

Officer Report

Application Number:	HGY/2026/0897
Application Type:	Householder planning permission
Address:	20 Devonshire Gardens, Tottenham, London, N17 7NB
Proposal:	Construction of new vehicle hardstanding, concrete access ramp and handrails
Case Officer:	Eunice Huang
Valid Date:	27/04/2026
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Applicant:	Mr Francis Bird
Agent:	

RECOMMENDATION

Approve with Conditions

1. Site Description

The application site relates to a two storey mid-terrace house located on the eastern side of Devonshire Gardens, which is a cul-de-sac. The site is not in a conservation area or within the curtilage of a listed building.

2. Proposed Development

The proposed development is for the construction of a new vehicle hardstanding, concrete access ramp and handrails in the front garden.

Amended plans were received on 9 July 2026, showing refuse storage and updated pedestrian gate opening.

3. Relevant Planning and Enforcement History

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

- HGY/2024/2384
Address: 20 Devonshire Gardens, Tottenham, London, N17 7NB
Proposal: Alterations to front fenestration including removal of existing hedgerow and soft landscaping , construction of new hardstanding including dropped kerb / vehicle crossing and construction of new concrete access ramp and handrails.
Decision Date: 13 February 2025
Decision: Disposed

4. Consultation Responses

LBH Transport: No objection, subject to clarification of refuse storage and pedestrian gate not opening outwards over public highway.

(Officer comment: The plans have been updated to include refuse storage and amended gate opening).

5. Local Representations

The application has been publicised by way of site notice, public advert and letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 1

Support: 0

Object: 0

Representation: 1

The following issues were raised in representations that are material to the determination and are addressed in the next section of this report:

- Existing off-street parking conversions of front gardens on the street, and loss of greenspace is regrettable. However, it is recognised that it is futile to object and save this remaining green space on the site.
- There could be an alternative and less invasive way to provide disabled access to the site.

6. Material Planning Considerations

The main planning considerations raised by the proposed development are:

- Design and appearance;
- Parking and highway safety.

Design and appearance

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 DM34 'Driveways and Front Gardens' states that the Council will only permit parking on front gardens where a minimum of 50% of the existing soft landscaping area is being retained. All proposals must appropriately manage flood risk in line with other plan policies. Any hard standing should incorporate the use of a permeable material. All proposals will be considered having regard to their impact on the historic environment, in line with Policy DM9.

In most cases the use of land for the parking of a car does not require permission as it is "permitted development", however the extent of the works here involve the removal of permeable surfaces in the front garden.

Hardstand parking within front gardens are an established feature within Devonshire Garden. Most properties in this cul-de-sac have converted their front gardens to hardstand.

The existing front garden comprises hedging and a lawn. The proposal will introduce a hardstand car space, which will be constructed with permeable paving to allow for stormwater drainage in the front garden. The proposal also includes the addition of a ramp to the side of the hardstand, which will lead to the front entry of the dwelling. Bin storage will be located within this front garden,

adjacent to the hardstanding and pedestrian path. The proposal will retain hedging to the side of hardstand, as well as lawn to the rear of the hardstand. Other alterations include a new door and frame for the dwelling, with level access.

The appearance of the site will be acceptable and consistent with the character of Devonshire Gardens. The retention of the hedging at the front garden, will help soften the appearance of the hard surfaces. The proposed ramp would have a height of 0.7m above the garden level to reach the dwelling's internal finished floor level, and thus would not be prominent within the street scene.

It is recognised that the scheme provides accessible adaptations to the existing home, to improve access, safety and independence for occupants with a disability and carers.

Parking and highway safety

The Development Management DPD Policy DM33 part A(a) states that the Council will only support a proposal for a crossover or new vehicular access where it is demonstrated that the proposal does not result in:

- a reduction in pedestrian or highway safety; or
- a reduction of on-street parking capacity within a Controlled Parking Zone; or
- a visual intrusion to the street scene.

Within this location on a residential cul-de-sac, where there has been a predominant trend of converting the front gardens to the hardstand, the proposed crossover is deemed acceptable in respect to highway safety and appearance. The site is not within a Controlled Parking Zone.

Conclusion

In summary, proposed hardstanding, concrete access ramp and handrails are acceptable in relation to its appearance and highway impact, satisfying Policies DM1, DM33 & DM34 of the Development Management, Development Plan Document 2017.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

7. CIL Applicable

The increase in internal floor area would not exceed 100sqm and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

8. Recommendation

The application is recommended for approval 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 below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list:

- Location Plan
- Drawing No. 4 - Existing Front Garden Site Plan
- Drawing No. 5 - Proposed Front Garden Site Plan - Revision C

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: 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: Crossover Costs

Any necessary works to construct the crossover will be carried out by the Highways Department at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1000 to obtain a cost estimate and to arrange for the works to be carried out.