



Officer Report

Application Number:	HGY/2026/1679
Application Type:	Householder planning permission
Address:	24 Onslow Gardens, Hornsey, London, N10 3JU
Proposal:	Erection of a single storey rear and side extension and installation of rear rooflights to infill extension. (AMENDED DESCRIPTION)
Case Officer:	Mark Chan
Valid Date:	15/06/2026
Applicant:	Mr S Rabin
Agent:	Mr Joel Stern

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT

This application seeks planning permission for the erection of a single-storey rear and side extension and the installation of rooflights to the existing rear infill extension. The proposal was amended during the course of the application to remove a previously proposed wraparound extension and retain the existing rear infill extension.

2. SITE AND SURROUNDINGS

The application site comprises a two-storey mid-terraced dwelling located on the northern side of Onslow Gardens. The property benefits from an existing two-storey rear outrigger, two rear dormers and a ground floor rear infill extension. The site is not located within a Conservation Area.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

Relevant Planning History

- HGY/2026/1408 - Enlargement of existing rear dormer and installation of a front dormer window. Approved 14/07/2026.
- HGY/2026/0940 - Certificate of Lawfulness (Proposed) for the erection of a rear dormer. Permitted Development 02/04/2026.
- HGY/1999/0821 - Erection of rear dormer window. Approved 03/08/1999.
- HGY/1999/0187 - Erection of side dormer window to facilitate a new bathroom. Refused 20/04/1999.
- HGY/1997/1574 - Erection of a ground floor rear conservatory (Certificate of Lawfulness). Approved 30/06/1998.

Enforcement History

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There is no relevant enforcement history.

4. LOCAL REPRESENTATIONS

The application was publicised by way of neighbour notification letters.

One objection was received in response to the application. The concerns raised are summarised as follows:

- Loss of privacy and overlooking from the proposed rooflights.
- Loss of daylight and increased overshadowing.
- Overbearing impact and increased sense of enclosure.
- Harm to local character and disruption of the established pattern of development.

5. MATERIAL PLANNING CONSIDERATIONS

The principal planning considerations are:

1. Design and appearance.
2. Impact on neighbouring amenity.

Design and Appearance

Policy DM12 (Housing Design and Quality) of the Haringey Development Management DPD requires extensions and alterations to residential buildings to be of a high-quality, site-specific and sensitive design that respects and complements the form, setting, period, architectural characteristics and detailing of the host building. Policy DM1 (Delivering High Quality Design) requires development proposals to relate positively to their locality and contribute positively to local character.

Following discussions with Officers, the applicant amended the proposal by removing the previously proposed wraparound extension and retaining the existing rear infill extension. The revised scheme now seeks permission for a single-storey rear and side extension positioned to the rear of the existing two-storey rear outrigger, together with the installation of four rooflights within the roof of the existing rear infill extension.

The proposed extension would not extend across the full width of the site. It would be built up to the boundary with No. 22 Onslow Gardens and would retain an approximately 1.1m gap between the southern flank wall of the extension and the boundary with No. 26 Onslow Gardens. The extension would project approximately 3m beyond the rear elevation of the existing outrigger, measure approximately 5.8m in width and incorporate a flat roof with a maximum height of approximately 3.5m above ground level.

The extension would be constructed in brickwork to match the existing dwelling and would incorporate an arched rear window feature. It is noted that many neighbouring properties have been extended at ground floor level and that these extensions vary considerably in design, form and appearance. It is also noted that No. 40 Onslow Gardens benefits from a rear extension of a broadly similar scale and design.

Given its scale, siting and use of matching materials, the proposed extension is considered to be a subordinate addition which would integrate satisfactorily with the host dwelling and would not appear out of keeping with the established pattern of development within the terrace.

Furthermore, due to its location at the rear of the property, the extension and proposed rooflights would not be readily visible from the public realm and would therefore have no adverse impact upon the street scene or the character and appearance of the wider area.

The proposal is therefore considered acceptable in design terms and accords with Policies DM1 and DM12 of the Haringey Development Management DPD.

Impact on Neighbouring Amenity

Policy DM1 requires development to maintain a high standard of amenity for neighbouring occupiers, including appropriate levels of privacy, daylight, sunlight and outlook. Policy DM12 similarly requires extensions to avoid causing undue harm to neighbouring residential amenity.

To the north of the application site lies No. 22 Onslow Gardens, which benefits from an existing two-storey rear outrigger and a single-storey rear infill extension of a similar depth to that at the application property. Given that the proposed extension would project only 3m beyond the rear elevation of the existing outrigger, would have a flat roof form and a maximum height of approximately 3.5m, it is not considered that the development would result in an unacceptable loss of daylight or sunlight, appear overbearing, or create an undue sense of enclosure for the occupiers of No. 22.

To the south, the extension would maintain a separation of approximately 1.1m from the boundary with No. 26 Onslow Gardens. Given this separation distance, together with the modest scale and massing of the extension, it is not considered that the proposal would adversely affect the amenities of the occupiers of No. 26 in terms of outlook, daylight, sunlight or enclosure.

The proposed rooflights are positioned within the roof of the existing rear infill extension and would not give rise to overlooking or privacy concerns.

Overall, the proposed development is considered acceptable in terms of neighbouring residential amenity and complies with Policies DM1 and DM12 of the Haringey Development Management DPD.

6. CONCLUSION

The proposed development is considered to be a well-designed and subordinate addition that would preserve the character and appearance of the host dwelling and wider area. Furthermore, it would not result in any unacceptable impacts upon the amenities of neighbouring occupiers.

Accordingly, the proposal is considered acceptable in terms of both design and neighbouring amenity and complies with the relevant policies of the Development Plan.

All other relevant policies and material considerations, including equalities considerations, have been taken into account. Planning permission should therefore be granted. The details of the decision are set out in the recommendation below.

7. COMMUNITY INFRASTRUCTURE LEVY

The increase in floorspace would not exceed 100 sq.m and no new dwelling is proposed. The development is therefore not liable for the Mayoral or Haringey Community Infrastructure Levy.

8. RECOMMENDATION

GRANT PERMISSION subject to the following conditions:

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 listed below, other than where those details are altered pursuant to the conditions of this planning permission or where alternative details have been subsequently approved following an application for a non-material amendment.

Existing.pdf
Proposed - Rev A

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 in colour, size, shape and texture those of the existing building except where otherwise stated on the approved 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: 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.