

Officer Report

Application Number:	HGY/2026/1329
Application Type:	Householder planning permission
Address:	56 Nelson Road, Hornsey, London, N8 9RT
Proposal:	Erection of a single-storey rear extension at ground floor level
Case Officer:	Roland Sheldon
Valid Date:	13/05/2026
	6
Applicant:	Mr. Matthew Toal
Agent:	Ms Laurie MacLean

RECOMMENDATION

Approve with Conditions

1. Site and Surroundings

The subject site contains a two-storey (three-storey to rear) L-shaped dwellinghouse located on the east side of Nelson Road, N8. The surrounding uses are residential. The site does not contain a listed building and is not located in a conservation area.

2. The Proposal

Erection of a single-storey rear extension at ground floor level.

3. Relevant Planning and Enforcement history

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

HGY/2015/3309: Alteration to existing side return and construction of window seat to rear elevation – Approved 04/01/2016

HGY/2026/1330: Certificate of lawfulness for proposed use: Loft conversion with erection of rear dormer with 1no. side window above double storey rear outrigger and insertion of 2no. front rooflights and 1no. rear rooflight above main roof – Permitted development 26/06/26

No planning enforcement history.

4. CONSULTATION RESPONSE

There were no statutory consultees for this planning application.

5. LOCAL REPRESENTATIONS

The application has been publicised by way of 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:

Comment: 1

The following comments were received that are considered material to the determination of this planning application:

- The degree of enclosure resulting from the addition of the extension should be considered as part of the assessment.

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and character; and
2. Impact on neighbouring amenity

Design & Character

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 host building already benefits a single storey side infill extension that spans the full depth of the two-storey outrigger. The proposal seeks to erect a full-width single storey rear extension beyond the extent of the rear outrigger and the existing infill extension by 3.3 metres. The extension would have a very shallow pitch roof design measuring 2.9 metres at the shared boundary with no. 54 Nelson Road rising to 3 metres at the boundary shared with no. 58, concealed by a front parapet. The extension would be externally clad in brick, with a large expanse of full-length glazing in the rear elevation.

It is acknowledged that in conjunction with the existing side infill extension that the proposal adds sizeable bulk to the host dwelling. However, the extension would be isolated to single storey ground floor level to the rear of the property where it isn't visible from the public realm, and is located adjacent to the single storey rear extension of no. 58 Nelson Road which is of equal depth on the boundary. The proposal would still see a satisfactory proportion of the rear garden amenity area retained following the introduction of the extension. Taking the above into consideration, the proposed extension would remain subservient in scale to the host building and would not result in an unacceptable impact on the character and appearance of the wider locality.

The proposal is therefore considered to be acceptable with regards to design and character 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.

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.

The proposed extension would not result in any material loss of light or outlook by the occupants of no. 58, by virtue of the existence of the neighbouring rear extension of this property which would be located immediately adjacent to the proposed extension, beyond which the proposed extension would not project and would only marginally exceed the height of the side parapet of the extension of no. 58.

The proposed extension would project 3.3 metres beyond the rear extent of no. 54. Revised plans were requested to reduce the depth of the extension to 3 metres which the applicant refused to make such amendments. Given the sloping topography of the site which sees the land slope downwards from north to south, the rear garden of neighbouring no. 54 is on higher ground to the host building as evidenced on the submitted sections by 0.3 metres. This means the extension would only be 2.65 metres height on the shared boundary with no. 54. The height and depth on this shared boundary would not be considered to result in an unacceptable loss of light, outlook or sense of enclosure that would warrant refusal of the planning application. Taking the above into consideration, the proposal would be acceptable with regards to amenity impact considerations.

7. Conclusion

The proposal is acceptable with regards to design, character and amenity considerations.

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

8. CIL APPLICABLE

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

9. 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.

230_0000-Location Plan

230_1000-Site Plan Revision A

230_1102 A-Proposed Sections AA and CC

230_1200 A-Proposed Front and Rear Elevation

230_1001 A -Proposed Ground and First Floor Plans

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

- 3 The external materials 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.

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.