

Officer Report

Application Number:	HGY/2026/1866
Application Type:	Householder planning permission
Address:	5 The Gardens, Hornsey, London, N8 7PL
Proposal:	Erection of a single storey L shaped extension with a L shaped rooflight. AMENDED DESCRIPTION
Case Officer:	Mercy Oruwari
Valid Date:	03/07/2026
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Applicant:	Mr EOGHAN BREEN
Agent:	matthew cumming

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a two storey end of terrace house which is part of a row of five properties. These properties on The Gardens, High Street are a small pedestrianised residential enclave just off Hornsey High Street. The pedestrianised road runs from the High Street to Rectory Gardens, with the host site located on the Rectory Gardens end of the small road.

The five houses on The Gardens are characterised as attractive early 20th century family homes overlooking the open green space of Rectory Gardens. The location benefits from a strong residential character while being within easy walking distance of local shops, parks, schools, and public transport, including Hornsey Station and nearby bus routes.

Unlike the other four properties, the main door for No. 5 is located on the side facing onto Rectory Gardens rather than facing the open space fronting the High Street.

The site is not located within the conservation area but does back onto the Hornsey High Street Conservation Area. The property does not fall within the curtilage of a listed building.

2. THE PROPOSAL

The proposed is for the erection of a single storey L shaped wraparound extension with an L shaped rooflight.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

The relevant planning history for this site includes:

HGY/2026/1585 - Roof enlargement with hip to gable and rear dormer extensions, incorporating new roof terrace at second floor level over existing outrigger. 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 erection of a single storey L shaped wraparound extension with an L shaped rooflight and internal alterations on both the ground and first floor. The extension would essentially increase the size of the kitchen. The structure would project 1m from the existing ground floor North elevation adjacent to the boundary shared with No. 4. The width of the extension would be 4.6m wrapping around the outrigger part of the building.

The height of the structure would be 3.2m with a flat roof. The new fenestration would consist of several PPC metal framed panes of glass and would include double glass doors. An L shaped rooflight would also be installed following the shape of the L shaped extension.

The new extension would be considered acceptable in terms of scale and design. 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.

The extension would only project 1m along the boundary of No. 4. As No. 5 is the end of terrace property there is no other neighbour who would be impacted. The proposal would not introduce any adverse impact on the neighbouring amenity by way of visual overbearing impact, 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 be acceptable with regards to amenity impact considerations. 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:

OS Location Plan
ED-5TG-EX-301 - Floor/Block Plan - Proposed
ED-5TG-EX-401 - Elevation – Proposed
ED-5TG-EX-402 - Rev B - Existing/Proposed Sections - REVISED

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.