



Officer Report

Application Number:	HGY/2026/0961
Application Type:	Householder planning permission
Address:	234 Park Road, Hornsey, London, N8 8JX
Proposal:	Erection of a single-storey infill extension including partial retention of the courtyard (Amended Plans Received).
Case Officer:	Adam Silverwood
Valid Date:	22/04/2026
Applicant:	Mrs Diana Anisimova
Agent:	Mrs Renata Brukiene

RECOMMENDATION

Approve with Conditions

1. Proposed Development

This is an application for a ground-floor side extension with associated internal alterations. During the course of the application, amended plans were submitted to revise the roof design in response to concerns raised regarding neighbouring amenity.

2. Site and Surroundings

The application site is a two-storey terraced property located on the north-eastern side of Park Road. The site is not located within a conservation area.

3. Relevant Planning and Enforcement History

There is no planning history relevant to the consideration of this application.

5. Local Representations

The application has been publicised by way of letters sent to neighbouring properties. Two comments in objection were received that consider that the proposed application would:

- Block natural light to adjacent property, create an undue sense of enclosure and reduce available daylight to habitable rooms and outside amenity space.
- Would breach the 45-degree rule when assessed from certain windows
- Would impact on adjacent skylights
- Would have an overbearing impact

6. Material Planning Considerations

The main planning considerations raised by the proposed development are:

1. Design and heritage
2. Impact on Neighbourhood Amenity

Design & heritage

Policy DM1 (Delivering High Quality Design) states that all new development and changes of use must achieve a high standard of design and contribute positively to the distinctive character and amenity of the local area. Development should: (a) relate positively to neighbouring buildings and structures to create a harmonious townscape; (b) make a positive contribution to place-making and the character and quality of the area; (c) respond appropriately to local consultation and feedback; (d) demonstrate how quality will be secured through construction and implementation; and (e) incorporate inclusive and sustainable design principles.

Applications within a conservation area must also comply with Policy DM9 of the Haringey Development Management DPD (2017), which seeks to preserve or enhance the character and appearance of conservation areas. The policy requires development proposals to be sensitive to the historic context of the area, safeguarding the significance of heritage assets and ensuring that alterations and additions contribute positively to local character and architectural quality.

The proposed development comprises a rear/side extension measuring approximately 1.4m in width within the existing side access. The extension would have a maximum height of 3.2m, reducing to approximately 2.6m where the pitched roof slopes towards the courtyard and the main building. The extension would be constructed from painted brickwork, with timber-framed windows and an aluminium-framed glazed sliding door.

The proposed extension is modest in scale and would remain subordinate to the host property. The design, form and materials are considered appropriate to the character of the building and its surroundings. Given the limited scale of the development and its discreet location, the proposal would not result in harm to the significance, character or appearance of the conservation area. As such, the character and appearance of the conservation area would be preserved in accordance with Policy DM9 of the Development Management DPD (2017). The proposal is therefore considered acceptable in design and heritage terms.

Impact on Neighbourhood Amenity

London Plan Policy D6 states that development should not be detrimental to the amenity of surrounding occupiers and should provide appropriate levels of daylight and sunlight whilst minimising overshadowing. Policy DM1 ('Delivering High Quality Design') similarly requires development proposals to safeguard the privacy and amenity of neighbouring occupiers.

In particular, development should provide appropriate levels of daylight, sunlight and outlook to adjacent properties and avoid unacceptable impacts in terms of overlooking, loss of privacy, enclosure or overshadowing.

During the course of the application, amended plans were submitted which revise the roof design of part of the extension. The amended scheme incorporates a sloping roof over the bathroom element adjacent to the neighbouring courtyard, reducing the perceived bulk and massing of the development closest to the shared boundary and helping to address concerns raised regarding enclosure and loss of light.

The proposed extension would be located within the existing side access and would have a maximum height of approximately 3.2m adjacent to the boundary. However, the roof over the bathroom section would slope down towards the retained courtyard areas, reducing to approximately 2.5m in height. The extension would not project beyond the rear building line of either the host dwelling or the adjoining property.

