

London Borough of Harringey
High Road
Wood Green
London
N22 8LE

Harringay District Council

Dear Ms S. Madondo,

Response to the Householder Planning Application (**HGY/2024/0551**), seeking permission for *‘the erection of a single storey rear extension’*, at Ground Floor Flat A, 110 Seymour Road, Hornsey.

The Proposed Site Plan (**ref: TQRQM24053223025090**), identified the location and scale of the proposed extension, comprising a 1.65m wide side extension, a 2.85m height, and 4m long rear extension off the existing rear wall of the dwelling. This equates to a total additional floor area of 6.4sqm. The extension is shown to accommodate for a utility room, and a larger kitchen / dining area, as well as a new sitting area.

An area of hardstanding is shown adjacent to the south to the proposed extension, however the measurements of this are not provided.

The Roof Plan as Existing & as Proposed (**ref: GA-101.00**), shows how the proposed roof line will comprise a flat green roof, with roof lights along the eastern boundary.

Similar Applications

Planning applications for similar proposals, also located on Seymour Road or Warham Road, within the last few years have been identified in Table One below.

Although the extensions listed below all comprise a sizeable depth, were described as *‘proportionate and subordinate to the main dwelling’* in the Officer’s Report, and compliant with the design and amenity policies set out in the **Harringay Local Plan (2017)** and the **London Plan (2021)**.

Reference	Application Description	Depth of proposed extension (total)	Extension depth from existing rear dwelling wall	Status
HGY/2023/0349	Single storey side and rear extension.	9.9m	3m	Approved
HGY/2023/2725	Proposed ground floor side infill extension, removal of rear bay windows/doors and replacement with flush glazed sliding doors and timber cladding to ground floor rear elevation	5.7m	0m	Approved
HGY/2021/0817	Erection of a ground floor side infill extension.	7.2	0m	Approved
HGY/2020/1564	Erection of single storey ground floor side infill extension, replacement of front windows	7m	0m	Approved

HGY/2023/0868	Proposed single storey side infill rear extension	5.7m	0m	Approved
HGY/2022/0066	Construction of a ground floor rear infill and rear extension to a flat.	10m	2m	Approved
HGY/2021/0817	Erection of a ground floor side infill extension	7.2m	0m	Approved
HGY/2020/1564	Erection of single storey ground floor side infill extension, replacement of front windows.	7m	0m	Approved
HGY/2019/2557	Erection of a single storey side and rear extension to a terraced house.		3m	Approved
HGY/2018/2759	Erection of single storey ground floor rear side infill extension, in association with conversion of property into two self-contained flats.	6.9m	0m	Approved
HGY/2018/1733	Erection of single storey extension which extends beyond the rear wall of the original house by 3.65m, for which the maximum height would be 3.53m and for which the height of the eaves would be 2.7m	3.65m	0m	Not Required
HGY/2018/0694	Erection of a single storey rear extension	3m	3m	Approved
HGY/2017/2837	Erection of single storey rear extension to existing ground floor flat	3m	0m	Approved
HGY/2017/1837	Erection of a single storey rear/side extension	4.9m	3m	Approved
HGY/2016/0534	Erection of single storey rear/side infill extension	7.9m	0m	Approved
HGY/2023/1385	Ground Floor single storey Rear Extension to replace existing single storey extension, with added side bay window match existing kitchen bay window.	0m	0m	Approved
HGY/2022/3472	Certificate of lawfulness for a proposed single storey rear extension and for internal changes to the existing property.	8.85m	1.7m	Approved
HGY/2022/2117	Ground floor side return extension, addition of external wall insulation to the rear of the house, including associated works to roof parapets and proposed Air Source Heat Pump.	5.8m	0m	Approved
HGY/2019/0862	Erection of single storey side and rear 'infill' extension in side return passage.		0m	Approved
HGY/2018/0532	Construction of single storey part side and part rear infill extension	7.75m	0m	Approved
HGY/2017/3347	Demolition of single storey rear extension and erection of a single storey side/rear extension.	7.1m	0m	Approved

Table One: Planning Application Details

Design, Character & Amenity

The outcome of the applications identified above, would suggest that an application such as this one, with a proposed depth of 4m, may also be found consistent with adopted policy.

However, this application is significantly, and importantly different from the applications identified above, fundamentally due to the fact the majority of the proposed extension extends off the existing rear dwelling wall, **not** a side infill extension, as is the case with all the applications identified. In addition, all of those identified applications extend **no further than 3m** beyond the rear wall.

The location of this proposed extension could therefore materially impact on the character of the area, and adversely affect the amenity of neighbouring sites, particularly property 112 Seymour Road.

