



Officer Report

Application Number:	HGY/2026/0783
Application Type:	Householder planning permission
Address:	2 Tregaron Avenue, Hornsey, London, N8 9EY
Proposal:	Erection of a glass conservatory extension of the first floor level.
Case Officer:	Eunice Huang
Valid Date:	13/04/2026
Applicant:	MR & MRS B CONNOR
Agent:	MR BRYAN CONNOR

RECOMMENDATION

Refuse

1. SITE DESCRIPTION

The application site relates to a part two, part three storey detached house located on the northern side of Tregaron Avenue. The property is of the Arts and Craft style and has been altered over the years with side and rear extensions. The host property is not listed and is not located within a conservation area, although it is located along the boundary of the Crouch End Conservation Area to the north and west of the site.

2. THE PROPOSAL

The proposal is for the erection of a glass conservatory extension of the first floor level. The extension would be erected on the rear elevation, infilling a roof area to the side of the existing outrigger.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

Background

The original building was a part two, part three storey dwellinghouse with an outrigger and a double garage to the side. The dwelling was altered with the demolition of the garage and the addition of a large two storey side extension following the granting of HGY/2015/1302. This existing extension projected to the rear, with its rear façade meeting that of the pre-existing outrigger.

Planning application HGY/2025/1393 was refused for a first floor rear side infill extension, due to its dominant size and scale and impact on the amenity of neighbouring properties.

Relevant planning history

HGY/2025/1393

Address: 2 Tregaron Avenue, Hornsey, London, N8 9EY

Proposal: First floor rear side infill extension.

Decision Date: 13 August 2025

Decision: Refuse

HGY/2022/2070

Address: 2, Tregaron Avenue, London, N8 9EY

Proposal: Variation of condition Condition 2 (approved plans) attached to planning permission HGY/2015/1302 for "removal of existing garage and provision of a two storey side extension with matching pitched including extension of existing loft with rooflights" to provide a balcony to the rear of the consented two-storey side extension in place of a current screen.

Decision Date: 21 February 2023

Decision: Approve with Conditions

HGY/2022/0992

Address: 2, Tregaron Avenue, London, N8 9EY

Proposal: Provision of a front light well and steel railings and stairs to the existing lower ground floor.

Decision Date: 11 May 2022

Decision: Approve with Conditions

HGY/2021/2043

Address: 2, Tregaron Avenue, London, N8 9EY

Proposal: Certificate of lawfulness for a proposed rear garden outbuilding

Decision Date: 15 July 2021

Decision: Permitted Development

HGY/2017/0677

Address: 2, Tregaron Avenue, London, N8 9EY, London

Proposal: Retention of rear roof terrace with associated soft landscaping and privacy screening

Decision Date: 4 September 2017

Decision: Approve with Conditions

HGY/2017/3560

Address: 2, Tregaron Avenue, London, N8 9EY

Proposal: Removal of conditions 1 (implementation of screening) & 2 (approved plans) attached to planning permission HGY/2017/0677 in order to remove the requirement for screening of the existing terrace area.

Decision Date: 17 January 2018

Decision: Refuse; Appeal Dismissed

HGY/2015/1302

Address: 2, Tregaron Avenue, London, N8 9EY, London

Proposal: Removal of existing garage and provision of a two storey side extension with matching pitched including extension of existing loft with rooflights.

Decision Date: 11 August 2015

Decision: Approve with Conditions

HGY/1990/0212

Address: 2, Tregaron Avenue, London, N8 9EY, London

Proposal: Demolition of existing double garage and erection of new enlarged double garage.

Decision Date: 2 March 1990

Decision: Approve with Conditions

4. CONSULTATION RESPONSES

Internal & External Consultees

No consultation responses were received.

Neighbour Consultation

The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses: 1

Objecting: 1

Support: 0

Neither: 0

The following issues were raised in representations and are addressed further on in this report or below:

- Overlooking into neighbouring dwelling and garden
- Noise disturbance from gatherings
- Overbearing and impact on outlook of neighbouring dwelling
- Daylight/sunlight impact

5. PLANNING CONSIDERATIONS

Design & appearance

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

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 and 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.

