



Officer Report

Application Number:	HGY/2026/0826
Application Type:	Householder planning permission
Address:	98 Vallance Road, Hornsey, London, N22 7UG
Proposal:	Ground floor rear extension and rear terrace. First floor rear extension and raised terrace. Alterations to the front and rear façade, with new covered porch. New roof covering and rooflights. Updated external works to front and rear of property.
Case Officer:	Eunice Huang
Valid Date:	13/04/2026
Applicant:	Mr Styllis
Agent:	Mr Robert Haworth

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The site is a three storey detached dwelling located on the northern side of Vallance Road. Vallance Road is of residential character, comprising a mixture of semi-detached dwellings. The site is located within the Vallance Road Conservation Area. The dwelling is considered a neutral contributor within the Conservation Area. It dates from the Interwar period in a domestic revival style. It has been altered and extended, which has resulted in incongruous but otherwise inoffensive proportions within the front elevation. The house is rendered white with grey tiles.

2. THE PROPOSAL

The proposed is for a ground floor rear extension and rear terrace; first floor rear extension and raised terrace; alterations to the front and rear façade, with new covered porch; new roof covering and side dormer; and external works to front and rear of property.

Amended plans have been submitted with the following changes:

- Removal of a proposed side dormer.
- Reduction of the rear first floor terrace and addition of a privacy screen, and
- Removal of a proposed garden outbuilding.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

There is no relevant planning history on file pertaining to this proposal.

4. CONSULTATION RESPONSES

Internal & External Consultees

The following were consulted on the planning application:

- LBH Conservation Officer:

The proposed redesign of the main elevation is an informed design approach that rests on architectural assessment of the building and an analysis of the built context of the Conservation Area. The proposed façade reconfiguration aims to remove the more unsympathetic elements of the existing façade and proposes a modern interpretation of the prevailing, characteristic forms, features and proportions of the original houses of this stretch of the Conservation Area. The proposed façade composition and materiality is supported.

The proposed landscape design both to front and rear garden is an improvement to the current configuration, enhancing the site's appearance and its contribution to the Conservation Area.

The proposed ground and first floor rear extensions are acceptable in principle. However, the proposed large first floor balcony with a utilitarian railing is a prominent feature on the rear elevation. This aspect of the rear elevation should be reduced and detailed so that it blends in with the historic character of the host building.

There is no objection to the proposed rooflights and solar panels, subject to approval of detailed design

The proposed roof dormer is uncharacteristic of both the host building and of the original design of the neighbouring properties. It is unobtrusively large and lead to the cumulative visual cluttering and erosion of the established roof form along the street.

(Planning Officer comment: The plans have since been amended. The first floor roof terrace has been reduced in depth and the proposed side dormer has been removed from the scheme.)

- LBH Arboricultural Officer:

No initial concerns although the RPAs should be confirmed for trees on the rear adjoining property, with foundation design details submitted for the garden outbuilding.

(Planning Officer comment: The plans have since been amended, with the removal of the garden outbuilding from the scheme).

Neighbour Consultation

The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses: 1

Objecting: 1

Support: 0

Representation: 0

The following issues were raised in representations and are addressed further on in this report or below:

- Loss of light and overshadowing on No. 100 Vallance Road, particularly rear garden, patio and rear-facing rooms.

- Enclosure and overbearing effect on No. 100 Vallance Road due to scale, depth, and proximity to adjoining property.
- Impact of excavation for new foundations on adjoining properties.

5. PLANNING CONSIDERATIONS

Design & heritage

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.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

Front elevation alterations

The proposal includes a redesign of the front elevation of the dwelling, involving changes to the window and door openings, replacement of front porch, new roof tiling and cladding of Portland stone to façade. The proposed alterations are considered to improve the appearance of the dwelling. Through the removal of unsympathetic elements of the existing façade and enhancing the composition of the front elevation in reference to the architectural styles, materials and scales of characteristic dwellings within the Conservation Area.

Rear extensions and alterations

The proposed rear extension on the ground floor will be full width, with a staggered depth, measuring 3.5m on the western side and 4.4m on the eastern side. The extension will have flat roof with a height of 3.45m. The proposal also includes a first floor rear extension on the western side, which has a depth of 1.7m. The existing rear gable of the host building will be extended over this addition. A terrace is located to the rear of the first floor extension, with a 1.5m depth. This terrace will include a 1.7m privacy screen on the side.

