



Officer Report

Application Number:	HGY/2026/0507
Application Type:	Householder planning permission
Address:	18 Fordington Road, Hornsey, London, N6 4TJ
Proposal:	First floor side extension and partial garage conversion.
Case Officer:	Ben Coffie
Valid Date:	25/02/2026
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Applicant:	Amy Ruddock
Agent:	Mr Jordan Macann

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application relates to a two-storey semi-detached Victorian house located towards at the north-eastern side of Fordington Road. The site is not in a conservation area and is not a listed building.

The surrounding area is mostly residential made up of other semi-detached and detached properties. Many houses on the street have been subject to various forms of alterations including roof extension featuring side dormers visible from the street scene.

2. THE PROPOSAL

The application proposes a first floor side extension.

3. Relevant Planning and Enforcement History

HGY/2026/0508,

Address: 18 Fordington Road, Hornsey, London, N6 4TJ

Proposal: Lawful development (Proposed): Dormer extension on the side and rear roof slopes,

Decision Date: 24 March 2026

Decision: Permitted Development

HGY/2025/1168,

Address: 20 Fordington Road, Hornsey, London, N6 4TJ

Proposal: Erection of a single storey rear and side extension on ground floor, 2no. first floor side extensions and a rear garden outbuilding. Replacement of front porch. Alterations to roof, front, rear and side windows and doors and front and rear garden.,

Decision Date: 22 August 2025

Decision: Approve with Conditions

4. CONSULTATION RESPONSES

Internal & External Consultees

The following were consulted on the planning application:

N/A

Neighbour Consultation

The number of representations received from neighbours in response to notification and publicity of the application were as follows and additional 21 days consultation was undertaken following the receipt of the amended proposal.

No of individual responses 1

Objecting 1

Support 0

Neither 0

The following issues were raised in representations and are addressed further on in this report or below:

- Loss of light impacts against property and its amenities.
- Terracing effect from the development being built up against the boundary.
- Loss of privacy due to overlooking into garden from the proposed first floor window
- Design and precedent concerns due to the proposed first floor extension being constructed along the boundary line

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 application site is located adjacent the Highgate conservation area, Policy DH2 of the Highgate Neighbourhood Plan (HNP) 2017 requires proposals to preserve or enhance the character and appearance of Highgate's conservation areas. Policy DH4 required side extensions to detached or semi-detached properties, including the enlargement of existing garages, should be sensitive to and respect the character of the streetscape, and not block or significantly infill gaps between buildings, or otherwise disrupt the integrity of the individual architectural composition or group where these contribute to the character of the local area.

The proposal comprises a proposed first floor addition above the existing ground floor side extension behind the side garage. The extension would directly abut the boundary with the neighbouring property 20 Fordington Road measuring a depth of 6.88m. It will be set back from the front wall by 5.2m, however it would not extend beyond the rear wall of the two-storey rear outrigger of the dwelling. The extension will measure a width of 3m, it will have a hipped/ crown roof design and its maximum height will measure 5m.

The proposed extension would be modest in bulk and scale and subordinate to the main dwelling. As a first floor extension its roof design would complement the form and materials of the existing roof and being set significantly below the main roof communicates a subservient approach thereby preserving the character and prominence of the existing house.

The proposed first-floor element to the house, would be sufficiently set back from the front of the house, therefore it would not conflict with the semi-detached composition of the dwellings, it will appear subordinate to the main property and not result in terracing effect. The proposed fenestration will match the proportions and design of the those on the existing house. It will be finished brickwork to compliment the brickwork at the of the existing house.

Whilst concerns are raised against the scale and massing of the proposal, due to precedents at neighbouring sites within the street notably nos. 24 and 26 the scale and mass of the proposal would integrate appropriately within the pattern of development in the area, therefore a refusal on this basis would be unjustifiable.

Consequently the proposal 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.

As such the proposed development in its entirety is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021, the NPPF and Policies DH2 and DH4 of the Highgate Neighbourhood Plan (HNP) 2017.

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 development would be largely situated on the northern side of the dwelling adjacent to no.20. It is noted that there are six windows located on the side wall of this dwelling facing the application site.

As per the objection letter received, concerns are raised relating to loss of daylight/sunlight. However Officers note that except for one upper floor bedroom window installed on the rear and side edge of the outrigger, the side windows serve two bathrooms, a kitchen and stair well. While it is acknowledged that there will be some degree of overshadowing due to the presence of the new first floor addition it is not anticipated to be overbearing as there is a considerable gap between the side wall and the proposed extension. The areas of the neighbouring dwelling are not considered to be habitable rooms therefore it is concluded that there will be no significant loss of daylight/sunlight enjoyed by the occupiers of this site.

Given the separating gap mentioned above the proposed extension would not give rise to loss of outlook and an increased sense of enclosure.

Concerns are also raised against the development in that it would increase the loss of privacy impacts. The development would introduce an upper floor rear Juliet balcony which would facilitate direct views into the rear garden areas, however it is recognised that there is mutual overlooking into neighbouring gardens through upper floor windows and as such the proposed Juliet balcony would not enable overlooking above what is currently experienced. Therefore it is concluded that the first floor extension would not give rise to loss of privacy.

As such, due to the above considerations the proposed development would not inflict any adverse impact against the amenity currently enjoyed by neighbouring properties and is in compliance with policy D6 of the London Plan and policy DM1 of the DPD and Policy DH3 of the Highgate Neighbourhood Plan (HNP) 2017.

6. CONCLUSION

The proposal is considered acceptable in respect of its character, appearance and impact on the area, and it would not result in material harm to the residential amenity of neighbours, in accordance with the policies outlined above. 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 plans list: Mixed/Combined Plans - B354274-01-1100 A, B354274-01-1200 A, B354274-01-3100 A, B354274-01-3200 A.
Block plan of the site - B354274-01-3000 A.
The location 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 otherwise stated 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.

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.