The proposal is for a first floor glass conservatory extension to the rear of the dwelling. It would occupy the flat roof area adjacent to the existing outrigger, with a similar siting to the refused first floor extension under HGY/2025/1393. Due to the site topography and presence of the lower ground floor level, the first floor extension would be three storeys above garden level.

The first floor extension would have a depth of 3.25m and a width of 4.295m, set in 0.6m from the rear and side edge of the roof. It would have a sloping roof, which would be pitched below the existing eaves of the hipped roof. The extension would take the form of a contemporary frameless glass box addition to the flat roof, constructed with a structural glass and structural glass beam roof, and a seamless silicone glass curtain wall. The side elevation would be obscure glass to a height of 1.7m.

Although the extension would be of a lightweight construction, it would nonetheless increase the volume of the building at a prominent height and increase the perceived scale of the rear elevation. The Design and Access Statement includes examples of glass extension projects on roofs, which indicate that the proposal would increase the visual bulk of the building and appear dominant from neighbouring properties. As existing, the host building is bulkier than its neighbours on the northern side of Tregaron Avenue, and the proposal would exacerbate this further.

Whilst it is acknowledged that the prevailing pattern of development within the area varies in terms of form, scale and established building lines, the proposed large-scale glazed addition would appear incongruous in the context of the host dwelling and surrounding properties. In the context of the existing extensions to the property, the proposal would introduce a rear elevation and fenestration pattern with a markedly different character to that typically associated with houses of this era.

Where glazed additions are typically added, they are generally confined to ground floor level so as to be subordinate in scale, or where introduced at upper floor level, are limited in scale. By contrast, the proposed extension here would dominate the rear elevation at an elevated height and fail to appear subordinate to the host building.

Further to this, the design of frameless glass extension does not include any openings, so it is not clear how the room would be ventilated and provide an acceptable level of internal amenity for occupiers.

The design, size and scale of the proposed development would have an adverse impact on the appearance of the dwelling and the surrounding area, and is not supported.

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.

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 the amenity of neighbouring residents.

By reason of its scale, height, siting and highly glazed form, the extension would appear visually dominant and overbearing when experienced from the neighbouring properties, particularly No. 4 Tregaron.

Neighbour objections have raised concerns about daylight/sunlight impact on the windows at No. 4 – specifically the rear bedroom windows. It is noted that the rear windows of No. 4 are orientated north, which constrains the existing access to direct sunlight into rear windows. There would be some daylight impact on the ground floor rear windows on No. 4, although it is noted that the glass construction of the extension would reduce the extent of this impact.

Whilst the proposed first floor glazed extension would incorporate obscure glazing to a height of 1.7m on the flank elevation, which may partially mitigate direct overlooking, the extensive area of glazing proposed on the rear elevation, in such close proximity to the shared boundary, would nevertheless introduce significant opportunities for views down into the rear garden of No. 4.

Concerns have also been raised about noise disturbance from the use of the extension. In this case, the glass extension is fully enclosed with no openings, reducing the likelihood of any noise disruption from gatherings.

The development would result in an unneighbourly form of development detrimental to the residential amenity of the neighbouring occupiers, by way of overbearing impact and privacy impact.

6. CONCLUSION

The proposed development is not in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 and of Haringey's Local Plan Strategic Policies 2017. The proposed development also does not accord with the relevant policies of the London Plan 2021 and the NPPF.

The proposal is considered unacceptable in respect of its size, scale, massing and design, which would result in a dominant addition to this property. The proposed development would appear overbearing properties and detract from the privacy of neighbouring properties. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the reasons set out above.

7. RECOMMENDATION

REFUSE PERMISSION for the following reason(s):

Refusal Reasons:

1. The proposed first floor rear extension by reason of its size, scale, massing and glazed design, would result in an incongruous addition that would be visually dominant on the host building and neighbouring properties. The proposed design thus does not satisfy Policy SP11 of the Haringey Local Plan 2017 and Policies DM1 and DM12 of the Haringey Development Management Development Plan Document 2017.
2. The proposed first floor rear extension by reason of its size, scale, massing and glazed design, would result in an unacceptable loss of amenity for neighbouring properties through its overbearing impact and privacy impact, contrary to Policy SP11 of the Haringey Local Plan 2017 and Policies DM1 and DM12 of the Haringey Development Management Development Plan Document 2017.