The size and scale of the rear extensions will be subservient on the rear façade of the dwelling within its varied built context. The staggered articulation of the rear projection visually breaks up the additional mass so that it responds to the proportions of the host building. The depth of the extensions are considered to be a suitable intermediary in scale between the dwelling at No. 100 and the bulkier dwelling at No. 96. It is noted that No. 100 Vallance Road has a single storey rear extension located on the western side, approximately 4.7m deep, while a two storey extension has been consented at No. 96 Vallance, and is understood to currently be under construction. As such, the proposed rear extensions will not dominate the neighbouring properties.

The rear elevation will be composed of Portland stone cladding to the ground floor and white painted render above. A condition will be attached to secure details of the materials.

Overall, the composition of the rear façade is considered well balanced and enhances the character of the host building.

Other alterations

Other alterations to the site include landscaping to the front and rear gardens, which will enhance the landscaped character of the site and soften the appearance of the front hardstanding.

Three rooflights are proposed, one on the western side and two on the eastern side. Photovoltaic panels will also be located on the roof, towards the rear of the dwelling.

The siting of the rooflights and solar panels are considered acceptable and will not be highly intrusive within the street scene.

Conclusion

The proposed alterations and extensions will complement the character and visual amenity of the Vallance Road Conservation Area. The extensions and alterations will be subservient to the host building. As such, the proposal is acceptable in design and heritage terms.

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.

Neighbour objections have raised concerns about the impact of the ground floor extension on the outlook and sunlight & daylight impact on the adjoining rear garden and rear windows at No. 100 Vallance Road. There is a building separation of approximately 1.24m from the application building and the adjoining dwelling. By virtue of the single storey height and the building separation, the proposal will not have an adverse impact on the outlook or solar access to No. 100 Vallance Road.

A 1.7m high privacy screen is proposed to the side of the first floor terrace, which will mitigate direct views into the adjoining property at No. 96 Vallance Road. A condition will be attached to ensure the privacy screen is installed and retained in perpetuity. The proposed rooflight on the western side will directly face the dormer of No. 96, and thus a condition will also be attached to require this rooflight to be obscure.

Neighbour objections have also raised concerns about the impact of excavation for new foundations for the extension. The extent of excavation will be limited because there are no basement works. Nonetheless, the Building Regulations and the Party Wall Act will provide safeguards for neighbouring properties.

Trees

London Plan Policy G7 requires existing trees of value to be retained, and any removal to be compensated by adequate replacement. This policy further sets out that planting of new trees, especially those with large canopies, should be included within development proposals.

DPD Policy DM1 requires proposals demonstrate how landscaping and planting are integrated into a development as a whole, responding to trees on and close to the site.

A number of trees are located to the rear of the site within the rear garden and adjoining gardens. The proposed rear extensions are located approximately 9.5m from the nearest tree, outside the root protection area. The proposed development thus will not have an undue impact on existing trees.

6. CONCLUSION

The proposed development is in accordance with Policies DM1, DM9 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

The proposal is considered acceptable in respect of its character, appearance and impact on the site and would not result in material harm to the residential amenity of neighbours. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

7. CIL APPLICABLE

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

8. RECOMMENDATION

The application is recommended for approval 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 below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list:

- EX 001-P1

- GA 109-P2
- GA 110-P2
- GA 112-P2
- GA 113-P2
- GA 114-P2
- GA 210-P2
- GA 211-P2
- GA 212-P2
- GA 213-P2
- GA 310-P2
- GA 311-P2
- GA 312-P1

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

- 3 No above-ground development shall take place until detailed drawings and specifications of the external materials and architectural detailing of the development have been submitted to and approved in writing by the Local Planning Authority. The submission shall include:

- (a) Details and samples of all external facing materials, including roof tiling, cladding, stonework, render finishes, railings, privacy screen, rainwater goods, windows, rooflights, doors and gate;
- (b) Elevations, sections and plan details at a scale of no less than 1:10 showing the design and detailing of all windows, doors, reveals, heads, cills, surrounds, glazing bars and opening arrangements, together with details of their materials, colour and finish.

The development shall thereafter be carried out strictly in accordance with the approved details.

Reason: To ensure that the external appearance of the development, including its materials, architectural detailing, boundary treatments and hard landscaping, preserves and enhances the character and appearance of the Vallance Road Conservation Area and responds appropriately to its heritage significance, in accordance with Policy D3 of the London Plan (2021), Policies SP11 and SP12 of the Haringey Local Plan (2017), and Policies DM1 and DM9 of the Haringey Development Management DPD (2017).

- 4 Prior to the first occupation of the development hereby approved, a 1.7m metre high privacy screen shall be installed along the eastern side of the first floor terrace and retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

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.

- 5 Prior to the first occupation of the development hereby approved, the rooflight on the western elevation shall be fitted with obscured glazing. The rooflight 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: 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.

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.