



Officer Report

Application Number:	HGY/2023/1604
Application Type:	Householder planning permission
Address:	498 Seven Sisters Road, Tottenham, London, N15 6EP
Proposal:	Erection of a bicycle storage unit in the front garden
Case Officer:	Oskar Gregersen
Valid Date:	19/06/2023
Applicant:	Carys Evans
Agent:	

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

1.1 One representation was received in response to notification and publicity of the application.

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

- Loss of light access

Non-material issues raised include:

- Loss of private view

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is a two-storey residential dwellinghouse, with a small front garden and a bay window at ground floor level. 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 Permission is sought for the installation of a wooden cycle store at the northern edge of the front garden of the site. The proposed store would have an eaves height of 1.24m at the boundary, with a small pitch up to 1.36m at its maximum. The proposed cycle store would be 1925mm wide and 860mm deep.

2.4 It is deemed that by virtue of the siting and scale of the proposed cycle store, and orientation of the site, that there would not be any adverse impact on neighbouring amenity, and the proposal would comply with DPD Policy DM1.

2.5 Officers note that an objection was submitted from neighbouring 500 Seven Sisters Road, noting that the cycle store would cause a loss of access to light, and restrict views from the ground floor bay windows. The proposed cycle store would be a mere 200mm above the height of the existing refuse bins at in place on both sides of the boundary between the two sites. Additionally, when considering the location of the proposed cycle store, the view from the main window of the bay window at No. 500 Seven Sisters round would not be obstructed. Overall Officers deem that the proposal would not be any adverse impact on neighbouring amenity.

2.6 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.

2.7 The height and depth of the extension would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

2.8 The proposed development is in general accordance with Policies DM1, 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.

2.9 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.