



Officer Report

Application Number:	HGY/2026/0588
Application Type:	Householder planning permission
Address:	14 Coppetts Road, Hornsey, London, N10 1JY
Proposal:	Erection of rear ground floor, side and roof extension to existing semi-detached property. Formation of rear and side dormer windows Installation of rooflights to front slope. Replacement windows and external materials.
Case Officer:	Oskar Gregersen
Valid Date:	03/03/2026
	6
Applicant:	Mr Joseph Davies
Agent:	Mr Robert Haworth

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site relates to a two-storey semi-detached dwellinghouse on the east side of Coppetts Road. The area is characterised by large semi-detached homes on large plots, with a number of nearby buildings having been extended to the side, rearward, and at roof level.

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

2. THE PROPOSAL

The proposed is for rear, ground floor, side and roof extension to existing semi-detached property. Formation of rear and side dormer windows, installation of rooflights to front slope, replacement windows and external materials.

This proposal was subject to pre-application advice, wherein the applicants were advised that the side facing dormer windows should be scaled down slightly in order to have them appear subordinate to the host building.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

- HGY/2025/0135 | Prior approval | Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 4m and for which the height of the eaves would be 3m
Not required

- HGY/2025/0136 | Prior approval | Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 4m and for which the height of the eaves would be 3m
Not required

- PRE/2026/0588 | Rear ground floor, side and roof extension to existing semi-detached property. Formation of rear and side dormer windows. Replacement windows and external materials.
No advice issued

4. CONSULTATION RESPONSES

The number of representations received from neighbours in response to notification and publicity of the application were as follows: 0

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.

Two-storey side extension

The proposed two-storey side extension would be 2.5m wide and 10.65m deep. The extension would be separated from the boundary with No. 14A Coppetts Road by 850mm, maintaining the existing side access to the garden. The two-storey side extension would extend the existing hipped roof form sideward and would therefore maintain the original silhouette of the building.

The application site has an existing garage to the side, with a mono-pitched roof, and therefore the proposal would, from the front elevation, appear as in an additional floor has been added to this garage with an extension to the existing roof form.

Officers note that a number of surrounding properties have been extended to the side, with the original roof forms amended in a number of unsympathetic ways to the original appearance of the buildings. It is deemed that the side extension would be a well-designed and sympathetic addition to the building that would appear subordinate to the host building creating a balanced appearance to the front elevation and is therefore welcomed.

Rear extension

It is noted that there are two extant permissions in place for this site for larger home extensions under references HGY/2025/0135 and HGY/2025/0136. These permissions would allow for a 6m deep ground floor rear extension covering the full width of site and are deemed to be a relevant fallback position for the rear extension proposed with this application.

The proposed single storey rear extension would be full width at 9.48m wide and 5.8m deep along the boundary with No. 16 Coppetts Road and 4m deep adjacent to the boundary with No. 14A Coppetts Road. The extension would directly abut the boundary with No. 16 Coppetts Road, and would extend 5.8m on the shared boundary, infilling a space where No. 16 have extended rearward. It would have a flat roof with arch details with a maximum height of 4m, being 3.5m at the eaves. The proposed rear extension would include 2no. rooflights, similar to those in place at No. 16 Coppetts Road.

In terms of materials the extension would be clad in white concrete, contrasting with the main dwellinghouse, with aluminium windows finished in grey. This contemporary approach would be acceptable and would create an interesting appearance to the rear elevation of the site.

It is deemed that the proposed rear extension would be of a similar scale to that in place at No. 16, and would appear subordinate to the host building, being finished in contemporary materials that would be acceptable in this location.

Dormer roof extensions

The proposal seeks permission for a series of dormer windows, with a rectangular window to the rear similar in scale to that in place at No. 16 Coppetts Road. The proposal also seeks a further arched dormer window to the rear and 2no. side facing dormers to the new hipped roof over the two-storey side extension.

These dormer windows would be clad in red standing seam aluminium which would contrast the material of the proposed roof, which would be standard slate.

It is deemed that the proposed dormer windows would be scaled sensitively to the host building and would sit well within the roof slope, allowing them to appear subordinate to the host building while also having a contemporary appearance that ties with the extension to the rear.

Other external alterations

Other external alteration include the installation of 2no. rooflights to the front roofslope, replacement of existing roof slates, replacement of red hung tile to front bay window, installation of a side facing window and door to the ground floor of the new side extension, and the construction of a full width raised decking 500mm in height at a depth of 3.85m.

These external alterations are deemed to be in character with the surrounding area and would improve the appearance of the building and are therefore welcomed.

The proposal as a whole 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.

With respect to impact on neighbouring amenity, the main issues lie in relation to the impact on Nos. 14A and 16 Coppetts Road, as those sites are immediately adjacent to the application site, and are therefore the most impacted by the proposal.

The applicant has confirmed that the side facing windows of No. 14A both serve non-habitable spaces, and therefore the projection of the application site an additional 2.55m to the side would not cause any issues of loss of light or overshadowing of habitable spaces.

In relation to the rear extension, it would abut an existing extension in place at No. 16, and would not interrupt a line drawn 45 degrees out from the nearest window at the ground floor of No. 14A. Additionally, the aforementioned extant permissions act as a fallback position for an extension of this scale, where if the LPA were to refuse this proposal the applicant could implement the previous permissions which would result in a larger and more imposing extension to the rear. As such it is deemed that the scale of the proposed rear extension would be acceptable in terms of impact on neighbouring amenity.

The rear facing dormer windows would look towards a large allotment space to the rear of the application site, and the large rear dormer would be scaled similarly to the dormer in place at No. 16. In any case, it is deemed that rear facing fenestration would not result in an uplift of overlooking to neighbouring gardens any more than the existing second floor windows.

The side facing dormer windows would be at roof level, and would therefore create a view over the roof of No. 14A towards the rears of Nos. 48 and 46 Creighton Avenue. Officers deem that the distance to Nos. 46 and 48, and design of these dormers, with inset glazing and minimised scale would not provide opportunity to overlook the above properties, and would therefore be acceptable. It is deemed that there would not be any issues of overlooking of No. 14A as the windows would be above the roof level of 14A and are small in scale, and would therefore be acceptable.

While measuring 500mm in height from the ground level of the application site, drawing 2125_GA020_P1 shows that the proposed decking would project just 200mm above the ground level of Nos 14A and 16 Coppetts Road, for a depth of 3.85m. This additional height is not deemed to be significantly detrimental in the ability to provide views into neighbouring gardens and is therefore deemed to be acceptable.

Overall, the proposal is deemed to be acceptable in terms of neighbouring amenity and should be approved.

6. CONCLUSION

The proposed development is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 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: 2125-EX 001-SITE LOCATION AND BLOCK PLANS, 2125-EX 001-SITE LOCATION PLAN, 2125-EX 010-EXISTING GROUND AND FIRST FLOOR PLANS, 2125-EX 011-EXISTING ROOF PLAN, 2125-EX 020-EXISTING WEST AND SOUTH ELEVATIONS, 2125-EX 021-EXISTING EAST AND NORTH ELEVATIONS, 2125-EX 030-EXISTING SECTIONS AA AND BB, 2125-GA 010-PROPOSED GROUND AND FIRST FLOOR PLANS, 2125-GA 011-PROPOSED SECOND FLOOR AND ROOF PLANS, 2125-GA 020-PROPOSED EAST AND NORTH ELEVATIONS, 2125-GA 021-PROPOSED WEST AND SOUTH ELEVATIONS, 2125-GA 030-PROPOSED SECTIONS AA AND BB

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 Unless specified otherwise on approved plans, 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.