



# Officer Report

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|----------------------------|---------------------------------------------|
| <b>Application Number:</b> | <b>HGY/2026/0538</b>                        |
| <b>Application Type:</b>   | <b>Householder planning permission</b>      |
| <b>Address:</b>            | 168 Dukes Avenue, Hornsey, London, N10 2QB  |
| <b>Proposal:</b>           | Erection of a single storey rear extension. |
| <b>Case Officer:</b>       | Mark Chan                                   |
| <b>Valid Date:</b>         | 02/03/2026                                  |
| <b>Applicant:</b>          | mrs marina trinchese                        |
| <b>Agent:</b>              | Mr Bill Greensmith                          |

## **RECOMMENDATION**

### **Approve with Conditions**

#### **1. PROPOSED DEVELOPMENT AND LOCATION DETAILS**

##### Proposed development

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

##### Site and Surroundings

The application site is a two storey, end-terraced dwellinghouse located on the southeastern side of Dukes Avenue. The property has an existing rear dormer and front rooflights. The site is within the Muswell Hill Conservation Area (CA).

##### Relevant Planning and Enforcement History

HGY/2020/0356 – Construction of a single storey rear extension and alterations to existing side return projection. Approved 18/03/2020.

HGY/2012/1381 – Erection of rear dormer including alterations to roof to convert from hip to gable with insertion of 2 x rooflights to front and 1 x rooflight to rear elevations to provide additional habitable room. Approved 31/08/2012.

#### **2. CONSULTATION RESPONSE**

LBH Conservation Officer – The proposed extension is similar to the ones approved and built in the adjacent buildings in this group and the materials proposed for the extension would be to match the existing. The erosion of the original form of the building and the disparity in proportions between the ground and upper floors is regrettable, however this has been generally lost from the group and, in this instance, would be considered to have a neutral impact on the significance of the conservation area, subject to matching materials which should be secured through a compliance condition.

#### **3. LOCAL REPRESENTATIONS**

The application has been publicised by way of letters, site notice and press advert. No representations in response to notification and publicity of the application were received.

#### **4. PLANNING ASSESSMENT**

This application is being considered against Local Plan Policy SP11 'Design' and DPD Policy DM1 'Delivering High Quality Design' which requires buildings/ structures to be of a high, site specific, and sensitive design quality and to safeguard neighbouring amenity. Equally and more specifically it is being considered against DPD Policy DM12 'Housing Design and Quality' which 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.

In terms of amenity London Plan Policy D6 and DPD Policy DM1 both emphasise the importance of protecting amenity of surrounding housing. Policy D6 highlights the need to consider daylight, sunlight, and overshadowing effects on neighbouring properties, ensuring they receive sufficient light appropriate for their context while minimising overshadowing. Similarly, DPD Policy DM1 stresses the requirement for high-quality design to guarantee privacy and amenity for both the development's users and neighbouring residents. This includes providing adequate sunlight, daylight, and aspects to adjacent buildings and land, while also ensuring an appropriate level of privacy to prevent overlooking and maintain the amenity of neighbouring properties.

Applications within a conservation area must also comply with Policy DM9 of the Development Management Development Plan 2017, ensuring that any proposed development preserves or enhances the area's character and appearance. This policy emphasises the importance of assessing the impact on heritage assets and their settings, requiring that any alterations or additions be sensitive to the historic fabric and contribute positively to the conservation area's visual coherence and architectural integrity.

##### - Design & heritage

- The proposal seeks permission for a single-storey rear extension spanning the width of the host dwelling, with a maximum depth of 4 metres to the western side and a stepped projection of 3 metres along the eastern flank, adjacent to No. 170 Dukes Avenue. The extension would have a pitched roof with a maximum height of 3.7 metres and an eaves height of 2.6 metres, finished in London stock brickwork and red clay roof tiles to match the existing dwelling.

The proposed form, scale and layout are consistent with the prevailing pattern of development along this section of Dukes Avenue, where single-storey rear extensions of similar depth, height and proportions are common. In particular, the proposal closely reflects the design, proportions and fenestration of existing rear extensions at Nos. 170 and 172, reinforcing visual consistency and coherence within the terrace.

In heritage terms, it is acknowledged, as noted by the Conservation Officer, that the cumulative impact of rear extensions has resulted in some erosion of the original form of the building group. However, this alteration is already firmly established along this terrace and is not attributable solely to the current proposal. When assessed within this context, the proposed extension would not introduce an additional degree of harm. Instead, by matching materials and maintaining an appropriate scale, it would result in a neutral impact on the character and significance of the Muswell Hill Conservation Area.

Due to its rear location, the extension would not be visible from the public realm and would therefore have no adverse impact on the street scene. Overall, the proposal is considered to preserve the character and appearance of the Conservation Area, in accordance with Policy DM9.

#### Impact on Residential Amenity

The effect of the proposal on neighbouring residential amenity has been carefully assessed. The extension's single-storey form, limited height, and stepped projection ensure that it remains subordinate to the host dwelling and does not appear visually dominant or overbearing when viewed from adjoining properties.

The extension would project only 1 metre beyond the existing rear elevation of No. 170 Dukes Avenue and is set back by over 4 metres from the shared boundary with No. 166. Given these separation distances, the modest scale of the proposal, and its pitched roof form, the development would not result in any material loss of daylight or sunlight to neighbouring habitable rooms or gardens. Similarly, there would be no significant increase in overshadowing beyond what is typical for rear extensions in this urban context.

The proposal does not introduce any new openings that would result in overlooking or loss of privacy. As such, the development is considered to comply with the amenity requirements of London Plan Policy D6 and DPD Policy DM1.

#### Conclusion

Taking all of the above into account, the proposed single-storey rear extension is considered to represent a well-designed and appropriate form of development. The proposal respects the scale and character of the host dwelling, aligns with the established pattern of development along Dukes Avenue, preserves the character and appearance of the Muswell Hill Conservation Area, and would not result in any unacceptable impacts on neighbouring residential amenity.

### **5. CIL APPLICABLE**

N/A – Under 100 sqm

### **5. RECOMMENDATION**

GRANT PLANNING PERMISSION subject to 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 completed in accordance with the approved plans and drawings listed below except where conditions to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Approved plans list:

P100 LOCATION PLAN  
P102 EXISTING PLAN  
P101 SITE PLAN  
P103 PROPOSED PLAN  
ELEVATIONS

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.