Haringey Development Plan 2017

Furthermore, paragraph 3.14 of Policy DM12 Housing Design & Quality states that *'extensions to residential buildings should be subordinate in scale to the original building, as well as respect the architectural unity of a block or terrace of houses...and not undermine existing uniformity of the building or terrace'*. See Figure One, showing how the proposed extension would extend past the built form of the uniform of the terraces significantly.

Policy DM12 states that **full width rear extensions are not normally considered acceptable**. Full width rear extensions will **only** be permitted when the extension is subordinate in size and footprint to the main dwelling, and negative impacts on the amenity of neighbouring properties is avoided. The extension proposed is therefore considered to **directly conflict** with Policy DM12.

London Plan 2021

Furthermore, Policy D3 Optimising site capacity through the design-led approach, identifies the importance of ensuring that development *'positively responds to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions'*.

The proposed extension would not be in keeping with the existing layout, scale and form of the existing residential layout, due to the length the dwelling would measure if the extension was permitted (see Figure One).

It is therefore considered that the proposed extension would **not be policy compliant** in its current form, and would require amendments to the scale and form in order to meet the design requirements of Policy D3.

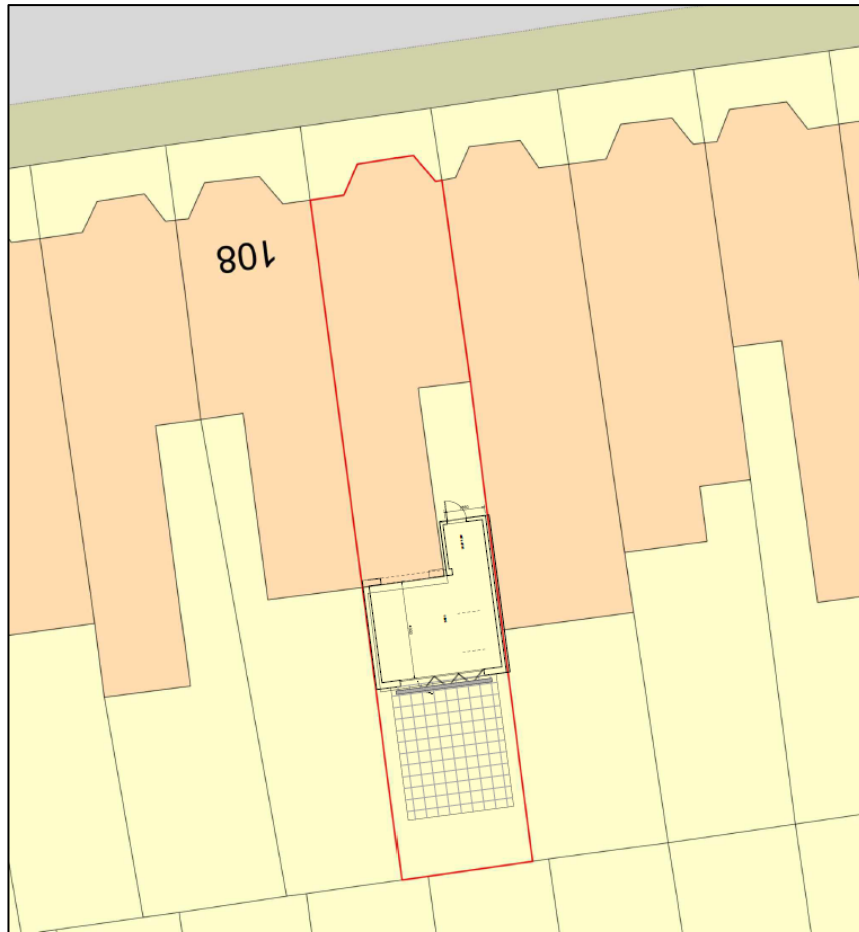


Figure One: Proposed Site Plan (ref: TQRQM24053223025090)

Summary

The proposed extension is not considered to be compliant with adopted policies from the Haringey Development Plan and London Plan, and would likely result in an adverse impact on the character of the area, and result in a loss of residential amenity for neighbouring dwellings.

The length of the built form of 110 Seymour Road once extended would materially change the existing pattern of development, and lead to a 'full width extension', which is not usually acceptable or policy compliant.

It is proposed that an extension of a reduced size would be of a more appropriate scale, and in keeping with the unity of the terraced houses.

We hope our comments are considered as part of the consultation process, and that an updated design and layout, more suitable and appropriate to the area, can be agreed upon and permitted.

Yours faithfully,

Alex Dickson and Lorna McGhee