



Officer Report

Application Number:	HGY/2026/0517
Application Type:	Householder planning permission
Address:	24 Greenfield Drive, Hornsey, London, N2 9AF
Proposal:	Erection of a single-storey rear extension
Case Officer:	Neil McClellan
Valid Date:	25/02/2026
Applicant:	Mr. and Mrs Theresa and Justin Kennedy
Agent:	Ms Cristina Cocier

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

This is an application for the erection of single storey rear extension.

Site and Surroundings

The subject is a 2-storey mid terraced house, forming part of a small estate of 23 houses built during the 1990s adjacent to Fortis Green conservation area., to the rear of Southern Road.

The building is not listed, nor is it in a conservation area, but is adjacent to the Fortis Green conservation area.

Planning and Enforcement History

The following cases are considered relevant to the current application:

24 Greenfield Drive (application property).

HGY/2026/0242 – Application for prior approval for the erection of a single storey extension which extends beyond the rear wall of the original house by 4.2m, for which the maximum height would be 3.2m and for which the height of the eaves would be 3.15m. A condition removing householder permitted development rights for the extension and alteration of all the houses forming the Greenfield Drive Estate meant that this application could not proceed and it was disposed of earlier this year.

The Greenfield Drive Estate.

HGY/1993/0237 – Planning permission granted for residential development comprising 28 houses with new access road, amenity areas, car parking and garages.

Other properties within the estate.

There have been a number of permissions for the alteration and extension of properties within the estate, including dormers, outbuildings and rear extensions. Amongst these is planning permission for full width single storey extension to the adjoining terraced property at 25 Greenfield Drive (HGY/2016/3758), permission for a first floor and dormer extension, also to 25 Greenfield Drive (HGY/2015/1788) and permission for a large conservatory and dormer extension to 28 Greenfield Drive (HGY/2026/0242).

2. LOCAL REPRESENTATIONS

No representations have been received on this application.

3. MATERIAL PLANNING CONSIDERATIONS

Design & 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.

A single storey extension is proposed across the full width of the property, extending 4.2 metres beyond the rear wall of the house, it would have a flat roof with a height of 3.0 metres. Two low profile roof lights are proposed on the flat roof. The submitted plans indicate that the extension would be constructed in brick to match the existing building., with a glazed patio door and smaller window on the rear elevation.

A similarly proportion extension has been erected to the adjoining property at 25 Greenfield Drive (see history above). The proposed extension would extend a little beyond the rear elevation of this extension, by approximately 30cm.

The proposed extension, given its relatively modest scale and sympathetic design would appear appropriately subordinate in scale and suitably complimentary of the existing building's character and appearance. Given the variety in built form visible in this area, the proposal would not appear out of keeping.

The proposal is therefore to be acceptable in its design and appearance and in its impact on local visual amenity.

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.

Given that the extension would only project beyond the rear elevation of the neighbouring extension at 25 Greenfield Drive by approximately 30cm, there would be no discernible impact on the amenities of that property's occupiers from the extension.

The proposed extension would have a flank elevation approximately 4.2 metres deep and 3 metres high along the boundary with the other attached neighbour at 23 Greenfield Drive. Given its relatively modest height and depth relative to this neighbour, the proposed extension would not be considered to appear unduly overbearing or likely to restrict daylight or sunlight to an unacceptable degree. It is noted that the proposed extension comfortably meets the BRE's 45 degree rule of thumb test in relation to the large, glazed patio door and large patio door on No. 13's rear elevation.

The proposed development is considered acceptable in amenity terms.

Conclusion

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

4. RECOMMENDATION

GRANT PERMISSION

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 following approved plans and drawings, other than where those details are altered pursuant to the conditions of this planning permission:

Approved drawings:

10687-MSK-00-DR-AR-PL-100 – Existing Floor & Roof Plans;
10687-MSK-00-DR-AR-PL-101 – Existing Elevations;
10687-MSK-00-DR-AR-PL-200 – Proposed Floor & Roof Plans;
10687-MSK-00-DR-AR-PL-201 – Proposed Elevations;
10687-MSK-00-DR-AR-PL-202 – Existing & Proposed Section; &
10687-MSK-00-DR-AR-PL-203 – Existing & Proposed Ground Floor 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, unless indicated otherwise on the approved plans.

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.

- 4 No part of any structure hereby granted permission shall be used as a roof terrace or balcony.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Informatives:

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 their ownership.

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: 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.