



Officer Report

Application Number:	HGY/2026/0190
Application Type:	Householder planning permission
Address:	117 Beresford Road, Hornsey, London, N8 0AG
Proposal:	Erection of single storey, ground floor, rear and side extension
Case Officer:	Adam Silverwood
Valid Date:	03/02/2026
Applicant:	Child
Agent:	Other More Space

RECOMMENDATION

Approve with Conditions

1. Proposed development

This is an application for a ground floor side / rear extension with internal alterations.

2. Site and Surroundings

The application site is a two-storey terraced building located on the northeastern side of Beresford Road. The site is not located within a conservation area.

3. Relevant Planning and Enforcement History

There is no application history relevant to the consideration of this application.

5. Local Representations

The application has been publicised by way of letters sent to neighbouring properties. No representations were received from neighbours, local groups, etc.

6. Material Planning Considerations

The main planning considerations raised by the proposed development are:

1. Design and appearance;
2. Impact on Neighbourhood Amenity

Design and appearance

Policy DM1 (Delivering High Quality Design) states that 'all new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area', development 'a) must relate positively to neighbouring structures, new or old, to create a harmonious whole; b) make a positive contribute to a place improving the character and quality of an area; c) confidently address feedback from local consultation; d) demonstrate how the

quality of development will be secured when it is built; e) are inclusive and incorporate sustainable design and construction principles’.

The proposed application seeks permission for a ground-floor side and rear infill extension with associated internal alterations. The extension would infill the side return and project beyond the rear building line, extending 1.5 metres past the existing outrigger. The rear projecting element would have a flat roof measuring 3 metres in height to the rear, with a pitched roof element along the side elevation that would be 2.4 metres high where it meets the boundary. The application form confirms that the extension would be constructed using materials to match the existing building.

Given the terraced nature of the surrounding properties, the proposed development would not be visible from public vantage points and rather would follow the pattern of development found in the area.

Overall, the scale, form and materials are considered appropriate, and the proposal is therefore acceptable in this regard.

Impact on Neighbourhood 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.

Policy requires proposals to ensure appropriate levels of sunlight, daylight and aspect to adjacent buildings and land, and to maintain an acceptable degree of privacy so as to avoid overlooking, loss of amenity or undue harm to neighbouring residents.

The proposal involves infilling the shared lightwell space, which will inevitably have some impact on the adjoining property with which the lightwell is shared. The extension would incorporate a pitched roof along the side return, projecting 1.4 metres to meet the boundary at a height of 2.4 metres. However, taking account of the existing height of the boundary fence, the limited increase in height above that fence line, and the backdrop formed by the existing outrigger as viewed from the windows of No. 119, this element is not considered to unduly restrict light to the adjoining occupier. As such, the extension would not result in unacceptable loss of daylight, sunlight or outlook, nor would it appear overbearing.

Similarly, the rearward projection of 1.4 metres beyond the existing building line is modest and would not give rise to unacceptable loss of light or outlook. The proposal is therefore considered to fall within acceptable tolerances and would not result in material harm to neighbouring amenity.

Conclusion

The proposed single-storey rear and side extension is considered to respect the character and appearance of the area, remain subservient to the host dwelling and would not lead to undue harm to neighbouring residential amenity. The development is therefore acceptable in planning terms in accordance with the policies outlined above. All other relevant policies and considerations, including equalities, have been taken into account.

7. CIL Applicable

N/A – Under 100sqm no new unit.

8. Recommendation

It is therefore recommended that this application be APPROVED in accordance with the following conditions:

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 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.

BP.pdf Block plan of the site
EW202500163 117 Beresford Road N8 0AG (Child).pdf Additional plans

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: 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.

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.