



Officer Report

Application Number:	HGY/2026/1776
Application Type:	Householder planning permission
Address:	6 Topsfield Road, Hornsey, London, N8 8SN
Proposal:	Single storey ground floor rear extension.
Case Officer:	Anna Anderson
Valid Date:	23/06/2026
Applicant:	Ms Julia Gale
Agent:	Frank Strathern

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a two-storey terraced dwellinghouse located on the eastern side of Topsfield Road. The site is not located within a conservation area.

2. THE PROPOSAL

The proposal is for a single-storey rear extension at ground-floor level. The development would infill the existing side return but would not project beyond the existing rear building line or that of neighbouring properties. One element would infill the side return with a pitched roof, whilst a second element would infill the rear corner of the property with a flat roof. The resulting rear elevation would be rectangular in form and would incorporate sliding glazed doors. The extension would also feature four rooflights and a sedum green roof.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

6 Topsfield Road, Hornsey, London, N8 8SN

HGY/2008/1700 - Certificate of Lawful Development: Proposed use – erection of rear dormer window with two rooflights to the front elevation - Permitted Development – 07/10/2008

HGY/2009/0383 - Certificate of Lawful Development: Proposed use – erection of a single-storey rear extension. - Permitted Development – 23/04/2009

4. CONSULTATION RESPONSES

No representations were received from neighbours in response to the notification and publicity of the application.

5. PLANNING CONSIDERATIONS

Design and Appearance

Policy SP11 of the Haringey Local Plan Strategic Policies and Policy DM1 of the Development Management DPD seek to enhance the built environment through high-quality design that respects local context and the positive characteristics of the surrounding area. Policy DM1 requires development to relate positively to its locality in terms of height, form, scale, massing, building lines and architectural detailing.

Policy DM12 (*Housing Design and Quality*) states that extensions and alterations to residential buildings should be of a high-quality, site-specific and sensitive design, respecting and complementing the form, setting, period, architectural characteristics and detailing of the original building. High-quality matching or complementary materials should be used appropriately and sensitively in relation to the surrounding context.

The proposed single-storey rear extension would measure approximately 2.0m in width and 8.5m in depth. The extension would directly abut the boundary with No. 4 and would extend approximately 2.6m beyond the shared rear building line. The side infill element would incorporate a pitched roof with a maximum height of approximately 3.0m, sloping down to approximately 2.3m at eaves level. The rear element would have a flat roof with a maximum height of approximately 2.9m.

The extension would incorporate four rooflights, three within the pitched roof element and one within the flat roof element, which would also incorporate a sedum green roof. By virtue of its scale, height and design, the extension would remain subordinate to the host dwelling and would not appear overly dominant or incongruous within the streetscene.

The extension would be constructed using materials that complement those of the existing dwelling, including yellow London stock brick and slate roofing, together with contemporary elements such as aluminium-framed glazed doors and a sedum green roof. This combination of traditional and contemporary materials is considered appropriate and would result in a high-quality design outcome.

The proposal is therefore considered proportionate and subordinate to the host dwelling and would not result in harm to the character or appearance of the site or the surrounding area. Accordingly, the proposal accords with Policies DM1 and DM12 of the Development Management DPD.

Impact on Neighbouring Amenity

London Plan Policy D6 states that development should not be detrimental to the amenity of surrounding occupiers and should provide appropriate levels of daylight and sunlight while minimising overshadowing.

Policy DM1 (*Delivering High Quality Design*) requires development proposals to ensure a high standard of privacy and amenity for future occupiers and neighbouring residents. Specifically, proposals should provide appropriate levels of daylight, sunlight and outlook to adjacent buildings and land and should avoid unacceptable overlooking or loss of privacy.

The proposed extension would match the depth of the existing extension at No. 4 and would not exceed its height. Furthermore, the extension would not exceed the height of any part of the dwelling at No. 8. By virtue of its height, depth and relationship with neighbouring properties, the proposed ground-floor rear extension would not result in an unacceptable loss of outlook, daylight or sunlight to adjoining occupiers, nor would it give rise to an overbearing sense of enclosure.

The proposal is therefore considered acceptable in terms of its impact on neighbouring amenity.

6. CONCLUSION

The proposed extension is considered to be of an appropriate scale, design and appearance, remaining subordinate to the host dwelling and respecting the character and appearance of the surrounding area. By virtue of its siting, height and relationship with neighbouring properties, the development would not result in any unacceptable impacts on residential amenity in terms of outlook, daylight, sunlight, privacy or overbearing impact.

The proposal therefore accords with Policies DM1 and DM12 of the Development Management DPD (2017), Policy SP11 of the Haringey Local Plan Strategic Policies (2017), the relevant policies of the London Plan (2021), and the National Planning Policy Framework.

All other relevant policies and material considerations, including equalities impacts, have been taken into account. Planning permission should therefore be granted.

7. CIL APPLICABLE

N/A – Under 100sqm, no new residential unit is proposed.

8. RECOMMENDATION

The application is recommended for **APPROVAL** subject to 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.

Approved drawings list:

Location Plan;
AL 20 Proposed Ground Floor Plan;
AL 21 Proposed First Floor Plan;
AL 22 Proposed Section AA BB;
AL 23 Proposed Section CC and Rear Elevation; and
AL 24 Proposed Section DD Side Elevation.

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

- 3 The external materials and finishes of the development hereby approved shall be as specified on the approved plans and application documents, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure a high-quality design and satisfactory appearance of the development, and to protect the visual amenity of neighbouring properties and the character and appearance of the locality, in accordance 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: 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: 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.