

Officer's Report

Application Number	HGY/2023/0708
Type	Householder planning permission
Location	67 Grosvenor Road, Hornsey, London, N10 2DU
Proposal	Replacement and relocation of existing bike storage in the front garden.
Case Officer	Mercy Oruwari
Valid Date	13/03/2023
Applicant	MR & MRS ROB AND KAREN KONOWALCHUK
Agent	MR JOHN ADDEN

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

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

REASONS FOR GRANTING PERMISSION

The subject site is a detached dwelling. The site is located within the Vallance Road conservation area but does not fall within the curtilage of a listed building.

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

HGY/2022/1411 - Single storey rear extension (following demolition of existing) and associated terrace. Granted.

HGY/2017/1373 - Increase height of existing ridgeline and front gable, in conjunction with a hipped gable above the existing two storey rear extension and installation of 3 x side rooflights, 1 x front window and 3 x rear windows in the proposed gable ends. Granted.

UNW/2016/00789 - Enforcement investigation into unauthorised structures in front gardens. Case closed as structure immune and not expedient to take further action.

The proposal is to replace the existing small bike shed in the front garden located adjacent to the boundary wall of No 77 Grasmere Road. The new bike shed will be located along the front wall facing Grosvenor Road. Although the new bike shed will be wider it will be a lot lower and less visible than the existing structure.

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 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.

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.

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: 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.
- **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.