

Officer's Report

Application Number	HGY/2023/1316
Type	Householder planning permission
Location	24 Graham Road, Tottenham, London, N15 3NL
Proposal	Removal of existing front wall. Installation of wooden bike storage box with sliding door facing street.
Case Officer	Emily Whittredge
Valid Date	18/05/2023
Applicant	Mr Simon Pugh
Agent	

RECOMMENDATION

Approve with Conditions

1. Site Description

The application relates to a two storey mid-terrace dwelling on the west side of Graham Road. The road is characterised by small front gardens and low front brick boundary walls of varying heights. The property currently has a brick and render front wall with a high hedge behind it. The property is not located in a conservation area and does not fall within the curtilage of a listed building.

2. Policies and Constraints

Article_4_Direction_HMO_DM17
Family_Housing_Protection_Zone DM16

3. Relevant Planning and Enforcement History

HGY/2022/2642 - Removal of existing front wall. Installation of wooden bike storage box with sliding door facing street. - 20/02/2023 Approve with Conditions

HGY/2020/0040 - Proposed single storey rear infill extension. - 11/02/2020 Approve with Conditions

4. Neighbour Consultations

There were neighbours consulted on this case. No comments were received.

5. Design

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 and 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 Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of

design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

Policy DM35 'Cycle Storage in Front Gardens' states that storage 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. They need to be of high quality design, subtle in size and colour and built from materials which are in keeping with their surroundings. 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.

A similar proposal was recently granted permission at the site with full details required by condition. The current proposal includes additional details of the building's cladding and living roof.

The proposed storage shed would be 3.38m long, 1.15m wide and 1.35m tall and would be located in the front garden of the property, replacing the existing front wall and hedge. The existing wall varies in height, and the proposed building would not exceed its maximum height. Details provided show vertical pine batten cladding and a green roof with mixed planting. While timber does not appear elsewhere as a front boundary treatment within Graham Road and would not be an original boundary material, the specific design that is being proposed is considered acceptable within the streetscene and compliant with policy DM3.

The loss of the mature hedge would be detrimental to the street scene, but the provision of a green roof to the building would help to mitigate this loss and soften the appearance of the development, and this can be secured by condition.

6. Transportation

The Council's Transportation Team commented on the previous application and note that Policy DM35 in the Borough's development Management DPD covers cycle parking in front gardens and much of the policy relates to aesthetics and visual considerations. From a transport perspective this proposal doesn't include any doors that open outward over the footway and to operate the store, opening and shutting the sliding door should not be problematical for other footway users at this location.

7. 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 the amenity of neighbouring residents.

The proposed shed would not be materially taller or wider than the existing front wall and hedge, and would not affect outlook or light or otherwise result in harm to neighbouring amenity. As such, it is acceptable from an amenity point of view.

8. Conclusion

The proposal is considered acceptable in respect of its appearance and impact on the site and would not result in material harm to the residential amenity of neighbours. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

9. RECOMMENDATION

Grant permission subject to 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.
- 3 The green roof hereby approved must be planted with species that provide amenity value at different times of year and shall be maintained thereafter. Any plants that fail must be replaced at the next appropriate planting season.

Reason: To ensure a satisfactory appearance to the development and the street scene in accordance with DPD Policies DM1, DM12 and DM35.

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.

