

Application Number:	HGY/2026/2162
Application Type:	Householder planning permission
Address:	71 Fairfax Road, Hornsey, London, N8 0NH
Proposal:	Erection of L-shaped rear dormer; erection of single storey rear extension; 2 no. front roof lights.
Case Officer:	Nathan Keyte
Valid Date:	30/07/2026
	6
Applicant:	Mr Jonathan Blair
Agent:	Mr Guraziu

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDING

The subject property is a mid terrace two storey building with rear outrigger in use as a dwellinghouse. The surrounding area is predominantly residential in character.

The site is not located in a conservation area nor is it a listed building.

The site is located within a critical drainage area.

2. PROPOSED DEVELOPMENT

Construction of a ground floor rear and side infill (wraparound) extension, measuring approximately 3.1m in height, falling to approximately 2.7m in the north eastern section on the boundary with no. 73 Fairfax Road. The extension will extend approximately 3.0m beyond the rear outrigger building line.

An L shaped rear dormer is also proposed with 2 front roof lights.

3. SITE HISTORY

N/A.

4. CONSULTATION

Haringay Ladder Community Safety Partnership: No response.

5. LOCAL REPRESENTATIONS

The application has been publicised by the way of letters and a site notice. No representations have been received following the consultation period.

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance;
2. Impact on neighbouring amenity.
3. Flooding

Design and appearance

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches.

The proposal is for a single storey rear infill/ wraparound extension and L shaped dormer. Similar levels of development are observed at no.s 65, 69 and 79 Fairfax Road. Considering these points, and the site not being within a conservation area, the development will be of a scale acceptable for the character and appearance of the area.

Impact on neighbouring amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring residents.

The proposed rear dormer extension will remain within the building roofscape, and will not result in material impacts on neighbour amenity as it relates to dominance and sunlight/ daylight and outlook. Side windows are proposed, and a condition is recommended to ensure these are finished so as to maintain acceptable levels of privacy for adjoining neighbours.

The proposed plans indicate the ground floor rear extension will not exceed the depth of the neighbouring extension at no. 69 Fairfax Road. The proposal will therefore not result in material impacts on the amenity of the neighbouring property.

With regard to impacts on no. 73 Fairfax Road, the neighbouring property is observed to have a single storey rear extension, however the proposed rear extension will extend beyond this by approximately 3.0m. The height of the extension has been reduced to 2.7m at the boundary where this extends beyond the neighbour extension. Considering this reduction in height, the depth of the proposed extension beyond the neighbouring extension, and the size of the rear gardens – the proposal will not result in adverse impacts upon neighbouring amenity that would justify refusal of the application.

Flooding

The site is located within a Critical Drainage Area. The extension proposed will largely be located upon existing paved area surrounded by built form and by reason of its minor scale will not result in material impacts upon drainage within the area.

Conclusion

The proposal is considered acceptable subject to conditions. All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

7. BNG

Not applicable – application relates to householder development.

7. CIL APPLICABLE

The proposed extensions do not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

8. RECOMMENDATION

The application is recommended for approval 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 and drawings as listed below except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Approved plans list:

LocationPlan; 0048_04_2200; 0048_05_2200; 0048_02_2200

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

- 3 The side facing fenestration of the rear dormer shown on the east elevation of drawing 0048_04_2200 shall be in obscure glazing and shall be non-opening fixed to 1.7m in height and thereafter retained in perpetuity.

Reason: In order to protect the privacy and amenity of adjacent and neighbouring properties.

- 4 No part of any structure hereby granted shall be used as a roof terrace or balcony.

Reason: In order to protect the amenity of occupants of the adjoining residential properties consistent with 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.