



Officer Report

Application Number:	HGY/2026/1688
Application Type:	Householder planning permission
Address:	31 South View Road, Hornsey, London, N8 7LU
Proposal:	Erection of part single part two-storey rear side infill extension.
Case Officer:	Adam Silverwood
Valid Date:	23/06/2026
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Applicant:	Sheila Merchant
Agent:	Mr Akiva Lawson

RECOMMENDATION

Approve with Conditions

1. Proposed Development

This is an application for erection of a part single part two-storey rear side infill extension.

2. Site and Surroundings

The application site is a two-storey terraced building located on the southern side of South View Road. The site is located within the Campsbourne Cottage Estate conservation area.

3. Relevant Planning and Enforcement History

HGY/2026/0326 - Erection of a single storey ground floor side to rear extension. Approve with Conditions - 20/3/2026

Background

Officers note that an application for an identical development has been submitted and is being currently considered at the same time as this application for the mirrored property at no. 33 South View Road (planning reference HGY/2026/1293) which if constructed together would materially alter the considerations of this developments design and amenity impact.

However, as this is not a tandem application for both sites with the application form only covering this single building, it is solely being assessed for the extension within the red line of the site containing no. 31 South View Road. Revised plans have been received that remove the corresponding development at no.33 from the plans in order to better evidence the impact of this development.

33 South View Road, Hornsey, London, N8 7LU

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 an advertisement in a local paper.

One objection has been received that raised the following issues:

- Overshadow the adjoining property to the east
- Would cause disruptions during the build process

Officer response: The impact on amenity will be considered in impact on neighbouring amenity section of the report. With regards to disruption during the construction of the development, such matters are controlled by environmental health legislation separate to the planning process with regards to hours of construction, and controls on levels of noise, dust, air/land pollution.

A statement in support of the application has been received by the adjoining property no. 33, where the aforementioned application for an identical 2-storey rear side infill extension is currently being considered under planning reference HGY/2026/1293. The comments from the occupant of this neighbouring property sets out that they are supportive of the proposal, considering the impact on outlook/amenities to be minimal. They outlined they were also aware that the applicant could implement any consent even if for whatever reason they did not proceed with their plans to build out their extension to no. 33, and would accept the potential impact on their amenities in such circumstances.

6. Material Planning Considerations

The main planning considerations raised by the proposed development are:

1. Design and Heritage;
2. Impact on Neighbourhood Amenity

Design and 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 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 Campsbourne Cottage Estate Conservation Area, DM9 also applies, requiring development to preserve or enhance the area's character and appearance.

The proposed development on the ground floor would have a depth of 4 metres and would infill the gap between the side wall of the outrigger and the shared boundary with no. 33. The ground floor rear extension is similar in depth to the previous one as approved on 20/3/2026.

The first-floor extension would be 3 metres depth with a flat roof detail to match the existing outrigger feature, with a sash window in the rear elevation to match the existing units. The existing two-storey outrigger of no. 29 and the host building no. 31 are later additions that have caused harm to the original appearance of the host buildings.

From a heritage perspective, it would be desirable to retain the existing rhythm of the outrigger forms at the rear façade of the terrace and to maintain legibility of the rear façade of the main building form. The outrigger forms of the terrace remain intact at the first-floor level, albeit with single storey extensions at some properties.

It is noted however that the neighbouring terrace at Nos. 1-11 has been altered with some full-width two storey extensions to the rear. These were consented under HGY/1994/0536 and HGY/2004/1779 respectively.

The improvements in standard of accommodation for occupants of the dwelling are also taken into consideration in weighing up this decision. The existing 2-bedroom 3-person unit only has an internal floorspace of 54m², which following development, would be increased in size to 65.7m² without an increase in bedrooms.

Taking into account the consented and constructed ground floor extensions within the terrace, and the constructed two storey extensions at Nos. 1 and 11 South View Road, and the improved standard of accommodation on balance, the degree of harm to the character and appearance of the heritage asset would not be sufficient to warrant refusal of the proposal. On balance, the proposal is acceptable with regards to design and heritage considerations.

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.

One objection has been submitted that advises that the proposed development would overshadow the development to the east of this one opposite of the outrigger. The proposed extensions would not extend beyond the rear elevation of the existing building. It is not considered that the proposed development would overshadow this property to the east. Comments further consider that there would be significant noise from construction while this is outside of the remit of the planning system, an informative has been placed on the application to ensure the applicants are aware of proper building practises.

With regard to neighbouring property no.33, the development has the ability to overshadow two rear windows on the ground and first floor. The first floor window serves a bathroom and therefore would not affect a habitable room. The 3 metre depth first floor rear element is therefore considered to be within acceptable tolerances in this instance.

There is a ground floor window serving reception/dining room in the main body of the neighbouring property no. 33 with a side window serving a kitchen. As the floor plans show that the the reception/dining room is open plan, it benefits from a dual aspect with outlook to the north (front) and south (rear). As such, a satisfactory means of outlook and light would be retained for this room following the development. The kitchen is also served by a rear door window and a small rear window, and therefore on balance would retain adequate means of outlook and light.

Comments have been received from the adjoining property at no.33 that advise that the proposed development would have a minimal impact on their property and it is a consideration that there is an identical application at this neighbouring property.

Given the relevant and ongoing planning history, the comments from the mirrored neighbours and directly southern nature of the site this development is considered to be on balance acceptable with regard to its impact on neighbouring amenity.

Conclusion

While it is acknowledged that the proposal would result in a small degree of harm to the character and appearance of the host building, on balance and in light of historic approvals within the street, the design impact is outweighed by the improved standard of accommodation that would result from the development. The proposed application for a two storey rear extension is considered to be acceptable with regards to design, heritage and amenity considerations, 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, 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.

Location Plan

2582 031, 032, 033, 044 A: Existing/proposed floorplans and elevations/sections

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.