



Officer Report

Application Number:	HGY/2026/0900
Application Type:	Householder planning permission
Address:	4 Ferrestone Road, Hornsey, London, N8 7BX
Proposal:	Erection of single storey ground floor infill and rear extension.
Case Officer:	Nathan Keyte
Valid Date:	27/03/2026
Applicant:	Mrs Justin Wolfe
Agent:	Ms Hanna Zminkowska

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDING

The subject property is a mid terrace two storey building with rear outrigger and loft conversion, in use as a dwellinghouse. The surrounding area is predominantly residential in character.

The site is not located in a conservation area nor is it a listed building.

The site is located within a critical drainage area.

2. PROPOSED DEVELOPMENT

Construction of a ground floor rear and side infill (wraparound) extension.

The infill extension will extend along the shared boundary with no. 5 Ferrestone Road, for a length of 7.7m, extending 0.8m beyond the rear façade of the host building outrigger. The extension will have a pitched roof with roof lights, and has been reduced since lodgement on the boundary to 2.3m in height on the boundary, rising to 3.3m in height.

The ground levels of the subject site are approximately 0.25m higher compared to that of either adjoining neighbour at no. 5 Ferrestone Road.

3. SITE HISTORY

None.

4. CONSULTATION

N/A

5. LOCAL REPRESENTATIONS

The application has been publicised by the way of letters and a site notice. No representations have been received following the consultation period.

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 proposal is for a single storey rear infill/ wraparound extension and will remain subordinate in scale to the host building. There are observed to be a number of single storey infill extensions, such as at no.s 2 and 3 Ferrestone Road. While there are no rear extensions within the existing terrace, there are a number in the surrounding area. Noting the proposed extension is to the rear, is single storey, and is modest in depth (being 0.8m beyond the rear outrigger) and is not located within a conservation area, the development will be of a scale acceptable for the character and appearance of the area.

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.

With regard to no. 3 Ferrestone Road, while the height of the rear extension is noted to be approximately 3.3m relative to no. 3s ground level, considering the minor depth proposed of 0.8m there will be no material impact on daylight/ sunlight, neither from a sense of dominance or enclosure.

With regard to impacts on no. 5 Ferrestone Road, the proposed infill extension will extend a total of 7.7m along the adjoining boundary, with a height of 3.0m relative to the ground level at no. 5. The existing fence with trellis has a height of 2.5m relative to the ground level of no. 5. There is a rear facing patio door at no. 5, and the proposal. The proposed development wall, since amended, will generally match the height of the existing trellis fence at the boundary. The room served by the side facing window at no.5 is also served by additional glazing to the rear. Considering the particulars of the site, and the reduction in height on the boundary since lodgement, the impacts upon neighbour amenity including daylight/ sunlight and dominance or sense of enclosure will be acceptable.

Flooding

The site is located within a Critical Drainage Area. The extension proposed will 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

The proposal is considered acceptable subject to conditions. 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 – additional floor area remains under 100 sqm.

8. BNG

N/A – the application is a householder application, and will be located upon existing impermeable area.

9. 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:

2504.104 Rev A; 2504.105 Rev A; 2504.103 Rev A; 2504.101; Location Plan.

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 unless otherwise stated on the approved plans.

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: 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.