



Officer Report

Application Number:	HGY/2026/0236
Application Type:	Householder planning permission
Address:	7 Twyford Avenue, Hornsey, London, N2 9NU
Proposal:	Removal of a single garage and the erection of a 2 storey side extension; changes to rear fenestration.
Case Officer:	Nathan Keyte
Valid Date:	27/01/2026
Applicant:	Mr Justin Bolton
Agent:	J Garcia

RECOMMENDATION

Refuse

1. SITE AND SURROUNDING

The subject property at 7 Twyford Avenue is a two storey semi detached building with single storey side and rear extension, in use as a dwellinghouse. The building is not located in conservation area. The application property is a large semi-detached house that forms one of many similar detached and semi-detached houses that line both sides of this suburban residential road.

TPOs are listed for the site, which are understood to relate to trees to the rear of the site (e.g. oak trees across 7-11 Twyford Avenue).

2. PROPOSED DEVELOPMENT

This is an application for the removal of a single garage and the erection of a two- storey side extension; changes to rear fenestration. The side extension would extend approximately 0.6m beyond the existing forward footprint of the garage, with the first-floor glazing projecting further, to 0.9m in line with the existing bay window. The extension would have a flat roof, with round frontage and dormer window, 5.9m high with a depth of 5.8m. Materials will be of red terracotta tiles to match the existing colour and shape of the those in the host building. The extension will remain set off the side boundary by 1.2m

3. SITE HISTORY

The below planning permissions have been noted with reference to the subject site:

HGY/2021/0877,

Proposal: Erection of a single storey rear and rear-side extension with three side windows. Loft conversion with rear and side roof dormers,

Decision Date: 5 May 2021

Decision: Approve with Conditions

HGY/2025/2102,

Proposal: Removal of garage and erection of a 2 storey side extension.,

Decision Date: 5 September 2025

Decision: Approve with Conditions

4. LOCAL REPRESENTATIONS

The application has been publicised by the way of letters. No representations were received.

5. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance
2. Impact on neighbouring amenity

Design and Appearance

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, 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. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

Permission was granted in 2025 for a two-storey replacement building, within the footprint of the existing garage. The current proposal differs in that the forward wall of the extension is proposed to project beyond the footprint of the current garage. The roof form is also different to the previous approval, where the pitch of the front, rear and side-hip planes of each aspect of the extended roof had respected the form of the existing roof, such that it would not have a significant effect on the overall balance of the pair when viewed from the street. The current proposal now proposes a rounded façade, leading to a square roof.

In relation the changes to fenestration to the side and rear, these are considered to be acceptable.

Regarding the proposed two-storey side extension, the principle of this being acceptable was established in the previous approval (HGY/2025/2102), subject to design considerations. The Officer's Report for HG/2025/2102 noted the following in relation to that design:

While the proposed extension would enlarge the built form of the host house, it would be positioned on the footprint of the existing garage. Within the context of the larger building's massing, it would not appear as an excessively large addition. Furthermore, the principal portion of the new roof form would be set back, thereby limiting its visual impact on both the street scene and the host building. The front wall would also be recessed behind the bay windows. The pitch of the front, rear, and side-hip planes of the extended roof would respect the form of the existing roof, ensuring that the overall balance of the pair remains unaffected when viewed from the street.

The two-storey side extension now proposed includes a projection beyond the forward façade of the dwelling by approximately 0.7m and enlarges the original garage footprint, but maintains the setback from the side boundary. The proposed front wall is only marginally behind the line of the front bay window, with the proposed upper storey window projection being almost in line with the bay window.

The design of the side extension changes the roof design from that previously approved to no longer be pitched, but instead curved with forward projecting upper window, with the upper roof level extending above the existing eaves level of the host building. While the curve design means the overhanging eaves over the front bay window remain forward projecting as noted in the submitted Design and

Access Statement, the design makes and awkward intersection with the existing eaves, which the roof form projects above, in addition to the forward projection of the proposed first floor window.

Taking the above points into account, the proposal would result in an incongruous development that is not subordinate to the host building, emphasised by the projection beyond the front wall façade and design of the extension.

Overall, the proposed development by reason of its siting, scale, design, and visibility would be an incongruous and unsympathetic feature that would harm the character and appearance of the host dwelling, and the wider street scene, contrary to the policies outlined above.

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 amenity of neighbouring resident.

The proposal will have similar impacts upon neighbour amenity as the previously approved design under HGY/2025/2102. The neighbouring property contains side facing windows at ground and first floor level. The ground floor windows are understood to serve a living/ breakfast room and kitchen. The upper floor windows adjoining the proposed extension location are obscured and understood to serve a bathroom, as shown on floors plans of application HGY/2016/0061.

Considering the upper floor windows of no. 5 Twyford Avenue are bathroom, and noting the ground floor windows are secondary side facing windows with existing outlook to the garage at no. 7 Twyford Avenue, the introduction of the proposed two storey extension will not result in material adverse impacts on neighbour amenity that would justify refusal of the planning application.

In conclusion, the proposed development will have an acceptable level of impact upon neighbouring amenity.

Conclusion

The proposed development by reason of its siting, scale, design, and visibility would be an incongruous and unsympathetic feature that would harm the character and appearance of the host dwelling, and the wider street scene.

All relevant planning policies and material considerations, including those relating to equalities, have been duly considered. For the reasons outlined above, it is concluded that planning permission should be refused. The full details of this decision are set out in the RECOMMENDATION.

6. CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m, being approximately 83 sqm. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

7. RECOMMENDATION

REFUSE permission for the following reason:

Refusal Reasons:

The proposed development by reason of its siting, scale, design, and visibility would be an incongruous and unsympathetic feature that would harm the character and appearance of the host dwelling, and the wider street scene. The proposal is therefore contrary to policies DM1 and DM12 of Haringey's Development Management Document (2017) and Policy SP11 of Haringey's Local Plan (2017).