112_KBA_BRO_E_0014_P1, 112_KBA_BRO_E_0012_P1, 112_KBA_BRO_P_0173_P1, 112_KBA_BRO_E_0070_P1

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

- 3 The external materials of the dormer extension shall be as indicated on the approved plans and Design and Access Statement, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance of the development and to safeguard the character and appearance of the host property and surrounding area in accordance with London Plan Policy D3, Local Plan Policy SP11 and DPD Policy DM1.

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.