



Officer Report

Application Number:	HGY/2026/1060
Application Type:	Householder planning permission
Address:	93 The Avenue, Hornsey, London, N10 2QG
Proposal:	Extension and alterations to existing rear patio & garden access.
Case Officer:	Roland Sheldon
Valid Date:	15/04/2026
Applicant:	Mr Dan Outram
Agent:	Mr Marek Redo

RECOMMENDATION

Approve with Conditions

1. Site and Surroundings

The subject site contains a two-storey mid-terraced dwellinghouse located on the southern side of The Avenue, N10. The surrounding uses are residential. The site does not contain a listed building but is located within Vallance Road Conservation Area.

2. The Proposal

Extension and alterations to existing rear patio & garden access.

3. Relevant Planning and Enforcement history

The planning history in relation to the site is as follows.

HGY/2020/2813: Redesign of the rear part of the property to create a new kitchen/living space, including new extension for patio area at rear of property and replacement of windows and doors – Approved 22/01/2021

HGY/2022/1221: New driveway and vehicular access (certificate of lawfulness: proposed use) – Permitted development 17/06/2022

4. CONSULTATION RESPONSE

a. The following were consulted on the planning application:

Internal

- LBH Conservation: No objections to the proposal, but it is unclear if the proposal would be in the root protection areas of any trees.

Officer comment: The submitted application form indicates that no trees or hedges would need to be removed or pruned in order to carry out the proposal.

LOCAL REPRESENTATIONS

The application has been publicised by way of a site notice displayed in the vicinity of the site, a notice placed in the local press, and letters sent to neighbouring occupants. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Objecting: 0
Supporting: 0
Neither: 0

The following local groups/societies made representations: No comments received from local groups/societies.

5 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and heritage and
2. Impact on neighbouring amenity.

Design & 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.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

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. 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 host building is located on a sloping topography which sees the entrance and ground floor level being significantly higher than the rear garden level of the property. Currently, the property benefits from a 2.1 metre depth x 3.8 metre width conservatory with 6 steps beyond it down to the lower patio level. The terrace would be screened with a timber fence panel, along the boundary with no.95. The proposal is to rationalise the patio arrangement, which would see a tiered arrangement with 2 steps down to a barbeque area between the conservatory and the boundary with no. 91 The Avenue, and a further set of steps closer to the boundary with no. 91 down to the current patio area, which would be slightly raised in height by 0.15 metres. A storage area would be inserted underneath the raised element of the terrace. Metal safety railings would be provided along the steps.

The proposed alterations to the terrace, screening and patio area would have a limited impact on the character and appearance of the host building and the wider conservation area, leaving it preserved. The proposal would be acceptable with regards to character and heritage considerations.

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. Policy DH3 of the HNP also states that proposals should not harm the amenity of adjacent properties.

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.

The raised platform immediately projecting from the rear elevation of the conservatory would be 1.25 metres height from garden level before stepping down to the lower decking area on the inside edge of the conservatory, and then steps down to the existing patio area on the boundary adjacent to no. 91 The Avenue. No. 91 has a large rear extension on the shared boundary which means that the proposed terrace would not result in any impact on neighbouring amenity of the occupants of this property by reason of loss of light, outlook or privacy.

The height of the boundary fence with neighbouring no. 95 The Avenue would be increased to 3.5 metres from ground level up to the extent of the terrace to prevent overlooking into this neighbouring property. The limited extent of the increased height of the fence would not result in an unacceptable impact on light or outlook conditions for the occupants of this neighbouring property.

Taking the above into consideration, the proposal is acceptable with regards to amenity considerations.

Conclusion

The proposed terrace alterations, as amended, are considered acceptable in design terms, in terms of the appearance of the dwelling and in relation to the adjacent dwellings and the character and appearance to this part of the conservation area, leaving it preserved. The extensions and alterations would also not result in an unacceptable impact on the amenities of adjoining neighbours.

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

6. CIL APPLICABLE

The additional floorspace is less than 100 square metres and as such is not liable for CIL.

7. 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 in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

2601.053.GF: Ground floor proposed, 2601.060.AABB: Section AA and BB, 2013.001: Location Plan, 2601.010.AA:Existing/proposed section, 2601.070 Proposed rear elevation

Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 The increased height boundary fence on the boundary shared with neighbouring no. 95 The Avenue as shown on plan nos. 2601.053, 2601.070, 2601.060 shall be installed prior to first use of the terrace and maintained as such for the lifespan of the development.

Reason: In the interests of protecting the privacy levels of neighbouring occupants, in accordance with policy DM1 of the Haringey 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.