

HGY/2022/4240 - 21 Eastern Road, Hornsey, London, N2 9LD

Erection of single storey rear extension, installation of rear dormer, installation of rooflights, replacement of windows, re-painting of front elevation, alterations to rear patio area with balustrades, retaining walls and works to rear stairs. Creation of vehicular crossover, provision of new front boundary treatment with replacement gates and rebuilt piers/railings.

Location and access

This site is located to the western side of Eastern Road, opposite the junction of Eastern Road with Francis Road and close to (south of) the Harwell Passage footpath, which is Haringey owned and maintained.

The site has a PTAL value of 3, considered 'moderate' access to public transport services. 4 Bus services are accessible within 3 to 8 minutes walk of the site, and East Finchley Underground Station is a 9 minute walk away.

The site is also within the Fortis Green CPZ, which operates 11.00 to 13.00 Monday to Friday.

Development proposals

21 Eastern Road is a semi detached residential property comprising of basement, ground and first floor levels, with two bedrooms.

This application is for an extension to the basement level to create more habitable space and also to provide a third bedroom in the loft/roof area. Included in the application are proposals to create a new crossover and formalise off street parking.

Transportation considerations

From the transportation perspective, this is a very minor application. There will be an uplift of one bedroom at the property which is negligible with respect to transportation trip and network considerations.

Included in the proposals are a crossover and off-street parking. The property does not have a crossover at present, there are formal CPZ bays adjacent to the house in between driveways accessing Nos. 19 and 23 Eastern Road, which can accommodate two CPZ permit holders.

Transportation would object to a new crossover at this location, as it would reduce the amount of on street CPZ bays at this location for existing residents, and create a poorer pedestrian environment by adding a crossover over which vehicle manoeuvres would take place.

It would also be contrary to policy DM33 of Haringey's Development Management DPD, which details that;

'The Council will only support a proposal for a crossover or new vehicular access where it is demonstrated that the proposal does not result in:

- *A reduction in pedestrian or highway safety;*
- *A reduction of on-street parking capacity within a Controlled Parking Zone;*
- *A visual intrusion to the street scene.'*

The proposed crossover would be contrary to the above policy so is not supported by Transportation.

With regards to making the development more sustainable in transportation terms, it is suggested that given there is spare in the rear garden, a secure/weatherproof cycle store for two cycles is provided as part of the development proposals, to enhance arrangements for the uptake of active and sustainable modes by occupiers.

Summary

This application is for basement and roof extensions to the existing semi detached property to provide more habitable space and another bedroom. There are no transportation issues related to this proposal in terms of the uplift from the additional bedroom.

Transportation do however object to the proposals within the application to create a new crossover and off-street parking at the site. To do this would be contrary to Policy DM33 of the Development Management DPD as it would reduce the amount of available CPZ parking in the locality of the site.

Therefore, the applicant will need to remove this aspect of the application/proposals to make the development acceptable in transportation terms.

It is expected Highways colleagues will be similarly minded towards the proposals to create a new crossover at this location.