

Officer's Report

Application Number	HGY/2023/0250
Type	Householder planning permission
Location	19 Claremont Road, Hornsey, London, N6 5DA
Proposal	Proposed construction of a bicycle storage box in the front garden.
Case Officer	Ben Coffie
Valid Date	25/01/2023
Applicant	Mekalai Thambiah
Agent	Mr Joe Scragg

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

Proposed construction of a bike box to the front garden. The bike box will measure 1.96m in length, 0.89m in width and 1.33m in height. The box will be contained within the front forecourt and located to the west side of the boundary. It will be made from metal.

Site and Surroundings

The application property is a two storey dwelling house within a terrace located on the Claremont Road.

The site is located in Highgate Conservation Area. It is not a listed building.

Relevant Planning and Enforcement History

HGY/2022/3928- Proposed construction of a roof terrace above the existing rear outrigger.

HGY/2022/2097- Loft conversion with a rear dormer extension, new conservation roof lights to front of property, and a ground floor rear infill extension.

CONSULTATION

The responses below were received following consultation on the application:

LBH Conservation Officer- no comments received.

Highgate CAAC- Object to the proposal on the following grounds:

Insufficient detail is given to assess the impact of the bike box on the Conservation Area.
The box to be designed with reference to sustainability and bio-diversity.
Would like to see a more design code for the bike boxes in these small front gardens.

LOCAL REPRESENTATIONS

The application has been publicised by way of press & site notice displayed in the vicinity of the site and 5 letters. No representations received from neighbours, local groups, etc in response to notification and publicity of the application.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and character and appearance of the conservation area; and
2. Impact on neighbouring amenity.

Design and character and appearance of the conservation area

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The application site is located in the Highgate conservation area, Policy DH2 of the Highgate Neighbourhood Plan (HNP) 2017 requires proposals to preserve or enhance the character and appearance of Highgate's conservation areas.

With regards to the above planning policies, the proposed location, scale, height and bulk of the bike storage is considered acceptable. Whilst it is acknowledge the development would be located at the front of the dwelling due to the presence of the front boundary wall hedge, the proposed box would be mostly screened. Therefore, the proposed development would not result in any harm to the character and appearance of the host dwelling and conservation area.

The applicant has provided an example of the bike box (Trimetals Protect-A-Cycle Metal Shed - Anthracite) which would be made of PVC-coated galvanised steel (anthracite colour). The material is considered acceptable and therefore the bike box would not appear intrusive.

As such the proposed development is in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021, the NPPF and Policies DH2 of the Highgate Neighbourhood Plan (HNP) 2017.

Impact on neighbouring amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

Due to the location and minimal nature of the proposed bike box, it is not envisaged that there would any adverse impact against the amenity of neighbouring dwellings.

As such, due to the above considerations the proposed development would not inflict any adverse impact against the amenity currently enjoyed by neighbouring properties and is in compliance with policy D6 of the London Plan and policy DM1 of the DPD.

Conclusion

The proposal is considered acceptable in terms of its impact upon the character and appearance of the host property and the character and appearance of the conservation area. The proposal would also have an acceptable impact upon the residential amenity of neighbouring occupiers.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

RECOMMENDATION

Approve with 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.