



Officer Report

Application Number:	HGY/2026/1750
Application Type:	Householder planning permission
Address:	8 Venetia Road, Hornsey, London, N4 1EJ
Proposal:	Removal of a steel and concrete staircase from the rear of the house and a new single storey rear and side extension and courtyard to the existing boundary wall.
Case Officer:	Adam Silverwood
Valid Date:	29/06/2026
Applicant:	Mrs Nadine Marsh-Edwards
Agent:	Mr Gareth Roach

RECOMMENDATION

Approve with Conditions

1. Proposed Development

This is an application for a ground floor side / rear extension with internal alterations.

2. Site and Surroundings

The application site is a two-storey terraced property located on the eastern side of Venetia Road, with a three-storey rear outrigger. The properties within this terrace share a common design, comprising two storeys to the front elevation and deep three-storey rear outriggers. The site is not located within a conservation area.

3. Relevant Planning and Enforcement History

HGY/2020/2348 - Creation of lightwell to existing basement - Refused - 5/11/2020

5. Local Representations

The application has been publicised by way of letters sent to neighbouring properties. No representations were received from neighbours, local groups, etc.

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 positively to the distinctive character and amenity of the local area. Development should relate positively to neighbouring buildings, contribute to local character and quality, address feedback from consultation, demonstrate how quality will be secured, and incorporate inclusive and sustainable design principles.

Policy DM12 (Extensions and Alterations to Residential Properties) requires extensions to be subordinate to and respectful of the host building, and to be designed in a manner that preserves or enhances the character and appearance of the property and surrounding area.

The proposed development seeks permission for a single-storey side and rear extension measuring approximately 3.8 metres in depth, 5.2 metres in width and reaching a maximum height of 3.4 metres to the pitched-roof element, reducing to 2.9 metres for the flat-roofed element.

The proposed extension would also remain clearly subordinate to the existing three-storey rear outrigger, by virtue of its single-storey scale, height and overall massing, ensuring that the hierarchy and form of the host building are retained.

The proposed pitched-roof element would be constructed using a standing-seam metal finish, as detailed within the application. Whilst this material is not wholly characteristic of the host dwelling, it would form a relatively minor component of the extension and would not be visible from the public realm. Standing-seam metal roofs are a common feature of contemporary residential extensions and, in this instance, are considered acceptable. The remainder of the extension is appropriately designed, subordinate to the host property and acceptable in design terms.

Accordingly, the proposal is considered to accord with Policies DM1 and DM12 of the Development Management DPD (2017).

Impact on Neighbourhood Amenity

London Plan Policy D6 states that development should not be detrimental to the amenity of surrounding occupiers and should provide sufficient daylight and sunlight appropriate to its context while minimising overshadowing. Policy DM1 (Delivering High Quality Design) requires development proposals to ensure a high standard of privacy and amenity for both future occupiers and neighbouring residents.

Specifically, proposals should provide appropriate levels of sunlight, daylight and outlook to adjacent buildings and land, while maintaining adequate privacy and avoiding unacceptable overlooking or loss of amenity.

The proposed rear extension comprises two elements. The first is a pitched-roof lean-to element that would measure approximately 2.5 metres in height where it adjoins the boundary. This element would be located below the height of the existing boundary wall and would incorporate a rooflight. The second element would comprise a flat roof extending approximately 1.4 metres beyond the rear elevation of the adjoining property at a height of 2.9 metres.

An internal courtyard measuring approximately 2.2 metres in depth and 1.8 metres in width would be retained between the pitched-roof element and the main building. This space would allow natural light to reach the host property whilst ensuring that the extension would not unduly restrict light reaching neighbouring properties.

Furthermore, the pitched-roof design and existing changes in ground levels would minimise any adverse impacts on neighbouring amenity.

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

Conclusion

The proposed single-storey side and rear 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. The proposal would not result in any unacceptable impacts on the amenities of neighbouring occupiers in terms of outlook, daylight, sunlight, privacy or sense of enclosure.

Overall, the proposed development is considered acceptable in design, heritage and amenity terms and accords with the policies outlined above. All other relevant policies and material considerations, including equalities impacts, 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.

1916-PL-022-P01 Additional plans
1916-PL-021-P01 Elevation (Rear) - Proposed
1916-PL-020-P02 Lower Ground Floor/ Ground Floor/ First Floor Plans

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 those that are detailed within the application form and submitted plans.

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.