



Officer Report

Application Number:	HGY/2026/1040
Application Type:	Householder planning permission
Address:	208 Boundary Road, Tottenham, London, N22 6AJ
Proposal:	Erection of a single storey rear wraparound extension.
Case Officer:	Mercy Oruwari
Valid Date:	13/04/2026
Applicant:	Ms. T. Steventon
Agent:	Omar Sherif

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a two-storey mid-terrace dwellinghouse located on the eastern side of Boundary Road. Boundary Road is a long residential road extending from Mannock Road through to Westbury Avenue, close to its junction with Lordship Lane.

The design of the houses between Nos. 208 and 224 differs from that of the neighbouring properties between Nos. 166 and 206, as these properties benefit from deep two-storey rear outriggers. By contrast, the properties between Crawley Road (No. 166) and the immediate neighbouring property (No. 206) do not have rear outriggers and are noticeably smaller. Although No. 206 has a single-storey rear extension, it is significantly set back behind the flank wall of the host property's two-storey rear outrigger.

The site is not located within a conservation area and does not fall within the curtilage of a listed building.

2. THE PROPOSAL

The proposal is for the erection of a single-storey rear wraparound extension.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

There is no relevant planning or enforcement history relating to the site.

4. CONSULTATION RESPONSES

Internal and External Consultees

The number of representations received from neighbours in response to the notification and publicity of the application is as follows:

- Number of individual responses: 3
- Neither support nor objection: 2
- Support: 1

The following issues were raised in representations and are addressed below:

- **No notification received regarding the application.**
- **Officer Comment:** Letters were generated; however, due to a technical error the process was not completed. The letters were subsequently re-issued and the consultation period was extended.
- **Concerns that, due to No. 206 being significantly set back from No. 208, the proposal would appear overbearing and have an adverse impact on daylight, outlook and overshadowing.**
- **Officer Comment:** These concerns have been addressed through discussions between the applicant and neighbours and are assessed in the report below.
- **Whether an independent daylight assessment should be carried out.**
- **Officer Comment:** BRE daylight and sunlight guidance has been taken into account. However, the BRE guidance is a tool to inform assessment rather than a strict pass/fail test.

The following comments were submitted in support of the proposal:

- No. 206, following discussions with the applicant, expressed a preference for the proposed 3-metre-high parapet wall in the existing style along the boundary, rather than a scheme incorporating a sloping roof.
- No. 210 supports the revised height of 3 metres, as they intend to construct a rear extension on the shared boundary in the future.

5. PLANNING CONSIDERATIONS

Design and Appearance

Policy SP11 of the Strategic Policies and Policy DM1 of the Development Management DPD seek to enhance the built environment through high-quality design that respects local context and the positive characteristics of an area. Policy DM1 requires development to relate positively to its locality in terms of height, form, scale, massing, building lines and architectural detailing.

Policy DM12 (Housing Design and Quality) states that extensions and alterations to residential buildings should be of a high-quality, site-specific and sensitive design that respects and complements the form, setting, period, architectural characteristics and detailing of the original building, including features such as chimneys and porches. High-quality matching or complementary materials should be used appropriately and sensitively.

The proposed single-storey wraparound extension would span the full width of the site. The extension would project 3.0 metres beyond the rear of the existing outrigger and directly abut the boundary with No. 206. It would extend approximately 8.8 metres along the boundary shared with No. 210.

The revised scheme proposes a 3.0-metre-high flat-roofed structure incorporating four rooflights along the side elevation adjacent to No. 210. The extension would include one rear-facing window and three bi-folding doors opening onto the rear garden.

On the boundary shared with No. 206, the extension would be finished in materials matching the existing flank wall. The remainder of the extension would be constructed using materials to match the host dwelling.

The proposal is considered proportionate and subordinate to the host building and would not result in harm to the character or appearance of the property, the surrounding area, or the amenities of adjoining occupiers. The development would therefore preserve local character and visual amenity.

Impact on Neighbouring Amenity

London Plan Policy D6 requires development to be designed so as not to be detrimental to the amenity of surrounding occupiers, specifically by ensuring adequate levels of daylight and sunlight and minimising overshadowing.

Policy DM1 of the Development Management DPD requires development proposals to safeguard privacy and amenity for both future occupiers and neighbouring residents. Development should provide appropriate levels of daylight, sunlight and outlook whilst avoiding unacceptable overlooking and loss of privacy.

Concerns were raised regarding the impact of the proposed extension on No. 206 in terms of overbearing appearance, overshadowing, and impacts on daylight and outlook. Following discussions with neighbours and assessment of the proposal, officers consider that the impacts would not be significantly greater than those arising from the existing relationship created by the host property's two-storey outrigger flank wall. Furthermore, No. 206 is already notably set back from the host property.

It is also relevant that the depth and height of the proposed extension are broadly comparable to a rear extension that could be constructed under permitted development rights.

It has been agreed that the boundary wall treatment should remain consistent with the existing character of the site by continuing the alignment and appearance of the existing boundary wall.

With regard to No. 210, a height of 3.0 metres along the boundary would not normally be considered ideal. However, the occupier has expressed support for the proposal and has indicated an intention to construct a similar extension on the shared boundary in the future.

The proposed openings would face the rear garden of the host property and would not result in any material loss of privacy.

Overall, the revised height and depth of the extension would not result in unacceptable harm to the amenities of neighbouring occupiers.

6. CONCLUSION

The proposal is considered acceptable in terms of its design, character and appearance and would not result in material harm to the amenities of neighbouring occupiers and as such in accordance with the policies outlined above. All other relevant policies and material considerations, including equalities considerations, have been taken into account.

Planning permission should therefore be granted.

7. CIL

The proposed extension would create less than 100sqm of additional floorspace and is therefore not liable for Community Infrastructure Levy (CIL).

8. RECOMMENDATION - GRANT PERMISSION subject to 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:

- 208BDR-03-Proposed Plans (Rev 03)
- 208BDR-04-Proposed Elevations (Rev 03)
- 208BDR-05-Proposed Block Plan
- Location Plan

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.

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.

- 4 The brickwork of the new wall of the proposed development of the new extension adjacent to the boundary of No. 206 shall match in colour, brick size, shape and texture those of the existing flank wall of the building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of the neighbouring property at No. 206 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: 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: 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.