



Officer Report

Application Number:	HGY/2026/0367
Application Type:	Householder planning permission
Address:	98 Inderwick Road, Hornsey, London, N8 9JY
Proposal:	Erection of single storey ground floor rear infill extension; changes to rear and side fenestration and doors; new 2.5m high timber fence; new raised deck (AMENDED PLANS).
Case Officer:	Nathan Keyte
Valid Date:	23/02/2026
Applicant:	Heimrich
Agent:	Brownlow

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDING

The subject property is a mid-terrace, two-storey building located on the eastern side of Inderwick Road. Inderwick Road is a residential street that slopes from south to north, with a gradual steeping in height of properties. The site is not located within a conservation area; however, the street is characterised by well-designed and well-maintained Victorian houses. The site is also located within a Critical Drainage Area.

2. PROPOSED DEVELOPMENT

This is an application for the erection of single storey ground floor rear infill extension; changes to rear and side fenestration and doors; new 2.5m high timber fence; new 0.7m high raised deck.

The part infill side extension will have a height of approximately 3.1m relative to the ground level at no. 100 Inderwick Road, with a length of 5.5m along the shared boundary. The application has been amended since lodgement to so that at the site boundary the extension is reduced to 2.3m in height, with the portion above this to be glazed. The proposed fence will extend beyond the rear of the proposed extension wall by 7.5m at a height of 2.5m, with 0.7m of fence height being trellis screening.

3. SITE HISTORY

None.

4. CONSULTATION

N/A

5. LOCAL REPRESENTATIONS

The application has been publicised by the way of letters. Two representations were received, both in objection.

Objections material to planning:

- Objection to fence height, due to impacts of shading and size and daylight. [Officer comment: the plans have since been revised to incorporate a trellis].
- Fence height is out of keeping with other fences in area.

Objections non-material to planning:

- Party wall agreements.

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance;
2. Impact on neighbouring amenity.
3. Flooding

Design and 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.

The host property is a typical two-storey Victorian terraced dwelling, characteristic of Inderwick Road. The proposed development comprises a single-storey rear infill extension, alterations to the rear and side elevations, and associated garden works. All proposals are located to the rear of the property and will not be visible from the public realm.

The extension is subordinate to the host building in terms of scale, height and massing and adopts a half-width infill form, ensuring that the original proportions of the terrace are retained.

Amendments to the scheme reduce the height along the shared boundary to approximately 2.3 metres, with glazing above, which softens its appearance and reduces perceived bulk.

The use of matching brickwork, traditional-style timber doors and windows, and a lightweight glazed roof is considered appropriate within the context of Victorian rear extensions and is consistent with similar developments in the surrounding area. The proposed raised decking and timber boundary treatment, including trellis screening, are modest, domestic in character, and typical of rear garden arrangements along the street.

Overall, the works are considered acceptable in terms of design and appearance in compliance with the policy outlined above.

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. 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 amenity of neighbouring residents.

In relation to No. 100 Inderwick Road, it is noted that there are a number of side-facing windows serving this property that address the application site, one of which appears to be obscure-glazed, in addition to a rear-facing window and door. The amended proposal reduces the height of the extension along the shared boundary to approximately 2.3 metres when measured relative to No. 100. The portion of the extension above this height is glazed and will not breach the 45-degree line taken from the centre of the nearest adjoining window. As such, the proposal is not considered to result in an unacceptable loss of daylight or sunlight.

The extension is also set out as a part-width infill rather than extending across the full width between the two properties, which helps to limit its visual presence and avoids an undue sense of enclosure or dominance. The extension will terminate before the larger side-facing windows at No. 100, further reducing its impact. Whilst some light spill from the glazed roof is anticipated, this would be typical of rear extensions in a residential context and would not give rise to material harm. On this basis, the proposal would not result in an unacceptable impact on the amenity of occupiers at No. 100 in terms of outlook, privacy or light.

Regarding No. 96 Inderwick Road, the property will not be materially affected by the proposed extension. In respect of the boundary treatment, the fencing is proposed to increase in height with the upper 0.7 metres comprising trellis screening over a short length. This form of boundary treatment is considered proportionate and will not result in material harm to neighbouring amenity.

In terms of the raised deck, it is noted that this will be elevated by four steps in order to align with the height of the existing deck area to the rear of No. 96 Inderwick Road. In this context, the change in level would not appear unusual or incongruous. The deck has been set back from the adjoining boundary with no. 100, which is at a lower ground level to the application site, to reduce overlooking.

The increased fence height, together with the trellis screening, will adequately mitigate any potential overlooking arising from the raised deck while allowing light penetration. Accordingly, the raised deck and associated boundary treatment are considered acceptable in amenity terms.

Flooding

The site is located within a Critical Drainage Area. The extension proposed will largely be located upon existing paved area surrounded by built form and by reason of its minor scale will not result in material impacts upon drainage within the area.

Conclusion

Overall, the proposed works, as amended, are considered acceptable in terms of design and appearance and would not result in any material harm to neighbouring amenity. All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

7. CIL APPLICABLE

N/A

8. 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 as listed below except where conditions attached 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:

PL-300-Proposed Elevations-P4; PL-302-Existing & Proposed Side Elevation-P1; PL-301-Existing & Proposed Side Elevation-P1; PL-011-Proposed Site Plan.-P1; PL-100-Proposed Floor Plans-P2.

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

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.