



Officer Report

Application Number:	HGY/2026/0521
Application Type:	Householder planning permission
Address:	9 Cavendish Road, Hornsey, London, N4 1RP
Proposal:	Erection of a single storey rear extension.
Case Officer:	Mark Chan
Valid Date:	26/03/2026
Applicant:	MR gareth stokes
Agent:	MR gareth Stokes

RECOMMENDATION

Approve with Conditions

1. Consultation

Local representations

No representations were received in response to notification and publicity of the application.

2. Planning assessment

The property at 9 Cavendish Road, London, N4 1RP is located within [Insert Conservation Area]. The property is a two-storey dwelling with a lower ground floor, resulting in a three-storey appearance to the rear, forming part of a terrace on the northern side of Cavendish Road where properties step in height due to the sloping topography from west to east. This contributes to the varied yet coherent character and appearance of the surrounding conservation area.

This application is being considered against Local Plan Policy SP11 'Design' and DPD Policy DM1 'Delivering High Quality Design' which requires buildings/structures to be of a high, site specific, and sensitive design quality and to safeguard neighbouring amenity. Equally and more specifically it is being considered against DPD Policy DM12 'Housing Design and Quality', which requires extensions to respect the form, setting and architectural characteristics of the original building, using high quality materials appropriately.

In terms of amenity London Plan Policy D6 and DPD Policy DM1 both emphasise the importance of protecting amenity of surrounding housing, including impacts on daylight, sunlight, outlook and privacy.

This application is seeking consent for the erection of a single-storey rear extension. The main issues with this application are the design quality of the scheme, the impact on the character and appearance of the conservation area, and the effect on neighbouring amenity.

There is no relevant planning history associated with the site.

Design and appearance

The proposed single-storey rear extension would project approximately 3.1m in depth and would span the width of the rear elevation. It would directly abut the boundary with Nos. 7 and 11 Cavendish Road. The extension would have a flat roof, with a modest overall height typical of rear extensions of this nature.

The extension would be constructed using brickwork to match the existing dwelling, aluminium glazed doors/windows, and a rendered panel above the doors, forming a contemporary yet complementary addition to the host property.

The proposed extension would be modest in bulk and scale, remaining clearly subordinate to the host dwelling. Furthermore, the surrounding pattern of development includes rear extensions such as that at No. 11, reinforcing the acceptability of such additions within the terrace.

Given these considerations, the extension is considered acceptable in design terms and pattern of development to the surrounding area.

Impact on neighbouring amenity

The proposed extension has been carefully assessed in relation to neighbouring properties Nos. 7 and 11 Cavendish Road.

To the rear of No. 11, there is an existing rear extension, and the property sits at a slightly lower ground level than No. 9. To the rear of No. 7, there is no extension but a bay projection, with the proposed development extending approximately 1.84m beyond this feature.

However, it is important to note that Nos. 7 and 9 sit at the same ground level, and the properties are oriented such that their rear elevations face due north. As a result of this orientation, together with the modest depth of projection, the development would not result in any material loss of daylight or sunlight to neighbouring properties.

Furthermore, the scale and height of the extension would not give rise to any undue sense of enclosure or overbearing impact. The relationship with the neighbouring properties, combined with existing built form and boundary treatments, ensures that the proposal would not adversely affect outlook.

The proposal would not introduce any additional overlooking beyond the existing arrangement.

Overall, the proposed development is considered acceptable in terms of residential amenity and complies with London Plan Policy D6 and DPD Policy DM1.

Conclusion

Overall, the proposed development is considered acceptable in terms of design, and amenity considerations, in accordance with the policies outlined above.

The proposal would preserve the character and appearance of the conservation area, and all other relevant policies and material considerations, including equalities, have been taken into account.

3. CIL Applicable

N/A – Under 100sqm no new unit.

4. Recommendation

It is therefore recommended that this application be APPROVED subject to appropriate planning 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 in below, other than where those details are altered pursuant to the conditions of this planning permission.

Location Plan, 2501_1001_Existing and Proposed Plans and Elevation,
2501_1001_Proposed Plans and Elevation

Reason: For the avoidance of doubt and in the interests of proper planning.

3

The external brick 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

No part of the flat roof to the rear extension hereby granted shall be used as a roof terrace or balcony.

Reason: To prevent overlooking and loss of privacy to neighbouring properties and to safeguard residential amenity, in accordance with Policy DM1 of the Haringey 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.