

Application Number:	HGY/2026/0429
Application Type:	Householder planning permission
Address:	35 Fordington Road, Hornsey, London, N6 4TD
Proposal:	Single storey side/rear extension including access steps to new lower ground terrace. Installation of glass canopy on side elevation and replacement side window with door.
Case Officer:	Sabelle Adjagboni
Valid Date:	17/02/2026
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Applicant:	Aurelie Gonzalez
Agent:	Ms Archie Patel

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for a single storey rear extension including steps to a new lower ground terrace. The proposal also includes the installation of a glass canopy on the side elevation and replacement of the side window with a door. The proposal has been amended to reduce the width of the extension, increasing the set back from the northern boundary.

Site and Surroundings

The application site is a two-storey semi-detached property. It is located around the centre of Fordington Road. The surroundings are residential in character, made up predominantly of other residential terraces and semi-detached pairs.

The site is not situated within a conservation area and is not a listed building. The properties in this area are the typical Edwardian and Victorian family homes in the Borough, and there is consistency the architectural language on the terrace. The buildings in this area benefit from relatively large rear gardens.

Relevant Planning and Enforcement history

The history of the site is as follows:

HGY/2026/0430

Address: 35 Fordington Road, Hornsey, London, N6 4TD

Proposal: Certificate of Lawful Development – Proposed Use: Loft extension including 2 × side dormer windows and 1 × rear dormer window; single storey ground floor side extension; and erection of an outbuilding

Decision Date: 27 February 2026

Decision: Permitted Development

HGY/2020/3070

Address: 35, Fordington Road, London, N6 4TD

Proposal: Works to tree protected by a TPO:

T1 Oak (front of property):

- Remove all deadwood, basal and epicormic growth to crown break point.

- Remove diseased and broken branches 2 cm in diameter and larger throughout crown to improve health and appearance and reduce risk of branch failure

- Reduce lateral crown spread by approximately 1.5m to previous and outermost pruning points on north, east and south sides, including cutting from streetlight to give 1.5m clearance.

Decision Date: 11 January 2021

Decision: Approve with Conditions

HGY/2019/2477

Address: 35, Fordington Road, London, N6 4TD

Proposal: Works to tree protected by a TPO. Oak in front garden. Lift by 10% to clear street lamp and to statutory height over pavements and road. Thin out all internal epicormic growth to include ends of branches to reduce by up to 10% and shape for appearance.

Decision Date: 14 October 2019

Decision: Refuse

HGY/2017/2647

Address: 35, Fordington Road, London, N6 4TD, London

Proposal: Prune T1 Oak: clean to remove all dead, diseased and broken branches 2 centimetres in diameter and larger throughout crown; thin crown to remove 10% of live branches; and reduce crown height by 2-3 metres

Decision Date: 1 November 2017

Decision: Approve with Conditions

CONSULTATION RESPONSE

No consultation was required for this application.

LOCAL REPRESENTATIONS

The application has been publicised by way of 3 letters to neighbours. The representations received from the neighbours are summarised as follows:

Non -material for planning consideration

- Objection to the rear dormer and outbuilding

Officer comment: The proposed rear dormer and outbuilding were applied for under Permitted Development and were deemed lawful under planning application HGY/2026/0430. Therefore, these comments do not relate to the works proposed under the current application.

Material for planning consideration

- Impact on natural light and privacy
- Position of the extension directly against the boundary fence will result in overshadowing and overlooking.
- Scale of patio area results in water-runoff problems and risk of flooding.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and Appearance
2. Impact on neighbouring amenity.

Design and 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 proposed development comprises a single-storey rear extension that spans the full width of the host dwelling's outrigger with a depth of 3.5m. The extension would have a flat roof with a maximum height of approximately 3.6 metres. A large, glazed roof light is proposed within the rear extension to enhance natural light. The proposal would also have a sliding glazed bay door on the rear elevation and a large bay window on the side elevation.

The scale and form of the extension are consistent with similar developments at Nos. 27 adjoining the site, 29 (Ref: HGY/2017/2032), 39 (Refs: HGY/2004/0942, HGY/2012/1017) and 41 (Ref: HGY/2005/1680), thereby following the established pattern of development in the locality. Given the generous size of the rear garden, the proposal is not considered to be overly dominant within the site.

The proposal also includes the replacement of an existing window on the side elevation with a door to allow side access to the proposed herb garden on the side of the property and the rear garden. A glass canopy is also proposed on the side to shield the herb garden. These features and alterations are considered acceptable and will not detract from the appearance of the building.

The floor levels slope down towards the rear of the building resulting in the garden sitting below the building and requiring some steps to go down. In addition to the steps, a low patio is also proposed and would be flushed with the ground. This is considered acceptable to improve the practical use of the garden.

Overall, the extension is proportionate and subordinate to the host building, preserving the architectural integrity of the property and safeguarding the character and visual amenity of the surrounding area.

As such, in terms of design, the proposal is in line with the above policies.

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 resident.

No. 37 is the attached property to the site with the garage at the front of the property sharing a wall. However, the rest of the building at the rear is set back from the boundary. To mitigate impacts on daylight, overshadowing and sense of enclosure, the proposal has been amended to set the extension back from the boundary to that it doesn't extend beyond the footprint of the host dwelling to the side. This amendment ensures that any potential impact on this neighbour's daylight or sense of enclosure would be minimal.

The proposed side window is also on the side facing the boundary with No. 37. Given that No.37 has no side window and the height of the fence boundary, it is considered that any impact on privacy would be minimal.

On the opposite boundary with No. 33, both properties are detached from each other. The extension follows the footprint of the existing and would be set back from the boundary. Therefore, the impact on daylight or sense of enclosure for this property would be minimal.

Overall, the proposal is not expected to result in any unacceptable loss of light, outlook, or privacy for adjoining occupiers.

As such, the proposal is in line with the above policies.

Conclusion

The proposal is considered acceptable in design and appearance, as well as amenity terms.

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

CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2026/0429

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 below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list: 35FR-100, 35FR-P-201 Rev A, 35FR-P-202 Rev A, 35FR-P-203 Rev A, 35FR-P-204 Rev A, 35FR-P-205 Rev A, 35FR-P-205 Rev A, 35FR-P-206 Rev A, 35FR-P-207 Rev A, 35FR-P-208 Rev A, 35FR-P-209 Rev A, 35FR-P-210 Rev A, 35FR-P-211 Rev A, 35FR-P-212 Rev A, 35FR-P-213 Rev A, 35FR-P-214 Rev A

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

Informatives:

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: 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.