



Officer Report

Application Number:	HGY/2026/0921
Application Type:	Householder planning permission
Address:	28 Everington Road, Hornsey, London, N10 1HT
Proposal:	Erection of a front porch and a single storey rear extension with an external patio.
Case Officer:	Mark Chan
Valid Date:	01/05/2026
Applicant:	Luke and Emily Campion and Upton
Agent:	Mr Chris Bulmer

RECOMMENDATION

Approve with Conditions

1. Consultation

The application has been publicised by way of letters to neighbours. No representations were received.

2. Planning assessment

The application site is a two-storey, mid-terraced property on the southern side of Everington Road. The host property has a small lean-to rear extension. The site is not within a Conservation Area but is in Coldfall Estate which has some architectural quality in terms of being a planned estate of houses of common design. The application history in relation to this site is noted.

This application is being considered against DPD Policy DM12 'Housing Design and Quality' and DPD Policy DM1 'Delivering High Quality Design' which requires buildings/ structures to be of a high, site specific, and sensitive design quality, sensitive to landscaped areas and tree provision and to safeguard neighbouring amenity. Equally policy DM1 requires proposals to respond to trees on and close to a site.

In terms of amenity, London Plan Policy D6 and DPD Policy DM1 both emphasise the importance of protecting amenity of surrounding housing. Policy D6 highlights the need to consider daylight, sunlight, and overshadowing effects on neighbouring properties, ensuring they receive sufficient light appropriate for their context while minimising overshadowing. Similarly, DPD Policy DM1 stresses the requirement for high-quality design to guarantee privacy and amenity for both the development's users and neighbouring residents. This includes providing adequate sunlight, daylight, and aspects to adjacent buildings and land, while also ensuring an appropriate level of privacy to prevent overlooking and maintain the amenity of neighbouring properties.

This application is seeking consent for to erect a front porch and a single storey rear extension with an external patio. The main issues with this application are the effect of the development on the character and appearance of the surrounding area and on the living conditions of neighbouring occupiers, as discussed below.

Design and appearance

Front porch

Following advice from the Officer, the height and depth of proposed front porch has been reduced to 3m high (2.3m at eaves), 2.5m wide and 1m deep. The front porch would be built up to the shared boundary with No. 27 Everington Road. It would have a single pitched roof and finished in brickwork match the front elevation of the host property.

Overall, the proposed front porch would be modest in bulk and scale and subordinate to the host property, being only marginally larger than what is allowed under Permitted Development. It is also observed that some neighbouring properties, such as No. 15 Everington Road and No. 2 Steeds Road have similarly sized front porches. Therefore, the proposed front porch is considered acceptable in design terms and not out of keeping with the existing pattern of development.

Rear extension and external patio

The existing lean-to rear extension would be demolished and replaced by the proposed rear extension. The new extension would be 3m high above ground level, full-width and have a depth of 5m that would match depth of the existing rear extension at No. 29. The extension would have a flat roof and be finished in white render on the rear elevation and brickwork on the flank elevations. It would have white double glazed uPVC windows. To the rear of rear extension would be a 0.5m high and 3m deep raised external patio.

The bulk, scale and footprint of the extension would be subordinate in the context of the host property and the depth of the rear garden. Due to its rear location, the extension would not be visible from public view. Given that there are similarly sized rear extension at neighbouring properties such as Nos. 29 and 34, the proposed extension is not out of keeping with the existing pattern of development. The extension is therefore considered proportionate and subordinate to the host property and would not adversely impact the character and appearance of the surrounding area and street scene.

Given low height and small footprint of the proposed external patio and the fact that the rear garden is quite deep, much of the soft landscaping and greenery in the rear garden would be retained. As such, it is not considered the patio would adversely affect the character of the host property nor significantly reduce the soft landscaping on site. The external patio is considered acceptable in design terms.

Impact on neighbouring amenity

The depth and height of the proposed extension would match the rear extension at No. 29. As such, it is not considered to result in a material loss of privacy, sunlight or daylight or have an overbearing appearance to the occupiers of No. 29.

It is observed that No. 27 has an existing 2m deep rear extension and that there is a 2.1m high fence along the shared boundary with the application site. The applicant has also submitted a Sun Path Plan to show that the proposed rear extension would not impact the sunlight at neighbouring properties. Given that the proposed rear extension is only 3m deeper than No. 27's extension and less than 1m taller than the boundary fence, it is not considered the proposed extension would adversely affect the residential amenities of No. 27 in terms of loss of privacy, sunlight/daylight and increased sense of enclosure.

Given that the proposed front porch is only 1m deep and 3m high, it is not considered to adversely affect the residential amenities of No. 27 in terms of loss of privacy, daylight/sunlight or appear overbearing.

Conclusion

Overall, the proposed development is considered acceptable in terms of design and amenity consolidation, in accordance with the policies outlined above. All other relevant policies and 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 in accordance with the following 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 completed in accordance with the approved plans and drawings listed below except where conditions to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Approved plans list:

26-0202-CAM-
Design and Access
Statement.pdf

26-0202-CAM-E-
101 EXISTING
PLANS
ELEVATIONS AND
SECTIONS.pdf

26-0202-CAM-E-
102 EXISTING
BLOCK PLAN.pdf

26-0202-CAM-P-
104 SECTION AA
DAYLIGHT
STRATEGY.pdf

26-0202-CAM-CIL
FORM 1.pdf

26-0202-CAM-E-
100 SITE
LOCATION.pdf

26-0202-CAM -P-
105A SUN PATH
DIAGRAM

26-0202-CAM -P-
101A PROPOSED
PLANS
ELEVATIONS AND
SECTIONS

26-0202-CAM -P-
102A PROPOSED
BLOCK PLAN

26-0202-CAM -P-
103A SIDE
ELEVATION NE
AND ADDITIONAL
MASSING

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

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.