



18 Fordington Road

Planning Statement
February 2026

Project Details



Client Property Address:

18 Fordington
Hornsey
N6 4TJ

Resi address:

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Introduction & context

Purpose of this statement

This Planning Statement has been prepared by Resi Design LTD as part of Planning submission to Haringey Council. This statement is in support of the application at 18 Fordington Road, N6 4TJ.

The proposal:

Proposed Ground floor internal and facade alterations, first floor side extension, partial garage conversion, floor plan redesign and all associated works at 18 Fordington Road, N6 4TJ.

The proposed extensions to the existing dwelling will allow us to increase the family living areas and provide additional habitable spaces of vital importance, such as bedrooms and bathrooms, to accommodate the needs of this growing family.

Introduction & context

Neighboring and Proposal considerations :

The extension will have minimal impact on the neighbouring properties and wider character of the area :

- The main materials will be similar in appearance to the existing house or selected to complement the surrounding streetscape, including neighbouring loft extensions of a similar scale and appearance.
- The overall massing of the proposed first-floor side extension will align with the neighbouring property. As such, the design will remain in keeping with the established streetscape and the character of the area when viewed from both the front and rear elevations.
- There are several approved extensions of a similar nature and massing in the surrounding area, including examples larger than the one proposed. In comparison, our proposal is modest in scale and sits significantly below the existing roof ridge level.
- The extensions do not detract from the aesthetic of the original dwelling, and enhance its architectural characteristics.
- The garage conversion will incorporate new living space to support their growing family needs. The garage is currently used for storage only, and no parking spaces will be lost as a result of the proposal.



Neighbouring Precedents

Neighboring Precedence:

The following examples illustrate larger proposals of a similar nature that have been approved on the same street in recent years.

- **HGY/2025/1168** | Erection of a single storey rear and side extension on ground floor, 2no. first floor side extensions and a rear garden outbuilding. Replacement of front porch. Alterations to roof, front, rear and side windows and doors and front and rear garden.) | **20 Fordington Road, Hornsey, London, N6 4TJ.** Application approved under Householder Planning Route.
- **HGY/2023/1964** | Erection of single storey rear extension at ground level; erection of side extension at first floor level | **57 Fordington Road, Hornsey, London, N6 4TH.** Application approved under Householder Planning Route.



Conclusion

The overall design approach seeks to harmonize the new additions with the existing property, creating a cohesive habitable space that meets the demands the requirement of family life.

The materials are of a high quality and they blend well with the existing context.

There is no detrimental impact to the neighboring properties and it has been purposefully designed to make the extension proportional and subservient.

Due to the examples of similar dwellings and extensions provided in this document we believe that the proposal is not detrimental or out-of-keeping with the host dwelling or the surrounding character of the area.

In the interests of working collaboratively and proactively with the LPA, if you have any queries in relation to the content of our proposal, please do not hesitate to contact us.