

Officer Report

Application Number:	HGY/2026/1784
Application Type:	Householder planning permission
Address:	35 Rathcoole Avenue, Hornsey, London, N8 9LY
Proposal:	Replacement of the existing single storey rear extension and replacement of the rear first floor double doors with windows and the removal of the rear steps from the first floor. AMENDED DESCRIPTION
Case Officer:	Mercy Oruwari
Valid Date:	24/06/2026
	6
Applicant:	Mr David Evans
Agent:	Mr Chris Pope

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a two-storey mid terraced dwellinghouse backing onto the industrial/commercial estate of Cranford Way. The properties have double storey rear outriggers; however, the full depth of the roofs of the outriggers slope downwards towards the gardens rather than being flat or pitched on the sides.

The site does not fall within a conservation area and does not fall within the curtilage of a listed building.

2. THE PROPOSAL

The proposed is for the replacement of the existing single storey rear extension and replacement of the rear first floor double doors with windows and the removal of the rear steps from the first floor level to the garden.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

The relevant Planning/Enforcement history for this site includes:

- HGY/2026/2179 - Certificate of Lawfulness (Proposed Use): Outrigger roof extension. Permitted Development
- HGY/2024/1794 - Erection of single storey rear extension to create a wraparound extension & new pitched roof to existing side extension. Approved with conditions
- HGY/2021/1200 - Retention of 1 x 1 bedroom flat and 1 x 3 bedroom flat. Approved with conditions

- HGY/2020/3249 - Certificate of Lawfulness for the existing use of 24 Rathcoole Avenue as two self-contained flats. Refused

4. CONSULTATION RESPONSES

Internal & External Consultees

The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses: 0

5. PLANNING CONSIDERATIONS

Design & appearance

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

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 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 the context.

The proposed would involve the replacement of the existing infill extension with a new extension which would be marginally shorter in depth. The width within the side return would be the same. However, the additional part of the extension projecting beyond the depth of the outrigger would marginally wraparound the corner of the outrigger.

The roof of the existing extension sits below the parapet wall on the boundary between the host site and No. 37 and contains a lantern rooflight that also sits below the height of the parapet wall. The new extension would have a sloped roof which would sit lower than the retained parapet wall and would pitch up towards the wall of the outrigger. The lantern rooflight would be replaced with 2x large flat rooflights.

The single glass door and smaller WC window at the rear of the existing infill extension would be replaced with a large picture frame fixed window. The existing double glass doors at the rear of the outrigger would also be replaced with new double glass doors. The proposal also includes the removal of the timber veranda and steps providing access from the first floor double glass doors to the rear garden. The stepped access would not be replaced. Instead, the first floor double glass doors would be replaced with a new window. In addition, the wall behind where the steps are presently located, once the veranda and steps are removed, a new opening would be created to accommodate the installation of a new fixed window.

The proposed single storey extension would be a standard addition, almost matching the same depth and height on the boundary as the existing structure. The height of the new extension on the boundary, as with the existing extension, would sit notably below the height of the existing boundary wall. The height and depth along the boundary of No. 37 would be considered acceptable and would not appear overbearing. The addition would be finished in materials to match those of the existing part of the building.

The proposal is considered proportionate and subordinate to the host building and would not negatively impact the amenity of the site, or adjoining properties. Therefore, the local character and visual amenity of the area would be protected.

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.

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 the amenity of neighbouring residents.

Whilst the proposal does introduce 2x large rooflights, any resulting change in perception or overlooking would be limited and not materially harmful. In the context of an urban area with an established pattern of rooflights—and noting that neighbours have been consulted with no objections received. It is considered that this element of the proposal would not give rise to any unacceptable amenity impacts or alter the development's acceptable relationship with the character and appearance of the area

In addition, as there is no significant difference on the boundary shared with no. 37, the proposal would not introduce any adverse impact on the neighbouring amenity by way of overbearingness, loss of daylight/sunlight or loss of privacy. Therefore, the proposal overall is considered acceptable in terms of neighbouring amenity.

6. CONCLUSION

The proposed development is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

The proposal is considered acceptable in respect of its character, appearance and impact on the site and would not result in material harm to the residential amenity of neighbours. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

7. 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 listed below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list:

- P26-49.1 EVANS-(EXTENSION)-REV B
- P26-49.2 EVANS-(EXTENSION) ROOF PLAN-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.

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: 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: 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.