



Officer Report

Application Number: HGY/2026/1585
Application Type: Householder planning permission
Address: 5 The Gardens, High Street, Hornsey, London, N8 7PL
Proposal: Roof enlargement with hip to gable and rear dormer extensions, incorporating new roof terrace at second floor level over existing outrigger.
Case Officer: Mercy Oruwari
Valid Date: 04/06/2026
Applicant: Mr EOGHAN BREEN
Agent: matthew cumming

RECOMMENDATION

Refuse

1. SITE DESCRIPTION

The application site is a two-storey end-of-terrace dwelling forming part of a row of five properties. The Gardens is a small pedestrianised residential enclave located just off Hornsey High Street.

The pedestrianised street runs between Hornsey High Street and Rectory Gardens, with the application property situated at the Rectory Gardens end.

The five houses within The Gardens are attractive early twentieth-century family homes overlooking the open green space of Rectory Gardens. The location benefits from a strong residential character while remaining within easy walking distance of local shops, parks, schools and public transport facilities, including Hornsey Station and nearby bus routes.

Unlike the other four properties, the principal entrance to No. 5 is located on the elevation facing Rectory Gardens rather than on the elevation facing the open space towards Hornsey High Street.

The site does not lie within a conservation area but directly adjoins the Hornsey High Street Conservation Area. The property does not fall within the curtilage of a listed building.

2. THE PROPOSAL

The proposal comprises the enlargement of the roof through the construction of a hip-to-gable extension and a rear dormer extension. The proposal also includes the creation of a roof terrace at second-floor level above the existing outrigger.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

The relevant planning history for this site includes:

HGY/2026/1866 - Erection of a single-storey rear L-shaped extension with an L-shaped rooflight.
Application pending determination.

4. CONSULTATION RESPONSES

No representations were received following neighbour notification and publicity of the application.

5. PLANNING CONSIDERATIONS

Design and Appearance

Policy SP11 of the 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 an area. Policy DM1 states that development should relate positively to its locality in terms of building height, form, scale, massing, building lines, architectural detailing and style.

Policy DM12 (Housing Design and Quality) states that extensions and alterations to residential buildings, including roof extensions, should be of a high-quality, site-specific and sensitive design that respects and complements the form, setting, period, architectural characteristics and detailing of the original building, including external features such as chimneys and porches. High-quality matching or complementary materials should be used appropriately and sensitively in relation to their context.

The proposed roof alterations comprise a hip-to-gable extension and the formation of a full-height, near full-width dormer, set in slightly from the side elevation closest to Rectory Gardens. The dormer would also incorporate a single rooflight. The proposed dormer would be set down from the ridge and set above the eaves line created by the hip-to-gable extension. Internally, the roof extension would accommodate a bedroom with an en-suite bathroom.

The pitched roof of the existing two-storey projection facing Rectory Gardens would be altered to form a flat roof accommodating a roof terrace, which would be accessed from the proposed bedroom within the dormer extension.

Roof extensions, including those that may otherwise be permitted development, are typically expected to be confined to the rear or least prominent elevation of a dwelling and should not upset the proportions, scale or character of the building.

Although roof extensions are commonly found on residential properties, the highly prominent position of this dwelling at the end of The Gardens, facing Rectory Gardens, means that all elevations of the roof are clearly visible from the public realm. In these circumstances, the proposed alterations would be particularly prominent.

Due to the unusual orientation of the property, with its principal entrance facing Rectory Gardens, the proposed dormer cannot reasonably be regarded as being confined to the rear of the dwelling. Similarly, the hip-to-gable extension would be prominently visible from the public realm and would appear on what is effectively the principal elevation of the property.

The proposal would introduce a substantial and visually dominant addition that would significantly alter the roof form of the dwelling. It would appear as a discordant feature that would unbalance the existing proportions of the host property and harm the character and appearance of both the dwelling and the terrace as a whole.

This element of the proposal would not appear proportionate or subordinate to the host dwelling and would result in harm to the character and appearance of the terrace and wider streetscene. Accordingly, the proposal would fail to preserve local character and visual amenity and would conflict with Policies SP11, DM1 and DM12.

At the rear of the proposed dormer, double-glazed doors would provide access to a small roof terrace located above the existing two-storey projection facing Rectory Gardens. Whilst roof terraces are not a characteristic feature of the immediate locality, and notwithstanding the site's prominent corner position, the visual impact of this element of the proposal would, on balance, be acceptable.

Impact on Neighbouring Amenity

London Plan Policy D6 states that development should not result in undue harm to the amenity of neighbouring residential occupiers and should provide appropriate levels of daylight and sunlight while minimising overshadowing.

Policy DM1 (Delivering High Quality Design) of the Development Management DPD requires development proposals to ensure a high standard of privacy and amenity for both future occupiers and neighbours. Development should provide appropriate sunlight, daylight and aspect to adjacent buildings and should avoid harmful overlooking and losses of privacy.

The roof extension would not introduce any significant overlooking beyond that already associated with the existing upper-floor windows. The proposed roof terrace is modest in scale and would not facilitate harmful overlooking beyond that which already occurs from existing upper-floor windows.

Furthermore, given the scale and positioning of the proposed roof extension, it is not considered that the development would result in material losses of daylight, sunlight or outlook to neighbouring properties.

Overall, the proposed works would not adversely affect the residential amenity of neighbouring occupiers. The proposal is therefore considered acceptable in amenity terms.

6. CONCLUSION

The proposal is considered unacceptable due to its harmful impact on the character and appearance of the host dwelling and the surrounding area. However, it would not result in material harm to the residential amenity of neighbouring occupiers.

All other relevant policies and material considerations, including equalities considerations, have been taken into account. Planning permission should therefore be refused for the reasons set out above.

7. RECOMMENDATION

The application is recommended for refusal for the following reason:

Refusal Reasons:

The proposed alteration and extension of the roof, including the hip-to-gable extension and rear dormer, would, by reason of its scale, bulk, design and prominence, result in an over-dominant, incongruous and visually intrusive addition that would fail to remain subordinate to the host dwelling and would harm the character and appearance of the property, the terrace and the surrounding streetscene. The proposal would therefore be contrary to 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).