

Officer Report

Application Number:	HGY/2026/1495
Application Type:	Householder planning permission
Address:	9 Addington Road, Hornsey, London, N4 4RP
Proposal:	New rear extension to replace existing rear extension. New replacement window to dormer.
Case Officer:	Adam Silverwood
Valid Date:	24/06/2026
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Applicant:	Mr John Canning
Agent:	Lucia Pflucker

RECOMMENDATION

Approve with Conditions

1. Proposed Development

This is an application for the demolition of an existing mono-pitched roof rear extension and the construction of a slightly larger rear extension with a flat roof. There is the additional replacement of the rear dormer window.

2. Site and Surroundings

The application site is a two-storey end of terrace building located on the northern side of Addington Road. The site is located within the Stroud Green conservation area.

3. Relevant Planning and Enforcement History

HGY/2015/2619 - Formation of loft conversion with rear dormer and front rooflights – Approved with Condition: 02/11/2015

HGY/2009/1979 - Erection of single storey rear extension. – Approved with Conditions: 12/01/2010

5. Local Representations

The application has been publicised by way of letters sent to neighbouring properties, a site notice placed within the vicinity of the site and advertisement in a local paper.

No comments were received.

LBH Conservation Officer

'The existing rear extension is an enlargement of the original outrigger, the original party wall retained in situ, at a shorter length than the extension. The proposed replacement extension would be larger than the existing and the change to a flat-roofed box would in some respects remove the original pitched form to the rear, but given that it would retain as much of the original structure, the original part wall, it would not cause any greater harm to the significance of the extension than the

existing, provided the materials are of sufficient quality and a good match which could be ensured through condition.

The proposed replacement window to the dormer would have a neutral impact on the significance of the Conservation Area, the existing window and dormer are modern, and it would not make this a dominant feature on the rear elevation.'

6. Material Planning Considerations

The main planning considerations raised by the proposed development are:

1. Design and Impact of the proposed development on the Character and Appearance of the Area;
2. Impact on Neighbourhood Amenity

Design and Impact on the Character and Appearance of the Area

Policy DM1 (Delivering High Quality Design) states that 'all new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area', development 'a) must relate positively to neighbouring structures, new or old, to create a harmonious whole; b) make a positive contribute to a place improving the character and quality of an area; c) confidently address feedback from local consultation; d) demonstrate how the quality of development will be secured when it is built; e) are inclusive and incorporate sustainable design and construction principles'.

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, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

As the site lies within the Stroud Geen Conservation Area, DM9 also applies, requiring development to preserve or enhance the area's character and appearance

The proposed application seeks permission for a rear extension of 4.9 metres depth, 3.7 metres width and at a height of 3 metres with a flat roof. This would replace an existing extension of 3.9 metres, 3.3 metres width and with a mono-pitched roof lean to style roof that reaches 2.5 metres at the eaves and 3.6 metres where it meets a partition wall with the neighbouring property.

Overall, the proposed extension would be approximately a metre deeper than the existing extension with a lower profile roof where it meets the property boundary. The materials would be constructed out of brickwork to match the existing building and would be appropriately subservient to the host building and would not be widely seen as part of the conservation area and is therefore considered to be acceptable in this regard.

The proposed replacement of the dormer window is not considered to be detrimental to the character and appearance of the rear dormer, the wider building and the conservation area more generally.

Impact on Neighbourhood 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.

The proposed application would be constructed against a shared partition wall with the neighbouring property, would be slightly lesser in height at the shared boundary but would extend past this partition by approximately 1 metre. The increase of 1 metre is not considered to be unduly harmful or to block light to this property. It would be located 2.8 metre from the property on the adjoining side and is likewise considered to have a minimal impact on this property.

The proposed dormer window would replace the existing window. No new opportunities for overlooking would be proposed on this upper level.

The proposed application is not considered to be unduly detrimental to neighbouring amenity by blocking light to adjoining properties or to overlook adjoining occupiers and is considered to be acceptable in this regard.

Conclusion

The proposed application for a single storey rear extension located on the ground floor is considered to appropriately respect the character and appearance of the area, subservient to the host dwelling and to not present any undue detriment to neighbouring amenity and is therefore considered to be acceptable.

Overall, the proposed development is considered acceptable in terms of design and amenity consolidation, in accordance with Policies DM1, DM9 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017, as well as according with the relevant policies of the London Plan 2021 and the NPPF. All other relevant policies and considerations, including equalities, have been taken into account.

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.

0081 - Existing and Proposed Plans Sections and Elevations,
9 Addington road - Site Block plan,
9 Addington road - Location plan, and
SK-12 Rev.00.

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: 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.