



# Officer Report

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|----------------------------|----------------------------------------------------------------------------------------------------------------|
| <b>Application Number:</b> | <b>HGY/2026/0926</b>                                                                                           |
| <b>Application Type:</b>   | <b>Householder planning permission</b>                                                                         |
| <b>Address:</b>            | 3 Linden Road, Hornsey, London, N10 3DH                                                                        |
| <b>Proposal:</b>           | Erection of ground floor single storey rear extension and increase of window size to ground floor rear facade. |
| <b>Case Officer:</b>       | Nathan Keyte                                                                                                   |
| <b>Valid Date:</b>         | 31/03/2026                                                                                                     |
| <b>Applicant:</b>          | Mrs Samantha Simons                                                                                            |
| <b>Agent:</b>              | Mrs Sophie Doe                                                                                                 |

## **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 floor level of the building is located lower than the floor level of the adjoining building at no. 5 Linden Road.

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**

Erection of ground floor single storey rear extension and increase of window size to ground floor rear facade.

The infill extension will extend along the shared boundary with no. 5 Linden Road, for a length of 3.6m, or 2.7m from the existing ground floor extension. The extension will have a flat roof, being 3.7m in height adjacent to the boundary, 3.0m in height relative to the ground level at no. 5.

### **3. SITE HISTORY**

HGY/2002/1767

Proposal: Erection of a single storey rear extension.

Decision Date: 12 December 2002

Decision: Permitted Development

#### **4. CONSULTATION**

N/A

#### **5. LOCAL REPRESENTATIONS**

The application has been publicised by the way of letters and public register. The number of representations received from neighbours, in response to notification and publicity of the application were as follows:

Objections: 2

Support:0

Objection material to planning:

- Loss of light and overshadowing
- Sense of dominance and loss of outlook
- Design is out of character with the terrace
- Lack of clarity on rainwater drainage [Officer comment: is a matter that will be addressed via building control process]

#### **6. MATERIAL PLANNING CONSIDERATIONS**

The main planning considerations raised by the proposed development are:

1. Design and conservation;
2. Impact on neighbouring amenity.
3. Flooding

##### Design and conservation

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 extension and will remain subordinate in scale to the host building. A similar single storey rear extension within the host terrace is observed, such as no. 7 Linden Road (approved under certificate of lawfulness HGY/2019/2368). 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. 5 Linden Road, the extension will extend along the shared boundary for a length of 3.7m from the rear principal wall and 2.8m from the depth of the existing ground floor projection, which based on the neighbouring sites is a original feature of the terrace. The extension will have a flat roof, being 3.7m in height adjacent to the boundary, 3.0m in height relative to the ground level at no. 5. The extension will extend to the west of the building. A similar extension is noted at no. 7 Linden Road which was granted under Permitted Development (HGY/2019/2368), and the impacts of the proposal will be commensurate with this. The adjoining glazing at no.5 is patio doors, and where the outrigger of no. 5 is also set off the shared boundary by approximately 3.5m. Considering the above points and the depth of the proposed extension being 2.7m beyond the rear patio doors of no.5, impacts upon neighbour amenity – including as regards to sunlight/shadowing, and dominance – will be commensurate with other ground floor rear additions in the street and would be acceptable.

Due to the scale and location of the proposed extension, the development will not have material undue impacts on neighbour amenity.

### Flooding

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

N/A

## **8. CIL**

The proposal does not exceed 100 sq.m. and therefore is not liable for Mayor or Haringey's CIL charge.

## **8. 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:

B.EX.0.1; D.PR.0.1; D.PR.2.0; D.PR.2.0.1; D.PR.2.1; D.PR.2.2; D.PR.2.3; D.PR.2.4; D.PR.3.1; D.PR.3.2; D.PR.3.3; D.PR.3.4; D.PR.4.1; D.PR.4.2.

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 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 No part of any structure hereby granted shall be used as a roof terrace or balcony.

Reason: In order to protect the amenity of occupants of the adjoining residential properties consistent with 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.