



Officer Report

Application Number:	HGY/2026/1941
Application Type:	Householder planning permission
Address:	7 Atterbury Road, Hornsey, London, N4 1SG
Proposal:	Single Storey Rear Extension
Case Officer:	Adam Silverwood
Valid Date:	29/07/2026
Applicant:	Rebecca & Adam Smith
Agent:	Mr Chris Pope

RECOMMENDATION

Approve with Conditions

1. Proposed Development

This application seeks planning permission for the erection of a single-storey rear extension together with associated internal alterations.

2. Site and Surroundings

The application site comprises a two-storey mid-terraced dwelling located on the northern side of Atterbury Road. The property forms part of a short terrace of four houses. The site is not located within a Conservation Area.

3. Relevant Planning and Enforcement History

There is no planning history relevant to the consideration of this application.

4. Local Representations

The application has been publicised by way of neighbour notification letters. No representations were received from neighbouring occupiers, local groups or any other interested parties.

5. Material Planning Considerations

The main planning considerations raised by the proposed development are:

1. Design and impact on the character and appearance of the area.
2. Impact on neighbouring amenity.

Design and Impact on the Character and Appearance of the Area

Policy DM1 (Delivering High Quality Design) of the Haringey Development Management DPD requires development proposals to achieve a high standard of design, relate positively to neighbouring buildings and contribute positively to the character and quality of an area.

Policy DM12 (Residential Extensions and Alterations) requires extensions to be subordinate to the host building, proportionate in scale and designed so as not to harm the character and appearance of the host property or the surrounding area.

The proposal seeks to erect a single-storey rear infill extension with a depth of approximately 3.5 metres. The extension would adjoin and incorporate the existing single-storey rear projection, resulting in what would appear as a full-width rear extension spanning approximately 6.5 metres across the rear elevation. The extension would incorporate an asymmetric pitched roof with a maximum height of approximately 3.7 metres and an eaves height of approximately 2.6 metres along the boundary.

The proposed extension would be constructed in materials to match the existing dwelling, including yellow stock brickwork together with powder-coated aluminium windows and doors.

The proposed rear extension is considered to represent a suitably subordinate addition that respects the scale, form and appearance of the host dwelling. The rear elevations of the terrace display a varied appearance, with a number of properties having previously been extended, and the proposal would not appear out of keeping within this context.

Furthermore, the extension is proportionate in scale and consistent with the design principles set out in Policy DM12. Its design, siting and appearance would ensure that it integrates successfully with the existing dwelling and would not result in any significant harm to the character or appearance of either the host property or the wider area.

The proposal is therefore considered to accord with Policies DM1 and DM12 of the Haringey Development Management DPD.

Impact on Neighbouring Amenity

Policy DM1 requires development proposals to protect the amenity of neighbouring occupiers and ensure an appropriate standard of sunlight, daylight, outlook and privacy.

The proposed development would infill an existing undeveloped area to the western side of the rear elevation, increasing the depth of built form on this side by approximately 3.5 metres. Owing to the modest scale of the extension, the asymmetric pitched roof design and the fact that the extension would sit somewhat below the level of the rear-facing patio doors serving No. 7, it is not considered that the proposal would result in any material loss of outlook or light to neighbouring occupiers.

It is also noted that the rear elevations of these properties face broadly northwards, limiting the potential for harmful impacts in terms of sunlight. The proposed extension would therefore not result in an unacceptable loss of daylight or sunlight to adjoining occupiers.

On the eastern side, the proposed extension would not project beyond the footprint of the existing rear extension that is proposed to be demolished and replaced. The development is therefore similarly considered acceptable in relation to neighbouring amenity on this side.

The proposal would not introduce any additional overlooking or privacy concerns beyond those typically associated with a single-storey rear extension.

Accordingly, the proposal is considered acceptable in terms of neighbouring amenity and complies with Policy DM1 of the Haringey Development Management DPD.

Conclusion

The proposed single-storey rear extension is considered to be a sympathetic and subordinate addition that would preserve the character and appearance of the host dwelling and surrounding area. Furthermore, the development would not result in any undue harm to the amenities of neighbouring occupiers in terms of daylight, sunlight, outlook, privacy or sense of enclosure.

Overall, the proposed development is considered acceptable in terms of design and neighbouring amenity and accords with the relevant policies of the Development Plan.

All other relevant policies and material considerations, including equalities considerations, have been taken into account.

7. CIL Applicable

Not applicable. The proposal would not create a new dwelling and would result in less than 100 sq.m of additional floorspace.

8. Recommendation

It is therefore recommended that this application be **APPROVED** 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.

P26-55.1 SMITH (PLANS)-REV C-PLANNING
P26-55.2 SMITH (SECTION)-REV C-PLANNING

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

- 3 The external brickwork to be used in the development shall match the existing building in colour, size, texture and appearance.

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, in accordance with Policy SP11 of the Haringey Local Plan (2017) and Policy DM1 of the Haringey 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.