



Officer Report

Application Number:	HGY/2026/0326
Application Type:	Householder planning permission
Address:	31 South View Road, Hornsey, London, N8 7LU
Proposal:	Erection of a single storey ground floor side to rear extension.
Case Officer:	Adam Silverwood
Valid Date:	16/02/2026
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Applicant:	Ms Sheila Merchant
Agent:	Mr Akiva Lawson

RECOMMENDATION

Approve with Conditions

1. Proposed Development

This is an application for a single storey ground floor side to rear extension.

2. Site and Surroundings

The application site is a two-storey terraced building located on the southern side of South View Road. The site is located within the Campsbourne Cottage Conservation Area and does not contain/is not located within the setting of a listed building.

3. Relevant Planning and Enforcement History

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

5. Local Representations

The application has been publicised by way of letters sent to neighbouring properties, a notice placed in the local press and a site notice placed outside the premises. The following representations were received on the application:

Objecting: 1
Supporting: 1
Neither: 0

The following issues were raised regarding the planning application:

- Noise during construction

Officer comment: Matters of noise during construction are controlled by separate legislation to the planning process under the Environmental Protection Act 1990.

6. Material Planning Considerations

The main planning considerations raised by the proposed development are:

1. Design and Impact of the proposed development on the Character and Appearance of the Conservation Area;
2. Impact on Neighbourhood Amenity

Design and Impact on the Character and Appearance of the Conservation Area

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

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.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

The proposed application would erect a single storey rear/ side extension of 4 metres depth at the flank of the rear extension which would be an additional 1 metre to the rear of the existing rear extension. The proposed extension would have a pitched roof and one rooflight and would be externally clad in bricks to match.

The proposed rear extension would be located at the rear of the site, and would be appropriately subservient to the host dwelling. The application is not considered to be detrimental the character and appearance of the conservation area or host building more generally.

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.

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 proposed rear extension would extend 1 metre beyond the existing rear extension and be of 2.1 metres height on the boundary when measured from the adjacent ground level of no. 33 South View Road (SVR), with a lean-to roof design. It would not exceed the extent of the existing single storey projection beyond the rear extent of the outrigger adjacent to the boundary of no. 29 SVR.

The proposed development would not result in an unacceptable impact on neighbouring amenity of adjoining occupiers in terms of outlook, light conditions or create a visually overbearing impact.

Conclusion

The proposed application for a single storey rear extension located on the ground floor is considered to appropriately respect the character and appearance of the area, subservient to the host dwelling and to not present any undue detrimental impact on neighbouring amenity and is therefore considered to be acceptable.

Overall, the proposed development is considered acceptable in terms of design and amenity consolidation, in accordance with Policies DM1, DM9 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017, as well as according with the relevant policies of the London Plan 2021 and the NPPF. 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.

Location Plan,
011: Site Plan Proposed
012, 013, 014, 015: Proposed plans, elevations and sections

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.