



Officer Report

Application Number:	HGY/2026/1636
Application Type:	Householder planning permission
Address:	8 Uplands Road, Hornsey, London, N8 9NL
Proposal:	Partial demolition of existing rear outrigger and erection of a single storey rear extension.
Case Officer:	Mark Chan
Valid Date:	09/06/2026
	6
Applicant:	Mr Wayne Burton
Agent:	Mr Roman Halat

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposal

Partial demolition of the existing rear outrigger and erection of a single storey rear extension.

Site Description

The subject site is a two storey, mid-terraced dwellinghouse on the eastern side of Uplands Road. The property has an existing rear outrigger with a rear roof terrace on top and a small glazed connection structure on the side. The site is not within a conservation area nor in the vicinity of a listed building.

Planning and Enforcement History

None relevant.

REPRESENTATIONS

No representations have been received from neighbours, local groups, etc in response to notification and publicity of the application.

PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

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

Design and appearance

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.

The application property, like many other properties on this road, has an original single-storey rear outrigger with a roof terrace on top. The current proposal is to remove the existing glazed connection structure and the walls of the outrigger to erect a new full-width single-storey rear extension. The new rear extension would be built up to the boundary on either side with a stepped rear elevation. The existing rear roof terrace would be retained but new metal railings would be installed to enclose the terrace as well as new double timber French doors on the rear elevation to access the terrace.

The proposed rear extension would be full-width and 3.7m deep matching the depth of the existing outrigger on the northern side and 4.2m deep on the southern side. It would have a flat roof with a small roof terrace retained on the northern side. The new extension would have a maximum height of 4m on the southern side whilst the roof terrace would be approximately 2.8m high. The rear extension would be finished in brickwork to match that of the host property, and the rear elevation would have sliding doors and an oriel window. The extension would be appropriately subordinate and respectful in its scale, massing and external materials.

Due to its rear location, the proposed extension would not be visible from public view. The proposal would therefore not adversely impact the street scene nor the local character and visual amenity of the locality.

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 amenity of neighbouring resident.

Officer notes that the height of the proposed rear extension on the northern side adjacent to No. 10 Uplands Road would be slightly lower than the existing rear outrigger. Given that the depth of the rear extension would match the outrigger and the roof terrace is existing, it is not considered the proposed extension would adversely affect the residential amenities of the occupiers of No. 10 in terms of loss of daylight/sunlight, privacy and outlook nor appear overly dominant or increase their sense of enclosure.

On the southern side, No. 6 Uplands Road has an existing rear extension that is 0.8m deeper than proposed and at similar height. The rear extension at No. 6 is also built up to the boundary. Therefore, the impact from the proposed development would be mitigated by the fact that No. 6 has a similar rear extension already. The proposed extension would not result in any adverse impact on the amenities currently enjoyed by the occupiers of No. 6 in terms of loss of privacy, outlook and daylight/sunlight and complies with the above policies.

Overall, the impact on amenities is considered acceptable.

Conclusion

The proposal is considered acceptable in terms of design and neighbouring amenity and complies with relevant planning policies.

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.

COMMUNITY INFRASTRUCTURE LEVY

The increase in internal floor area would not exceed 100 sqm. and therefore, the proposal is not liable for the Mayoral or Haringey's CIL charge.

RECOMMENDATION

GRANT PERMISSION subject to the following condition(s)

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 listed below, other than where those details are altered pursuant to the conditions of this planning permission or where alternative details have been subsequently approved following an application for a non-material amendment.

2607 CD GA 231_revD - PROPOSED SECTION BB.pdf

2607- PA.pdf

2606_CD_GA_001.pdf

2607 CD GA 210_revF - PROPOSED FIRST FLOOR PLAN.pdf

2607 CD GA 215_revA - PROPOSED ROOF PLAN.pdf

2607- DAS.pdf

2607 CD GA 121_revA - EXISTING FRONT ELEVATION.pdf

2607 CD GA 099_revC - SITE PLANS.pdf

2607 CD GA 221_revA - PROPOSED FRONT ELEVATION.pdf

2607 CD GA 101_revC - EXISTING FIRST FLOOR PLAN.pdf

2607 CD GA 130_revC - EXISTING SECTION BB.pdf

2607 CD GA 200_revE - PROPOSED GROUND FLOOR PLAN.pdf

2607 CD GA 100_revC - EXISTING GROUND FLOOR PLAN.pdf

2607 CD GA 115_revA - EXISTING ROOF PLAN.pdf

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 except where otherwise stated on the approved plans.

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.