



Officer Report

Application Number:	HGY/2026/1736
Application Type:	Householder planning permission
Address:	48 Dukes Avenue, Hornsey, London, N10 2PU
Proposal:	Single storey rear extension and addition of side window.
Case Officer:	Josh Parker
Valid Date:	24/06/2026
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Applicant:	Margo & Paul Wickens
Agent:	Sara Moody

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The application site is a traditional Edwardian 2 storey terraced dwelling within the Muswell Hill Conservation Area.

The site slopes significantly with a raised garden area to the rear and basement the front of the footprint.

PROPOSED DEVELOPMENT

The applicant is proposing the following works to the dwelling:

Rear extension with brick to match existing and the addition on a high window fixed on the southern elevation.

SITE HISTORY AND ENFORCEMENT

All existing planning applications have been considered for this application.

CONSULTATION

LBH conservation: No comment

LOCAL REPRESENTATIONS

The application has been publicised by the way of site/press notice and letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Objections:0

Support:0

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

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

Design and heritage:

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.

High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

The subject site falls within a set of dwellings Nos 28 to 58 which are characterised by a Edwardian terraces with modest roof / ground floor additions, ornate hip decal and well preserved street frontages. The permission seeks to create a modest rear extension beyond that of the 2 storey outrigger stretching approximately 1.2m from the current rear with a slender horizontal high window facilitating light entering the proposed extended living area. All works are modest in size, appearing subordinate to the host building, isolated to the rear and would not be largely noticeable from the public realm.

The materials are to be a continuation of the existing brick with modern framed fenestration for the high window. The palette of materials would be acceptable for the development being sited to the rear. As such the extension would be subordinate to the host dwelling and would not appear bulky or incongruous with its surroundings.

The development would not be largely visible from the surrounding streets, would be subordinate to the host building and sympathetic on the CA and therefore is considered to be of acceptable design, and would preserve the CA.

Amenity Comments

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. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

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 scale and massing of the rear extension are modest, and the degree of separation from neighbouring properties at No. 46 and No. 50 ensures that the works would not materially harm their living conditions. The addition sits comfortably within the established pattern of rear-garden development and does not introduce an overbearing form.

The proposed openings are typical of a ground-floor rear extension, facing the garden and not directed toward neighbouring windows. The side horizontal window referenced in the design section is shown as obscured, which is acceptable. However, given its approximate 1.8 m separation from the boundary and being raised 1.8m from the ground Floor, officers consider that even if the window were to be unobscured, it would not give rise to material overlooking or privacy concerns. As such, a condition requiring obscure glazing is not considered necessary.

The extension's height and massing would not appear overbearing when viewed from neighbouring gardens or ground-floor rooms. Owing to its modest design and the separation between properties, the works would not result in any significant increase in overshadowing, loss of outlook, loss of daylight, or loss of sunlight.

For the reasons set out above, the proposal meets all relevant amenity tests relating to light, bulk, sense of enclosure and privacy. The development is therefore considered acceptable with respect to neighbouring residential amenity.

Other considerations

A small increase in the underground storage space is noted involved in the underpinning to support the rear extension. This element is modest and constitutes ordinary localised structural support, rather than intrusive or extensive basement works that would necessitate a detailed independent review.

Furthermore, as the extension is centrally located within the plot, the underpinning sits well away from the shared boundaries. The setbacks to both sides ensure that any structural intervention is unlikely to have an impact on the neighbouring properties, and officers are satisfied that the works do not introduce any material risk to adjoining land or structures.

Conclusion

Subject to conditions the proposal is considered acceptable and would preserve the conservation area. All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

CIL

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

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:

Location Plan, P101, P102, P103, P104, P105, P106, P107, P108, P109, P111

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

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.