

Officer Report

Application Number:	HGY/2026/0232
Application Type:	Full planning permission
Address:	114 Inderwick Road, Hornsey, London, N8 9JY
Proposal:	Single-storey ground floor infill extension and L-shaped rear roof extension.
Case Officer:	Ben Coffie
Valid Date:	26/01/2026
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Applicant:	Mr Blaiberg
Agent:	Mr. Shloime Godlewsky

RECOMMENDATION

Approve with Conditions

1. Site Description

The subject site is a two-storey terrace property located on the east side of Inderwick Road. The area is comprised of other residential buildings, of relative common architectural design; namely early twentieth century L-shape properties. The properties on the street are characterised by two storey bay windows to their fronts and two storey outriggers at their rear.

The site is not located in a conservation area and does not contain/sit within the setting of a listed building.

2. Proposed development

The application proposes a single-storey infill extension and L-shaped dormer extension.

During the course of the application, the following changes were made to the proposal:

- The single storey side infill extension has been changed from a flat roof to a slopping roof with a maximum height of 2.4m on the boundary.
- The dormer has been set-in from the northern boundary by 200mm and the outrigger extension has been reduced in depth by 1.4m.

3. Relevant Planning and Enforcement History

N/A

4. Neighbour Consultations

Letters of consultation were sent to neighbouring properties. No representations were received in support of or against the application.

5. Design and character

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.

DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

Single storey side infill extension

The proposed single storey side infill would now have a sloping roof along the shared boundary with No.116 Inderwick Road. It would be set away from the inner rear wall of the building by 2m, creating a lightwell. The depth of the extension will measure 8.67m, its height will measure 3.00m where it meets the side wall of the outrigger and 2.40m at its eaves and its width would be 1.57m. The proposed materials would match the existing materials.

The scale, design and matching brick materials for the proposed extension would be sympathetic and subservient in scale/appearance to the host building.

Consequently, the single storey side infill extension would not have a detrimental impact on the character and appearance of the of the host dwelling and the surrounding area in general.

Dormer and roof extension

The works would introduce a rear dormer and roof extension over the outrigger on the rear roof slope of this property. The dormer roof extension would be pulled in slightly from the eaves of the rear roof, side walls and set-down from the ridge. The outrigger extension would project by 3.4m in depth. The works will occupy less than half of the depth of the outrigger and would not overwhelm the form, scale and design of the outrigger projection roof.

There are several properties within the terrace which have similar size roof extensions to the proposed scheme. Any extension to the application property would be seen in the context of these existing neighbouring developments. The proposal would not appear out of character with the existing streetscene or out of keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

The roof extensions are proposed to be clad in hanging tiles to match the colour of the existing roof tiles. The proposed dormer and outrigger extensions would not result in an unacceptable impact on the visual amenities or the character and appearance of the locality.

As such the development is considered acceptable and compliant with Policies DM1 and DM12 of the Development Management DPD 2017.

6. 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. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

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 infill extension would not extend beyond the existing building line of the outrigger, it would have a lean-to roof design with a height of 2.4m on the boundary and would be set back from the inner rear wall therefore retaining a lightwell for the adjacent rear facing windows of the neighbouring property. Whilst the infill extension is sizeable in depth, the lean-to roof design in conjunction with its lowered height on the shared boundary should ensure that it would not result in an unacceptable impact on daylight/sunlight, outlook or sense of enclosure for the adjacent neighbouring property.

The scale, massing and positioning of the roof extension within the existing footprint of the building would not in an unacceptable loss of light or outlook to be encountered by neighbouring occupants. There are no side windows proposed that would give rise to an unacceptable loss of privacy.

As such, the proposal is acceptable in amenity terms.

7. Conclusion

The proposal is considered acceptable in respect of its appearance and impact on the site and wider area, and subject to conditions 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.

8. RECOMMENDATION

Grant permission subject to condition(s):

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 plans lists:

Existing & Proposed Drawings (E0 - E6, P01 - P07).

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.

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.