

Officer Report

Application Number:	HGY/2026/0712
Application Type:	Full planning permission
Address:	Ground Floor Flat, 27 Dickenson Road, Hornsey, London, N8 9ER
Proposal:	Erection of single-storey side infill extension. Alterations to existing rear extension
Case Officer:	Oskar Gregersen
Valid Date:	12/03/2026
Applicant:	6
Agent:	Jessica Ormrod

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The subject site relates to a two-storey mid-terrace dwellinghouse sub-divided into two flats in the late 1980's. The front elevation is finished in red brickwork and the site matches the neighbouring three properties aesthetically. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

2. THE PROPOSAL

The proposed is a resubmission of a previously approved proposal, approved under record HGY/2022/4226, for the erection of single-storey side infill extension and alterations to existing rear extension

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

OLD/1987/0366 | 28/5/87 Conversion into 2 self-contained flats.
Approve w/ Conditions

OLD/1988/0318 | 25/8/88 Installation of dormer window to rear and 2 velux windows to front elevation to form loft conversion to provide additional habitable Accommodation to upper floor flat.
Approve w/ Conditions

HGY/2022/4226 | Erection of single-storey side infill extension. Alterations to existing rear extension

HGY/2023/1430 | Top Floor Flat, 27 Dickenson Road, Hornsey, London, N8 9ER | Certificate of lawfulness in relation to retention of wooden screening around flat roof of rear extension which facilitates the use as first floor terrace.

Approve

4. CONSULTATION RESPONSES

Neighbour Consultation

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

No of individual responses: 0

5. PLANNING CONSIDERATIONS

Design and amenity impacts

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.

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 proposal is an identical resubmission of a previously approved development, under reference HGY/2022/4226 for the erection of a single-storey side infill extension and alterations to the existing rear extension including addition of doors opening rearward and the addition of steps down in the garden space.

The proposal seeks the erection of a 4m deep, 2.5m wide, and 3.1m tall side extension, along with the addition of external wall insulation and a new rear door to an existing rear portion of the ground floor flat of No 27 Dickinson Road. The proposed side extension would infill up to the boundary with No.25 Dickinson Road, creating a small courtyard toward the original dwelling, facilitating a new internal layout and additional bedroom. The proposal would be finished in similar materials. The proposed side extension would be 4m deep and 2.5m wide at its widest, and 3.1m tall along the boundary. A wall 2.3m tall would be also erected to the rear of the proposed extension facilitate the creation of the rear courtyard. The proposed side extension would be slightly larger than could be achieved under Permitted Development rights if this site were to qualify.

Therefore, it is considered that the proposed scale will not be intrusive or impactful on neighbouring amenity and the proposal can be supported. The drawings submitted show that the

roof line of the side extension would narrowly avoid impacting a 25-degree line drawn from the centre of the flank window of No 25 Dickinson Road. Additionally, the gardens of these sites face north-west and therefore are not situated optimally to benefit from much sunlight. As a result, it is considered that the scale of the proposed side extension would not have a more than substantial impact on access to light.

The proposed alterations to the existing rear portion of the application site, being the external insulation and new rear facing door are not considered to be materially impactful in design or amenity terms and can be supported. The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected. The height and depth of the extension would not result in a material loss of sunlight/daylight or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

6. CONCLUSION

The proposed development is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and 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 noted on approved plans or altered pursuant to the conditions of this planning permission.

Approved drawings list: 092_111 - Proposed Ground Floor Plan (Front), 092_202

Proposed Side Elevation, 092_300_A_Proposed_Section_A-A, 092_201_B_Proposed_Rear_Elevation, 092_040 - Existing Ground Floor Plan (Front), 092_070 - Existing Side Elevation, 092_114 - Proposed Roof Plan (Rear), 092_090 - Existing Section AA, 092_113 - Proposed Roof Plan (Front), 092_055 - Existing Roof Plan (Rear), 092_065 - Existing Rear Elevation, 092_200 - Proposed Front Elevation, 092_020 - Proposed Site Plan, 092_010 - Location Plan, 092_050 - Existing Roof Plan (Front), 092_060 - Existing Front Elevation, 092_112_A_Proposed_Ground_Floor_Plan_Rear, 092_045 - Existing Ground Floor Plan (Rear)

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.