



Officer Report

Application Number:	HGY/2022/4088
Application Type:	Householder planning permission
Address:	130, Hewitt Road, Hornsey, London, N8 0BN
Proposal:	Install a gate at 2m High to the entrance to the alleyway that runs down the side of 130 Hewitt Road, parallel to Green Lanes.
Case Officer:	Matthew Gunning
Valid Date:	11/11/2022
Applicant:	2
Agent:	Rena Sodhi

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application to install a gate at 2m High to the entrance to the alleyway that runs down the side of 130 Hewitt Road, parallel to Green Lanes.

Relevant Planning and Enforcement history

No relevant planning history.

2. LOCAL REPRESENTATIONS

No representations were received.

3. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and amenity;
2. Highway safety.

Design and impact on character and appearance of the 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 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.

The works here are to enclose an alleyway to the back of a commercial parade and the side of a residential property with a 2 metre high gate, in replace of lower gate.

The introduction of such a gate is considered acceptable in design terms. The gate in question would be attached to an existing high wall which runs along the side boundary of No130. It is noted that the general pattern of development in the locality is of high gates enclosing such alleyways. The introduction of such gates here will serve to address anti-social behaviour and as such will bring benefits to the amenity of neighbouring residents.

Highway safety

The introduction of such a gate would not affect highway safety. The gate would sit at the back edge of the pavement and open inwards and would have a functional purpose in trying to restrict unwanted access. The proposed gate here does not represent a hazard to traffic or passers-by.

Conclusion

Having assessed the material considerations as outlined within the report above, the proposal here is considered to be acceptable and as such this application is recommended for approval.

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 gates hereby approved shall be painted black and shall be inward opening, and so

maintained.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.