

Officer's Report

Application Number	HGY/2022/3848
Type	Householder planning permission
Location	69, Lansdowne Road, Tottenham, London, N17 0NN
Proposal	Formation of a vehicle crossover to access 69 Lansdowne Road
Case Officer	Sarah Madondo
Valid Date	20/10/2022
Applicant	Mr Nasir Eser
Agent	Mr Kamran Haider

RECOMMENDATION

Approve with Conditions

Proposed development

Formation of a vehicle crossover

Site and Surroundings

The application site relates to a two storey, terraced property located on the northern side of Lansdowne Road. The host property is not listed, nor located within a Conservation Area. However, the site is located on a Classified Road and runs in close proximity to an existing pedestrian crossing.

Representations

Comments were received from the Cllr Bevan, expressing concerns at the proximity of the proposed crossover to a nearby pedestrian crossing.

MATERIAL PLANNING CONSIDERATIONS

In making a decision on this application the LPA need to be mindful of relevant planning legislation and in particular the scope of 'permitted development' rights. In this case the use of land for the parking of a car does not require permission as it is "permitted development" under Class F, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

While in most cases the formation, laying out and construction of a means of access to a highway does not require permission, consent is required here as the road is a classified road (as per Class F, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015). The property currently benefits from a hardstanding area.

This application is resubmission following a refusal of reference HGY/2018/2129. The transportation officers were consulted and advises that subject to the following amendments:

- a. The width of the hardstanding should be reduced to 3m - leaving approximately 1m to each side for visibility splays that should be protected by low dwarf wall (0.6m high or bollards).
- b. Amended pedestrian visibility splays in accordance DMRB guidance

The applicant has submitted an amended drawing PTP_2208_003A indicating the reduction in width of the hardstanding and a drawing showing the amended pedestrian visibility splays. Officers consider that the visibility splays are satisfactory and in accordance with the 'Manual for Streets'

criteria to manoeuvre safely in and out of this off-street parking space. In terms of pedestrian safety the vehicle crossover would not in officer's opinion affect pedestrian safety and movement, as there is no heavy pedestrian flow on this section of Lansdowne Road.

The proximity of the nearby pedestrian crossing has been taken into account in making this assessment. The crossover is sited outside the marked restricted parking/stopping zone of the crossing and the proposed visibility splays are considered sufficient to preserve pedestrian and vehicle safety.

Given a private off-street parking is created here the associated loss of an on-street space is not significant.

Conclusion

In summary the amended crossover would not have an unacceptable impact on pedestrian or vehicular highway safety, and would not conflict with the policies outlined above.

RECOMMENDATION

Approve subject to condition(s):

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 in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

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

Informatives:

- **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.
- **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.