

Officer Report

Application Number:	HGY/2026/0661
Application Type:	Householder planning permission
Address:	36 Lightfoot Road, Hornsey, London, N8 7JN
Proposal:	Erection of single storey rear extension, rear dormer loft extension, and garden shed room and raised patio
Case Officer:	Oskar Gregersen
Valid Date:	09/03/2026
Applicant:	6
Agent:	Mr Andrew Keating Andrew Keating

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a two-storey mid-terrace dwellinghouse on the south side of Lightfoot Road. The area is residential in nature and the street slopes downward to the west, with each unit stepping down in height from the site to the east.

The site does not fall within any conservation area, nor does it affect the setting of any listed building.

2. THE PROPOSAL

The proposed follows pre-application advice and seeks permission for the formation of single storey rear extension, rear dormer loft extension, and garden shed room and raised patio.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

PLANNING CASES (1)

1 - PRE/2026/0035

Address: 36 Lightfoot Road, Hornsey, London, N8 7JN

Proposal: Erection of single storey rear extension, rear dormer loft extension, and garden shed room and raised patio.

Decision Date: 10 February 2026

Decision: Short Advice Given

4. CONSULTATION RESPONSES

No responses

5. PLANNING CONSIDERATIONS

Design & appearance

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

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.

This proposal is the result of a general pre-application advice query wherein the applicant sought advice on how to proceed, and whether or not to submit a full planning application. The applicant was advised that full planning would be the most applicable route towards a positive decision.

Rear extension

The proposed single storey wraparound extension would be 6.21m wide and 4.44m deep. The extension would directly abut the boundary with Nos. 34 and 38 Lightfoot Road and would extend 4.44m on the shared boundary. It would have a flat roof with a maximum height of 3.41m (2.97m at the eaves), without any rooflights. The proposed extension would be modest in bulk and scale and subordinate to the main dwelling and would follow the prevailing pattern of development in the area in terms of height and depth.

The extension would be finished in materials to match those of the existing dwelling, with windows finished in double glazed anthracite aluminium similar to neighbouring properties.

Dormer roof extension

The proposed dormer roof extension would be 6.1m wide, 3.99m deep by 2.22m tall. The extension would not come any higher than the ridge of the existing roof, and would be set in from the eaves by at least 200mm. The dormer roof extension is scaled such that it would typically be possible under permitted development and therefore is deemed to appear subordinate to the host building.

The extension would be finished in materials to match those of the existing dwelling and would follow the pattern of development in the area, and would be acceptable.

Garden Room

This application is seeking consent for the construction of a garden room to be used as a shed/garden storage. The garden structure will be 4m in width and 3.2m in depth and will be positioned to the back of the garden. The structure will be pulled in from the shared boundaries. The structure will have a maximum height of 2.92m, with an eaves height of 2.33m

The footprint of the outbuilding is modest and comparable to neighbouring garden structures that can typically be built under 'permitted development rights', and has been included with this proposal for the sake simplicity.

The building will be constructed entirely in timber and would have the appearance of a typical large garden shed.

The proposal is considered proportionate and subordinate and is in keeping with the pattern of development in the area. There are a number of outbuildings found in the rear gardens of properties in the immediate area.

The height, siting and scale of the outbuilding would not impact on light or outlook to any neighbouring occupants, given the distances in question and the low height of the building. The

structure would only be partially visible, projecting above boundary fence with views of it also restricted by the existence of mature trees and shrubs within neighbouring gardens.

Patio/raised platform

The proposal seeks permission for the formation of a raised deck area with a depth of 2m and a height of 500mm above ground level. This raised decking would see the ground level of the original dwellinghouse maintained out into the garden.

The gardens of the south side of Lightfoot Road fall away to the south, resulting in a number of properties in the terrace requiring raised platforms from the rear of sites.

Given the surroundings and volume of surrounding properties with similar decking, it is deemed that the decking would be subordinate to the host building and would follow the pattern of development in the area.

The proposal overall is considered proportionate and subordinate to the host building and would not negatively impact the amenity of the site, or adjoining properties. Therefore, the local character and visual amenity of the area would be protected.

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.

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 proposed additions would match the scale of the extensions in place at Nos. 32, 42, and 46 Lightfoot Road, and would include decking of a similar height to surrounding properties. The proposed garden room would be similar in scale to other garden buildings and the downward slope of the street results in a minimised impact of the proposed ground floor rear extension on No. 38 Lightfoot Road.

Overall it is deemed that the proposed additions would not adversely affect neighbouring amenity and would be generally compliant with London Plan Policy D6 and DPD Policy DM1 and would be acceptable.

6. CONCLUSION

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

The proposal is considered acceptable in respect of its character, appearance and impact on the site and 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.

7. RECOMMENDATION

The application is recommended for approval subject to the following conditions.

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 in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list: PL - 36 LI - 10v1, EX - 36 LI – 2, Site Plan

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.