



Officer Report

Application Number:	HGY/2026/0902
Application Type:	Householder planning permission
Address:	66 Barrington Road, Hornsey, London, N8 8QX
Proposal:	Erection of a rear and side extensions and associated internal works at ground floor level
Case Officer:	Adam Silverwood
Valid Date:	02/04/2026
	6
Applicant:	Ms Katherine Bell
Agent:	Mr Ben Paul

RECOMMENDATION

Refuse

1. Proposed Development

This is an application for a ground floor side / rear extension with internal alterations.

2. Site and Surroundings

The application site is a two-storey terraced building located on the northern side of Barrington Road, close to the junction with Abbeville Road. The site is not located within a conservation area.

3. Relevant Planning and Enforcement History

There is no planning history associated with this application site.

5. Local Representations

The application has been publicised by way of letters sent to neighbouring properties. One representation was received from neighbours, local groups, etc.

The representation considered that the proposed extension would:

- Be detrimental to daylight and sunlight to the adjoining property
- Potentially exacerbate subsidence issues
- Be detrimental to wildlife in the area
- Would not be in proportion to the prevailing character of the area

The matters relevant to planning will be discussed within the relevant section of this report.

6. Material Planning Considerations

The main planning considerations raised by the proposed development are:

1. Design and Impact of the proposed development on the Character and Appearance of the Area;

2. Impact on Neighbourhood Amenity

Design and Impact on the Character and Appearance of the Area

Policy DM1 (Delivering High Quality Design) states that 'all new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area', development 'a) must relate positively to neighbouring structures, new or old, to create a harmonious whole; b) make a positive contribute to a place improving the character and quality of an area; c) confidently address feedback from local consultation; d) demonstrate how the quality of development will be secured when it is built; e) are inclusive and incorporate sustainable design and construction principles'.

The proposed application seeks to erect a rear/ side extension of approximately 7.7 metres length that would infill the existing void area at a width of 1.9 metres and be of 2.7 metres height with a slightly pitched roof and then at 3.2 metres height at its furthest extent. The proposed materials would match the existing building. Due to the terraced nature of the building the proposed extension would not be visible.

The proposed rear/ side extension would be appropriately subservient to the host dwelling, is not considered to be unduly visible from the street scene, or to unduly impact upon the character and appearance of the area and is therefore considered to be acceptable in this regard.

Impact on Neighbourhood 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 extension would be of 7.7 metres length and of 2.7 metres height on the boundary of the neighbouring property. There is a boundary partition wall that would be erected on this shared boundary that due to the change in ground levels evidence on the submitted plans would be of approximately 3 metres height.

One representation has been received that considers that the proposed side extension would block light to the habitable rooms of the neighbouring property. Officers have considered this and are inclined to agree with this assessment.

Its is accepted that due to these windows being north facing, that they would not benefit from much access to direct sunlight during the majority of the day, but the increase in width by 1.9 metres to the boundary and the 3 metre boundary wall would obscure any limited light as the sun travels. This is considered to be detrimental to neighbouring amenity and therefore forms a reason for the refusal of this application.

There is not considered to be any capacity for overlooking from the proposed development.

Conclusion

The proposed side extension is considered to be of a sufficient height along the boundary wall and for a significant depth to block available access to light and to be detrimental to the outlook of adjoining occupiers and is therefore recommended for refusal in this regard in accordance with

Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017, as well as according with the relevant policies of the London Plan 2021 and the NPPF. All other relevant policies and considerations, including equalities, have been taken into account.

7. CIL Applicable

N/A – Under 100sqm no new unit.

8. Recommendation

It is therefore recommended that this application be REFUSED for the following reasons:

Refusal Reasons:

The proposed development by reason of loss of light, and excessive bulk and massing on the property boundary contrary to Policy would be detrimental to the amenities of adjacent occupiers in the immediate vicinity.

As such, this development is contrary to Policy DM1 of The Development Management DPD 2017 and Policies SP0 and SP11 of the Haringey Local Plan 2013 and, is , inconsistent with guidance in the National Planning Policy Framework.