



Officer Report

Application Number:	HGY/2026/0477
Application Type:	Householder planning permission
Address:	38 Hermiston Avenue, Hornsey, London, N8 8NP
Proposal:	Demolition of the ground floor garage and erection of a two storey side extension with rear terrace, a single storey rear extension, and a rear dormer. Installation of rooflights and solar panels in the front roof slope.
Case Officer:	Mark Chan
Valid Date:	24/02/2026
Applicant:	Bryony Wilde
Agent:	Mr Jordan Macann

RECOMMENDATION

Approve with Conditions

1. Proposed development

This is an application for the demolition of the ground floor side garage and erection of a two storey side extension with a first-floor rear terrace, a single storey rear extension, and a rear dormer. Rooflights and solar panels would be installed on the front roof slope.

2. Site and surroundings

The application site is a two-storey, end-terraced property on the northwestern side of Hermiston Avenue. The property has an existing single storey side garage and rear extension as well as a rear roof dormer. The surrounding area is residential in character, made up predominantly of other residential terrace properties. Opposite of the site is Rokesly Infant and Nursery School.

The site is not within a conservation area nor in the vicinity of a listed building. Many properties on this side of the road have rear extensions and rear dormers of various size and style. Over the years, the rear elevations and fenestrations of many properties in the terrace have also been altered.

3. Relevant planning and enforcement history

PRE/2025/0305 – Erection of ground floor garage conversion, two storey side extension, and terrace, main and side dormer extensions, floor plan redesign and all associated works. Pre-application advice issued 26/01/2026.

4. Consultation response

No consultation response was received for this application.

5. Local representations

The application has been publicised by way of letters to neighbours. 7 objections were received from the neighbours. The reasons for objection are summarised as follows:

- Overlooking and loss of privacy from the proposed first floor rear terrace
- Overshadowing and loss of daylight/sunlight due to the additional bulk and height of the two-storey side extension
- Overbearing scale and massing of the rear dormer and side extension
- Noise and disturbance from the rear terrace

6. Planning considerations

The main planning considerations raised by the proposed development are:

1. Design and appearance; and
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 proposal involves demolishing the existing garage and erection of a new two storey side extension. The side extension would retain the same front alignment as the existing garage and front porch on the ground floor level. The first-floor element would be recessed to align with the existing front facade of the host property. A 1m wide passageway would be built between the new side extension and the existing northeastern side boundary. The front façade of the side extension would follow the architectural language of the existing host building, with the horizontal continuation of the render branding and the porch. The extension would be finished with a pitched roof with a side gable end, as a continuation of the existing roof.

Overall, it is considered the proposed extension would maintain the existing character of the dwellinghouse through its use of appropriate architectural detailing and proportions, which upholds the prominence of the full height bay window. The extension is acceptable in terms of design and appearance, which complements the row of terrace properties and the street scene. A condition has been included in the permission requiring the external materials and finishes to match to the existing and would result in a cohesive appearance for the dwellinghouse.

Proposed alterations and extensions to rear elevation includes erection of a small ground floor single storey extension to the rear of the existing kitchen, the installation of a first-floor rear terrace, and the replacement of the existing rear dormer with a larger rear dormer.

The existing rear dormer has a width of 3.95m and a depth of 2.94m. This dormer would be demolished and replaced by new larger rear dormer spanning a width of 9.3m and a depth of 4.15m. The applicant has reduced the width of the dormer slightly compared to the pre-application scheme (PRE/2025/0305) and is now set back from either side of the roof by 1m. Whilst the new roof dormer would still be relatively large, it would now be reasonably set back from the eaves and edges of the roof. The applicant has also amended the design and material of the dormer so that it would appear as two small dormers to visually break up the massing. It is also observed that many neighbouring properties in the locality including Nos. 40, 50, 56 and 58 Hermiston Avenue as well as Nos. 44 and 48 Rokesly Avenue have existing full-width rear dormers. The proposed dormer would be in keeping with the existing pattern of development. Whilst the dormer would be slightly visible from the northern end of Hermiston Avenue, given its height and rear location and the fact that there are many existing rear dormers in surrounding area, it is not considered the proposed dormer would adversely affect the character and appearance of the host property and street scene.

Other proposed extension and alterations include the erection of a small 1.35m deep rear extension, installation of a first-floor rear terrace on top of the ground floor of the new two-storey side extension and four front rooflights and solar panels to the front roof. Compared with the pre-application scheme, the depth and area of the terrace have been reduced significantly and 1.8m high frosted glazed privacy screens have been proposed on either side of the terrace and return. Due to the relatively minor scale of the works and rear location of the extension and terrace, there would be limited visibility from public view and would not impact the appearance of the host property and street scene.

The new front rooflights and solar panels are considered appropriate and proportionate additions with most of the front roof slope retained. It is also observed that many neighbouring properties have front rooflights. It is not considered the works would adversely affect the character of the host property and street scene.

Overall, the proposal demonstrates acceptable design quality, with no adverse impact on the character or appearance of the host property or the surrounding area in accordance with the relevant planning policies 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.

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.

The proposed two-storey extension would match the height of the host property and setback from the northeastern side boundary by 1m. The flank window on the first floor serves an ensuite bathroom and would be obscure glazed and fixed shut. The flank wall of the extension as well as the first-floor rear terrace would also be over 20m from the nearest rear windows of Nos. 52 and 54 Rokesly Avenue. Furthermore, the rear terrace would be enclosed by 1.8m high frosted glazed privacy screens on both sides to further mitigate any overlooking of neighbouring properties. A condition has been imposed requiring the privacy screen and planter to be installed prior to first use of the roof terrace and maintained as such. Lastly, whilst the two-storey side extension would be taller than the existing side garage, it would match the height of the host building and given that

it would be set away from the boundary by 1m and the properties along Rokesly Avenue have relatively deep rear gardens, it is not considered the proposed development would materially harm the amenities of neighbouring properties along Rokesly Avenue in terms of loss of daylight/sunlight, outlook and privacy nor increase their sense of enclosure.

Given there is no proposed extension or alterations along the boundary with No. 40 Hermiston Avenue, and the new rear terrace would be setback from the boundary by over 6.5m, it is not considered the residential amenities of No. 40 would be materially impacted.

Given the separation between the proposed side extension and neighbouring properties and privacy screens installed in the proposed rear terrace, the proposal would not result in an unacceptable impact on outlook, light or sense of enclosure to be encountered by the occupants of No. 40 Hermiston Avenue and the properties along Rokesly Avenue.

Conclusion

The proposed development is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy 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 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. CIL applicable

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

8. Recommendation

GRANT 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 an non-material amendment.

Approved plans list:

B301026_HH_14597_FireSafety.pdf

B301026_HH_14597_BlockPlans.pdf

B301026_HH_14597_FloodMap.pdf

Drawing Nos. B301026-1100 Rev A, B301026-1200 Rev A, B301026-3100 Rev B,
B301026-3101 Rev B

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.

- 4 Development shall be carried out in accordance with the approved details prior to the first use of the balcony/terrace area hereby approved. The 1.8 metre height obscured glazing privacy screens along the boundaries with Nos. 50 and 52 Rokesly Avenue and No. 40 Hermiston Avenue shall be installed prior to first use of the terrace, and shall be retained for the lifespan of the development, unless otherwise agreed in writing by the Planning Authority.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Informatives:

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.