The proposal would retain a courtyard measuring approximately 1.3m in depth and 1.9m in width. This courtyard would adjoin a similar courtyard serving the neighbouring property. An obscured-

glazed bathroom window would face into this space and would not give rise to overlooking or loss of privacy.

Objections have been received on the grounds that the proposal would reduce daylight reaching the neighbouring courtyard and rooflights, create an undue sense of enclosure, have an overbearing impact, and fail the 45-degree guideline when assessed from certain windows. These concerns have been carefully considered.

In assessing the impact on neighbouring amenity, officers have also reviewed the approved plans associated with planning permission HGY/2021/3291 relating to No. 236. These plans show that the inner rear ground-floor window facing the shared courtyard serves a bedroom. A side-facing window within the courtyard serves a bathroom. The principal kitchen, living and dining accommodation is arranged as an open-plan space which benefits from extensive rear-facing glazing and several generously sized rooflights positioned within the mono-pitched roof and set away from the shared boundary with No. 234. Having regard to this approved layout, it is considered that the rooms most likely to be affected by the proposal would continue to receive an adequate level of daylight and outlook.

The neighbouring property benefits from a narrow courtyard/lightwell arrangement, together with rooflights within the pitched roof of the rear extension. Whilst the proposal would result in some reduction in openness when viewed from this courtyard area, the amended roof design reduces the perceived bulk of the extension closest to the neighbouring property and assists in maintaining access to daylight within the retained courtyards. The neighbouring courtyard is already enclosed in character due to the existing built form on both sites, and the additional enclosure resulting from the proposal is not considered so significant as to warrant refusal.

With regard to daylight and sunlight, officers acknowledge that there would be some impact upon the neighbouring courtyard and associated rooflights. However, given the modest scale of the infill extension, the amended roof profile, and the limited extent of the encroachment into the side passage, it is not considered that the proposal would result in a material loss of daylight or sunlight to neighbouring habitable accommodation. The neighbouring property would continue to receive daylight through its courtyard and rooflights, and the proposal would not give rise to unacceptable living conditions for adjoining occupiers. Furthermore, views of the open sky from the affected courtyard are already restricted by the existing two-storey rear projection at No. 236, meaning the additional impact arising from the proposal would be limited. On this basis, officers are satisfied that the proposal would not result in a level of harm that would conflict with the principles of the BRE guidance.

In relation to the 45-degree guideline, this is a rule of thumb used to assist in the assessment of potential impacts and is not a policy requirement in itself. Having regard to the overall relationship between the properties, the amended roof design, and the nature of the affected windows and courtyard space, officers are satisfied that the proposal would not result in unacceptable harm to neighbouring amenity.

Overall, whilst some impact would inevitably arise from development of this nature, the amended scheme achieves an acceptable balance between extending the property and protecting neighbouring residential amenity. The resulting impacts are not considered sufficiently harmful to justify refusal of the application.

Conclusion

The proposed single-storey side extension is considered to be subordinate to the host property and would respect the character and appearance of both the building and the surrounding area.

The impact on neighbouring amenity has been carefully considered, including the objections received and the amended plans submitted during the course of the application. Whilst the proposal would result in some impact on the adjoining property, the revised roof design reduces the perceived bulk of the extension and ensures that no unacceptable harm would arise in terms of daylight, outlook or enclosure.

Overall, the proposed development is considered acceptable in terms of design and residential amenity and is in accordance with the policies outlined above. All other relevant policies and material considerations, including equalities duties, have been taken into account. Planning permission should therefore be granted.

7. CIL Applicable

N/A – Under 100sqm no new unit.

8. Recommendation

It is therefore recommended that this application be **APPROVED** in accordance with the following conditions:

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 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.

PL04A - Block Plan
PL05B - Proposed Floor Plans Rev: B
PL06B - Proposed Elevations Rev: B

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.

- 4 Prior to the first use of the development hereby approved, the ground floor, rear facing window serving a bathroom to be constructed within the side extension shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained and maintained thereafter.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Informatives:**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.

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: 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.