

Officer's Report

Application Number	HGY/2023/0468
Type	Full planning permission
Location	Flat A, 1 The Avenue, Hornsey, London, N10 2QE
Proposal	Demolition and rebuilding of two brick piers on the property's side boundary in order to widen the existing vehicular access.
Case Officer	Oskar Gregersen
Valid Date	16/02/2023
Applicant	Mrs Siobhan McMillan
Agent	Mr Mauro Persic

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

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

1.2 The following issues were raised by neighbours, local groups and Councillors:

- No responses

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site forms part of the ground floor, of a semi-detached end-or-terrace dwellinghouse sub-divided as three flats. The ground floor flat, and application site, benefits from sole access to a medium size garden and separate garage. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

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

2.3 The proposal seeks the replacement of two existing brick piers, at the end of a driveway leading to an existing garage, with narrower piers finished in a similar material to facilitate the widening of the opening to allow for parking for modern size vehicles.

2.4 The proposal is considered to be sensitive to the host site and surrounding area, and is considered to be minimal in impact. The materials used would be similar to that of the existing brick piers, with the scale being the only differing factor.

2.5 With respect to access, the driveway in question already benefits from a dropped kerb, and so the widening of the opening to the driveway would not negatively impact the public footway. Further, the provision of off-street parking for the residents of the site will help to alleviate any stress on local parking supply.

2.6 Overall Officers deem that the proposal is acceptable, as there would not be any change of use on site, the existing driveway will be able to be used for its intended purpose as vehicle storage rather than not being use at all.

2.7 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.

2.8 The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area.

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

GRANT PERMISSION subject to 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 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: 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.
- **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.