

Officer Report

Application Number:	HGY/2026/0224
Application Type:	Householder planning permission
Address:	69 Lothair Road South, Hornsey, London, N4 1EN
Proposal:	Partial lowering of existing lower ground floor, proposed single-storey rear and side return ground floor extension, replacement of existing windows and balustrade of existing dormer and associated refurbishment works.
Case Officer:	Roland Sheldon
Valid Date:	19/02/2026
Applicant:	Mr Matt; Paul Green; Smith
Agent:	Mrs Adoracion Marco Vidal

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The subject site contains a mid-terrace two-storey L-shaped dwellinghouse located on the southern side of Lothair Road South, N4. The surrounding uses are residential. The site does not contain a listed building and is not located within a conservation area.

2. THE PROPOSAL

The proposed is for partial lowering of existing lower ground floor, proposed single-storey rear and side return ground floor extension, replacement of existing windows and balustrade of existing dormer and associated refurbishment works.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

Planning history:

HGY/2012/1910: Certificate of Lawfulness for erection of rear dormer extension with insertion of co-planar rooflights to front elevation – Approved 26/11/2012

4. CONSULTATION RESPONSES

Internal & External Consultees

There were no statutory consultees for this planning application.

Neighbour Consultation

The application was advertised by way of letters sent to neighbouring properties. The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses: 0

Objecting

Support

Neither

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.

The proposal would see a small section of the rear of the lower ground floor lowered by 0.2 metres, with a single storey side-to-rear infill wrap-around extension. The side infill element would have a lean-to roof design of 8.6 metres depth, projecting 3 metres beyond and wrapping around the rear face of the outrigger projection. The side wall of the extension would be externally clad in render, with a largely glazed rear elevation. The lean-to roof would be largely glazed, with a height of 2 metres on the shared boundary rising to a maximum height of 3 metres, as with the flat roof height of the rear extension.

Whilst the extension is sizeable, the bulk, massing, scale and design of the extension would respect the scale, form and character of the host building.

There are no concerns with the replacement windows and balustrade for the rear dormer in design terms.

The proposal is therefore acceptable with regards to design and character considerations.

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.

Whilst the infill extension depth on the side boundary is sizeable, it would be limited to 2 metres height on the shared boundary with no. 67, with a visually lightweight glazed roof. The submitted site photos and existing elevations also indicate that the existing fence/boundary wall height is in excess of 2 metres height at 2.5 metres. The extension would not result in an unacceptable loss of light, outlook or create a visually overbearing impact on the occupants of either the occupants of no. 67 or 71 Lothair Road South. The proposal would therefore be acceptable with regards to amenity impact considerations.

6. CONCLUSION

The proposal is acceptable with regards to design, character and amenity impact considerations.

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.

A/01/001 C, A/01/101 C, A/01/102 C, A/01/103 C, A/01/501 C: Location plan, existing plans, elevations and sections

A/02/101B D, A/02/102B D, A/02/103B G, A/02/501B G, A/02/502B C: 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: 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.

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.