

Application Number:	HGY/2026/1895
Application Type:	Householder planning permission
Address:	396 St Anns Road, Tottenham, London, N15 3ST
Proposal:	Erection of single storey side infill extension, formation of dormer window and insertion of 4 nos. rooflights (3no. front facing and 1no. rear facing).
Case Officer:	Ciara Ward
Valid Date:	17/07/2026
Applicant:	Aksu
Agent:	Mr Inan Gokcek

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site relates to a two- storey mid-terrace dwellinghouse on the north side of St Ann's Road. The site does not fall within a conservation area, nor does it affect a listed building.

2. THE PROPOSAL

This is an application for a single-storey rear side infill extension with a glazed roof; the formation of a rear dormer window incorporating a Juliet balcony; and the installation of 3 rooflights within the front roof slope, and 1 rooflight within the flat roof of the proposed rear dormer.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

There is no planning or enforcement history relating to this site.

4. CONSULTATION RESPONSES

No representations were received in response to notification and publicity of the 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.

Infill Extension

The proposed single-storey side infill extension would extend to a depth of 5.86m and incorporate a mono-pitched roof, with a maximum height of 3m and an eaves height of 2.25m. The extension would align with the host dwelling's existing outrigger at ground floor level and would not project beyond the established rear building line of the property. It would be finished in brick to match the existing dwelling and would incorporate a glazed roof.

The rear elevation of the proposed extension would feature a grey aluminium-framed door, while the existing ground floor rear bay window serving the outrigger would be replaced with grey aluminium patio doors. This would create a cohesive appearance across the rear of the property. The glazed roof and aluminium doors would introduce a subtle contemporary element that would complement the character of the existing dwelling.

Given its rearward location, modest scale and form, and the presence of similar extensions on neighbouring properties, including Nos. 366 and 384 St Ann's Road, the proposal is considered appropriately subordinate to the host dwelling and would preserve the character and appearance of the property and the surrounding area.

Roof Extension

The proposed rear dormer would have a depth of approximately 2.85m, a height of approximately 2.25m and a width of approximately 4.35m.

The dormer would be located on the main rear roof slope and would have limited visibility from the public realm due to the terraced form of development and its position below the existing roof ridgeline. Similar rear dormers are present on neighbouring properties, including at Nos. 388 and 390 St Ann's Road, and the proposed dormer would be finished in materials to match the existing dwelling and surrounding buildings. The proposal follows the pattern of development in the locality and is therefore considered acceptable in design terms.

The proposal also includes the installation of three rooflights within the front roof slope and one rooflight within the flat roof of the dormer. Rooflights of a similar number and scale are common throughout the surrounding street scene and are therefore considered acceptable in this case.

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.

Infill Extension

The proposed single-storey side infill extension would extend to a depth of 5.86m and would be inset by approximately 0.4m from the boundary with No. 394 St Ann's Road. The extension would have an eaves height of 2.25m adjacent to the boundary.

A high boundary fence and a lean-to structure are currently present along the shared boundary, and the extent to which the proposed extension would project above the existing fence line would not be significant. As such, it is not considered that the proposal would result in an acceptable loss of light, outlook, or an increased sense of enclosure. Additionally, due to the site's north-eastern orientation, any impact on sunlight or daylight to No. 394 St Ann's Road would be limited.

As a result, the proposed infill extension would not result in unacceptable harm to the residential amenity of neighbouring occupiers and is therefore considered acceptable.

Roof Extension

The proposed dormer would introduce a rear-facing window and Juliet balcony at roof level, but no flank-facing windows are proposed. As such, no significant new overlooking would be introduced beyond the existing. The Juliet balcony would not comprise a projecting platform and therefore would not provide a materially greater opportunity for overlooking than a conventional window or door opening.

Given its position within the existing roof slope and its relationship with neighbouring properties, the roof extension would not appear overbearing or result in any material loss of outlook, daylight or sunlight to adjoining occupiers. Accordingly, the proposed roof extension is considered acceptable as it would not result in harm to neighbouring residential amenity.

6. CONCLUSION

The proposed development is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

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 considered.

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.

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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 except where otherwise stated on the approved plans.

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: 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.