

Officer Report

Application Number:	HGY/2023/2196
Application Type:	Householder planning permission
Address:	9-11 Crescent Road, Hornsey London N8 8AZ
Proposal:	Proposed new fencing & gated access to garages to No 9 and No 11 Crescent Road, like for like replacement of garage doors and erection of new boundary wall. Enlargement of existing garage to No. 11 Crescent Road.
Case Officer:	Mercy Oruwari
Valid Date:	14/08/2023
Applicant:	Mr P Pastalides
Agent:	Mr Cos Ioannou

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

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

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is two neighbouring detached dwellings. The dwellings are relatively modern and appear to have been built around the same time and in the same style as each other, although No 11 is larger. The sites are separated by a garage each, at either end of their respective rear gardens. A 1.8m high fence bounds the garden, which runs parallel to the highway. The site is located within Crouch End conservation area and does not fall within the curtilage of a listed building.

2.2 There is no relevant planning history for No 11. The planning history for No 9 is as follows:

9 Crescent Road

- HGY/2023/0488 - Replacement of existing railings around the side garden with new fence from garage door to junction of house and conservatory. Approved with Conditions
- HGY/2018/0797 - Erection of single storey side extension (following demolition of existing). Approved with Conditions

Extension of fence and installation of new gates

2.3 The proposal includes extending the low level walls and fence panelling along the perimeter of the boundaries of both properties to match the existing. The works also include adding a gated entrance to the garages/off street parking spaces to increase security.

2.4 The fencing follows the curve on the boundary of each property enclosing the individual gardens. Each has gates that open into the individual gardens directly from the off-street parking area. The new fence would be extended to follow the existing fence line. The enclosure would run further along the road and straight across the entrance to the off-street parking spaces, incorporating the two new street facing gates (in the form of garage doors to match the existing).

The new 2.2 metre gates would enclose the off-street parking spaces increasing the security of the vehicles. Both gates accessing the individual gardens from the parking spaces would be removed with the only access being directly from the garages. A 2.2 metre high wall would also be erected on the boundary to divide the shared space to provide independent private parking spaces for each property.

2.5 In principle the extension of the street facing fence and the division of the shared off-street parking space would be acceptable. However, the style of gates initially proposed when combined with the fence would have created quite a lengthy heavy frontage with no break or opening. The style has been revised and replaced with lighter perforated sliding metal gates. Although, the perforated gates have open slats they would still provide the desired security for the cars.

Garage extension (No 11)

2.6 The second part of the proposal includes extending the garage within the garden space of No 11. There is an existing lean-to storage area and a trellis fence which enclose a timber style paved area that runs along the side of the garage within the private garden. Both No 9 and 11 have side doors directly from the garages, however, No 11 would relocate that door to open up from the new small extension.

2.7 The extension would replace the lean-to. Along with the section replacing the lean-to the area enclosed by the trellis fence would be replaced with a permanent bricked structure. The additional structure would be modest in size and height. It would not reduce the size of the main garden and would not be visible from any public vantage point.

2.8 This part of the proposal is considered proportionate and subordinate to the host building/site and is in keeping with the pattern of development in the area. Therefore, these alterations are considered acceptable and not detrimental to the character and appearance of the conservation area.

2.9 The proposal overall would not have any impact for the neighbouring properties or the public footpath. Therefore, the proposal is acceptable in amenity terms.

2.10 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.

2.11 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.