



Officer Report

Application Number:	HGY/2026/1623
Application Type:	Full planning permission
Address:	118 Ferme Park Road, Hornsey, London, N8 9SD
Proposal:	Single storey rear extension
Case Officer:	Eunice Huang
Valid Date:	02/07/2026
Applicant:	Meg Stealey
Agent:	Freedom Homes

RECOMMENDATION

Approve with Conditions

1. Consultation

Local representations

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

2. Planning Assessment

The application site relates to a two-storey semi-detached Victorian villa with accommodation within the roof space and a lower ground floor. The property is not located within a conservation area and has been subdivided into three self-contained flats. The application relates to the lower ground floor flat, which benefits from access to part of the rear garden.

There is no relevant planning application history in relation to this site. This application is being considered against Local Plan Policy SP11 "Design" and DPD Policy DM1 "Delivering High Quality Design" which require development to be of a high quality, site specific and sensitive design and to safeguard neighbouring amenity. More specifically, the proposal is assessed against DPD Policy DM12 "Housing Design and Quality", which requires extensions and alterations to residential buildings to be of a high quality design that respects the form, setting and architectural characteristics of the original building.

In terms of amenity, London Plan Policy D6 and DPD Policy DM1 emphasise the importance of protecting the amenity of surrounding occupiers, including impacts relating to daylight, sunlight, outlook, privacy and overlooking.

This application seeks consent for the erection of a single-storey rear extension at lower ground floor level. The main considerations are the effect of the proposal on the character and appearance of the surrounding area and its impact on the living conditions of neighbouring occupiers.

Infill Extension

The proposed single-storey extension would measure approximately 3 metres in depth and have a maximum height of approximately 2.8 metres. The extension would be positioned adjacent to an existing part single-storey lower ground floor rear wing with a pitched roof.

The extension would have a flat roof and would be finished in brickwork to match the existing dwelling.

Overall, the proposed extension would be modest in bulk and scale and would remain subordinate to both the existing rear wing and the host building. The extension would be set at lower ground floor level and would therefore have limited visibility from the public realm. The use of matching materials would ensure that it integrates satisfactorily with the existing building.

Ferne Park Road is characterised by a mix of substantial Victorian and Edwardian residential properties, many of which have been converted into flats. The proposal is considered sympathetic to the character of the host property and would not adversely affect the character or appearance of the surrounding area. Accordingly, the proposal is considered acceptable in design terms.

Impact on Trees

A number of trees are located within the central section of the rear garden beyond an existing fence which divides the garden areas associated with the flats.

Given the separation distance between the proposed extension and the trees, together with the fact that the extension would be constructed on an existing hard-surfaced area, it is not considered that the proposal would adversely affect the root protection areas of the trees. The development would therefore not be harmful to the health or longevity of the existing trees.

Impact on Neighbouring Amenity

The proposed extension is modest in both depth and height. While there is no corresponding rear extension at No. 116 Ferne Park Road, it is noted that there is an existing boundary fence along the shared boundary. The height of the proposed extension above the fence line would not be significant and, having regard to its modest projection, would not adversely affect neighbouring amenity in terms of outlook, daylight or sunlight, nor would it give rise to an overbearing or tunnelling effect.

The proposal would not introduce any overlooking concerns and is therefore considered acceptable in terms of neighbouring residential amenity.

Overall, the proposed development is considered acceptable in terms of design and amenity considerations, in accordance with the policies outlined above.

3. CIL Applicable

N/A - Under 100sqm and no new residential unit created.

4. Recommendation

It is therefore recommended that this application be **APPROVED** subject to appropriate planning 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.

20260413_144940, 20260413_145222, 20260413_145327, 20260413_135822, 20260413_145016, 20260413_150543, 118A Ferme Park Road - Tree Map & 118A Ferme Park Road – Proposed.

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

- 3 The brickwork for the approved extension shall match the existing building in colour, texture and appearance.

Reason: To ensure a satisfactory appearance of the development in accordance with Policy D3 of the London Plan (2021), Policy SP11 of the Haringey Local Plan Strategic Policies (2017) and Policies DM1 and DM12 of the Haringey Development Management DPD (2017).

Informatives:

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.

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.