



Officer Report

Application Number:	HGY/2026/0782
Application Type:	Householder planning permission
Address:	18 Southern Road, Hornsey, London, N2 9LE
Proposal:	Demolition of the existing garage and ground floor WC and erection of single-storey rear extension. Enlargement existing first-floor rear window
Case Officer:	Sabelle Adjagboni
Valid Date:	19/03/2026
Applicant:	Echlin
Agent:	Frances Whittingham

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT

This application seeks planning permission for the demolition of the existing garage and ground floor WC, and the construction of part single-storey and part two-storey rear extensions at 18 Southern Road.

2. SITE AND SURROUNDINGS

The application site comprises one of a pair of semi-detached Victorian houses located on the northern side of Southern Road, near its intersection with Western Road. The site is a locally listed building and lies within the Fortis Green Conservation Area. Southern Road forms part of a predominantly residential street characterised by late Victorian and Edwardian suburban development. The significance of the conservation area derives, in part, from the architectural form and character of its buildings, which collectively create a coherent and harmonious townscape despite variations in detailing.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

The recent planning history of the site is as follows:

HGY/2025/2306

Address: 18 Southern Road, Hornsey, London, N2 9LE

Proposal: Replacement of all existing single-glazed sash windows with new double-glazed sash windows; addition of greenhouse at the rear of the garden.

Decision Date: 22 October 2025

Decision: Approve with Conditions

HGY/2021/2422

Address: 18, Southern Road, London, N2 9LE

Proposal: Part single storey, part two storey rear extensions (following demolition of existing detached garage and rear lean-to).

Decision Date: 12 November 2021

Decision: Approve with Conditions

HGY/2015/3812

Address: 18, Southern Road, London, N2 9LE

Proposal: Demolition of garage and ground floor wc to create rear extension to ground and first floor, and insertion of rear facing dormer in main roof.

Decision Date: 24 March 2016

Decision: Approve with Conditions

4. CONSULTATION RESPONSE

The responses received following consultation on the application are as follows:

LBH Conservation Comments:

- The site lies within the Fortis Green Conservation Area, which is significant as preserving a record of both unplanned and planned, but piecemeal Victorian development.
- 18 Sothern Road is part of a group of paired semi-detached mid-19 Century style villas built in yellow stock brick with gauged brick arches and paired doric porches.
- The building retains its original windows, and the group generally has intact frontages.
- The proposed extension is similar in scale to the two previously approved and in this regard the proposed extension would have a similar impact on the significance of the conservation area as the previous approved schemes.
- There is some concern over the metal coping, the extent and materiality of this is unclear.
- The overhang shown on the elevations should not project outwards of the original side elevation as is currently shown. It will be a much more conspicuous material and should not project outwards.
- Regarding the replacement windows, the proposed elevations show that there is one proposed to be replaced, however the specification provided clearly identifies windows on the front elevation and this needs to be clarified, ideally in the specification drawing.
- The sections provided for the replacement windows do not match the elevations on the same drawings. This may be because the boxes which hold the sashes are not shown as being built into the walls in the provided section which the existing are. Ideally this would be made consistent, so they match the existing.
- The front original windows should be retained.
- Overall, this application is in general acceptable, however there are some clarifications and minor amendments required for this application to be supported.

5. LOCAL REPRESENTATIONS

The application has been publicised by way of letters to neighbours and a site notice displayed in the vicinity of the site. The representations received are as follows:

Supporting: 0

Objecting: 1

The issues raised in the objection are as follows:

- Height of 3m considered excessive and should be reduced by 300mm
- Height reduction will help maintain the open vista between Nos. 18 and 20 seen from Southern Road, and Western Road and reduce the overall 'blocky' looking high rear elevations.
- Drainage concerns.

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design & heritage
2. Impact on neighbouring amenity

Design and heritage

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.

High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The site has two previously approved schemes (2015 and 2021), both now lapsed. The current proposal follows a similar design approach to those earlier permissions.

Demolition of garage

The existing garage is visually bulky and lacks architectural or historic merit and therefore its demolition is considered acceptable.

Ground floor rear extension

The proposed extension would project approximately 5m along the shared boundary with No. 16 and approximately 5.7m along the opposite side elevation. The extension would span the width of the host dwelling, maintaining the established building line and rhythm of development within the terrace.

The extension would feature a flat roof with a height of approximately 3.2m, broadly comparable to that of the neighbouring extension at No. 16. Given its single-storey form, the generous depth of the rear garden, and the presence of similar built form at the adjoining property, the extension would appear proportionate and subordinate to the host dwelling and would not appear dominant or incongruous within the rear setting.

The proposed window replacement relates solely to the rear elevation and would replicate the style and appearance of the existing fenestration. The external materials would match those of the host dwelling, ensuring a cohesive appearance. The proposed rooflight would be discreetly positioned

within the flat roof and would not result in harm to the character or appearance of the host dwelling or the wider conservation area.

Overall, the proposal is considered modest in scale and massing and would remain subordinate to the host dwelling. By reason of its design, form, materials, and relationship with surrounding built form, the development would preserve the character and appearance of the conservation area and would be in keeping with the established pattern of development in the area.

As such, in terms of design and impact on the conservation area, the proposal accords with the relevant 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.

On the boundary with No. 16, the proposed extension would project approximately 1m deeper than the neighbouring rear extension. Given the limited additional depth, the proposal is not considered to result in any material loss of daylight, sunlight, or sense of enclosure to the adjoining occupiers.

An objection was raised by the occupier of No. 20, as summarised above. Along this boundary, the existing garage structure would be demolished. Whilst the proposed extension would span the width of the host dwelling, it would not extend beyond the established building line of the property. Furthermore, the extension would be set away from the boundary with No. 20, thereby limiting any impact on outlook, daylight, or sense of enclosure. Overall, the proposal is not considered to result in any unacceptable impact on the residential amenity of adjoining occupiers.

Although a side-facing window is proposed, views would primarily be directed towards the application site's own rear garden and would be filtered by the existing boundary treatment. As such, the proposal would not result in any material overlooking or loss of privacy to neighbouring occupiers.

With regard to concerns relating to drainage, this matter would be addressed separately under Building Regulations and does not alter the overall acceptability of the proposal in planning terms.

Overall, the proposal is considered acceptable in terms of its impact on neighbouring residential amenity and would accord with the relevant policies.

Conclusion

The proposal is considered acceptable in design, heritage and amenity terms, in line with the policies outlined above. Specifically, the extension is proportionate and subordinate to the host building, ensuring the protection of local character and visual amenity while avoiding undue impact on neighbouring properties.

All other relevant policies and considerations, including equalities, have been considered. Planning permission should be refused for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7. 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.

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 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: Location Plan, 002, 006, 110-A, 120-A, 121-A, 200-A

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.

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.