

Officer's Report

Application Number	HGY/2023/0373
Type	Householder planning permission
Location	25 Umfreville Road, Hornsey, London, N4 1RY
Proposal	Replacement of existing boundary wall and railing with new cycle store and planter in front garden.
Case Officer	Laina Levassor
Valid Date	07/02/2023
Applicant	A Lockmun
Agent	

RECOMMENDATION

Approve with Conditions

PLANNING HISTORY

The planning history of the site has been taken into account when coming to this decision.

SITE DESCRIPTION

The subject site is a two storey dwelling located on the northern side of Umfreville Road.

The site does not fall within any Conservation Area and is not within the curtilage of any listed building.

CONSULTATION RESPONSES

No representations were received in response to the notification and publicity of this application.

PROPOSED DEVELOPMENT

This application proposes the installation of cycle storage to the front garden of the property.

REASONS FOR GRANTING PERMISSION

Policy DM35: Cycle storage in Front Gardens states that cycle storage on front gardens should be of high quality design, should not be visually intrusive and should not harm the amenity of surrounding properties.

Planning applications for cycle storage should have regard to the following:

- a) The size of the shed or storage shelter, the building and the garden;
- b) Its location;
- c) Level of screening; and
- d) The nature of the materials used.

Cycle storage provision located in residential front gardens should have minimal visual impact on the property or the street. To ensure the existing character and appearance of the property and surrounding streetscape are protected, particularly in Conservation Areas, the appearance of cycle storage facilities visible from the public highway need to be of high quality design, subtle in size and colour and built from materials which are in keeping with their surroundings.

In front gardens, all storage units require planning permission. The preferred location, to place/build the storage unit is where visual impact is minimal. Appropriate screening should be used - perhaps using plants. Materials should be used which are in keeping with the locality, reflecting the original materials of the property. If the storage unit is painted, choosing colours already used on the property or dark or subdued colours such as dark green/black help minimise the visual impact. Access doors must not overhang the highway (pavement or road). The height should be the same or less than the boundary treatment (wall/fence) where feasible.

This application proposes the installation of cycle storage to the front garden, The proposed storage box will be located along the property's front boundary replacing the existing low brick wall and railing. The storage box is to be constructed with a naturally patinaed steel and provides housing for planting to minimise the appearance of the unit when viewed from the street. The storage unit, constructed to house refuse in addition to bicycles, measures 3.7m x .8m x 1.4m, with a 20cm high planting area to the top. The height of the unit would be approx. 0,2m higher than the top of the property's existing railing, but roughly the same height as the existing brick boundary wall of the neighbouring property at 23 Umfreville Road., but significantly higher than that of the other neighbouring property at 27 Umfreville Road. There are a wide variety of boundary treatments along the street varying somewhat in height and appearance. While the proposed storage/boundary treatment would be amongst the highest built boundary structure (hedges and planting excluded)) it would be comparable in height to some other boundary walls and would therefore not appear unacceptably jarring in terms of its scale or appearance.

The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

The height, depth and placement of the storage would not result in a material loss of sunlight or daylight or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

The proposed development is in general accordance with Policies DM1, DM9, and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 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.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

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: 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: 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.