

PLANNING STATEMENT

Proposed Part Single Part Two Storey Side Extension

31 South View Road, Hornsey, London N8 7LU

10/06/2026

1. Introduction

This statement supports planning application for a two-storey side extension, with a small single-storey element, at 31 South View Road.

2. Site Context & Heritage

The site comprises a modest terraced dwelling (approx. 1.5 bedrooms) located on South View Road. The surrounding area is residential in character, with a number of properties extended, including side additions.

The site is located within the Campsbourne Cottage Estate Conservation Area and is not located within the setting of a listed building.

The Campsbourne estate, constructed between 1897 and 1899. Its architectural character expresses the vernacular cottage style.

The houses on the terrace have a two storey outrigger to the rear. This outrigger is likely a later addition to the original houses because the windows in the outrigger are metal Crittall style windows while the original house have timber sash windows.

3. Proposed Development

The proposal comprises a two-storey side extension with a smaller single-storey element.

- Two-storey extension with flat roof to match existing
- Single-storey element with pitched roof to match existing
- Materials to match existing (brickwork, windows, detailing)

The design is intended to form a cohesive and proportionate addition to the host dwelling.

4. Key Considerations

1. Impact on Neighbouring Properties

The application property benefits from an extant planning permission (Ref: HGY/2026/0326) for a single-storey side extension.

A planning application has recently been submitted for a similar two-storey side extension at the adjoining property, 33 South View Road (Ref: HGY/2026/1293).

The two proposals have been designed to complement one another and create a balanced and coherent appearance when viewed together. It is anticipated that both developments would be constructed at the same time by the same builder, reducing disruption to neighbouring residents and avoiding the need for separate construction projects.

Given that both applications are currently before the Local Planning Authority, it is considered appropriate for the cumulative impact and visual appearance of the pair of properties to be assessed together.

The proposed drawings illustrate the relationship between the two extensions and demonstrate that the development would create a well-balanced pair of dwellings, preserving the rhythm and appearance of the street scene.

Given the corresponding extension proposed at No. 33, the relationship between the two developments has been carefully considered. The proposals would align with one another and would not result in unacceptable loss of daylight, sunlight, outlook or an undue sense of enclosure

2. Impact on Character and Appearance

The proposed extension is designed to be in keeping with the host dwelling, using matching materials and proportions.

The scale and massing are consistent with the existing building, and similar two-storey side extensions have been approved within the street, including at 1 and 11 South View Road.

The proposal is therefore considered to preserve the character and appearance of the area.

The proposal should be considered alongside the corresponding application at No. 33 South View Road. Together the extensions would create a coordinated form of development and a more balanced appearance within the terrace than would arise from a single extension in isolation