

VARIATION OF CONDITION 2 (APPROVED PLANS)

**ATTACHED TO PLANNING PERMISSION HGY/2019/3050 TO PROVIDE AN AMENDED
FENCING DESIGN WITH INCREASED HEIGHT, AND AN INCREASE IN LEVELS OF THE
DRIVEWAY BY UP TO 700MM**

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1.0 APPLICATION BACKGROUND

1.1 Background

The background to application HGY/2023/2583 is that during the construction of the development pursuant to permission HGY/2019/3050 it was found necessary to increase ground levels in the south east corner of the site (the driveway and garage forecourt) at 1 Pound Lane in order to accommodate the underground services.

This document sets out the reasoning for raising the site levels of the driveway and forecourt, and the proposed measures to mitigate any adverse impacts on neighbours.

The revisions set out in this document to application HGY/2023/2583 also address feedback received during the public consultation on the application.

1.2 Planning Queries

In July 2023, the Applicant was contacted by Haringey Planners regarding an alleged breach of planning control comprising the raising of ground levels by 300-600mm. The Applicant was invited to submit an application to regularise the works including any boundary treatments to ensure no detrimental level of overlooking of neighbours and to confirm the nature of any works within root protection areas arising from the alleged breach.

Following this initial query, there has been considerable correspondence between the Applicant and Haringey Planners. For the sake of brevity, this document does not include a detailed chronology of the correspondence, save to say, that on each occasion the Applicant has responded in a positive and businesslike manner to requests for information.

Application HGY/2023/2583 was submitted in September 2023. As a result of public consultation, the Planners requested additional clarification of the works which has resulted in the provision of updated site survey data and addendum arboricultural advice.

There was a site meeting with Nathan Keyte, Planner - Development Management Haringey, on 18th January 2024. Following the meeting, Mr Keyte confirmed to the Applicant on 25th January 2024 how the application should proceed and what was needed to make a determination which is as follows:

- It would be useful if a composite sketch showing the height of the proposed boundary treatment would be added to some of the photos attached to clearly articulate where the proposed fencing will come to.
- The potential impact of excavation to construct the revised fencing with gravel board next to T25 should be assessed, ideally by an arboricultural report.
- Any change to drainage that may occur as a result of the works should be stated.
- Now that site levels have been confirmed to have been raised, this matter needs to be captured in the description of the current application, and reconsultation undertaken. The revised description is proposed as Variation of condition 2 (approved plans) attached to planning permission HGY/2019/3050 to provide an amended fencing design with increased height, and an increase in levels of the driveway by up to 700mm (amended description).

1.0 APPLICATION BACKGROUND

1.3 The Site

Considering the site's characteristics as a backland plot within a densely developed area, some reduction in privacy was anticipated due to the construction. The property at 1 Pound Lane is an L-shaped structure specifically designed to minimise views towards neighbouring properties. The house faces its own garden, with views to the North and West. Views of the Stanhope Gardens properties to the South and Alford House to the East are almost totally out of sight from the house. The change in site levels in the garage driveway/forecourt area could give rise to some overlooking concerns but the potential for an increase in overlooking is, in fact, very limited.

1 Pound Lane comprises a single story with a partial first-floor level, while the neighbouring Stanhope Gardens properties comprise three stories. The residences along Stanhope Gardens overlook each other's gardens from their upper levels, but this viewpoint is not attainable from the new dwelling at 1 Pound Lane. Prior to this development of No.1 Pound Lane, when the site was in use as garages, a person walking close to the boundaries with 7-13 Stanhope Gardens and along the driveway access already had the possibility to look over fences into gardens. This possibility will in fact be reduced.

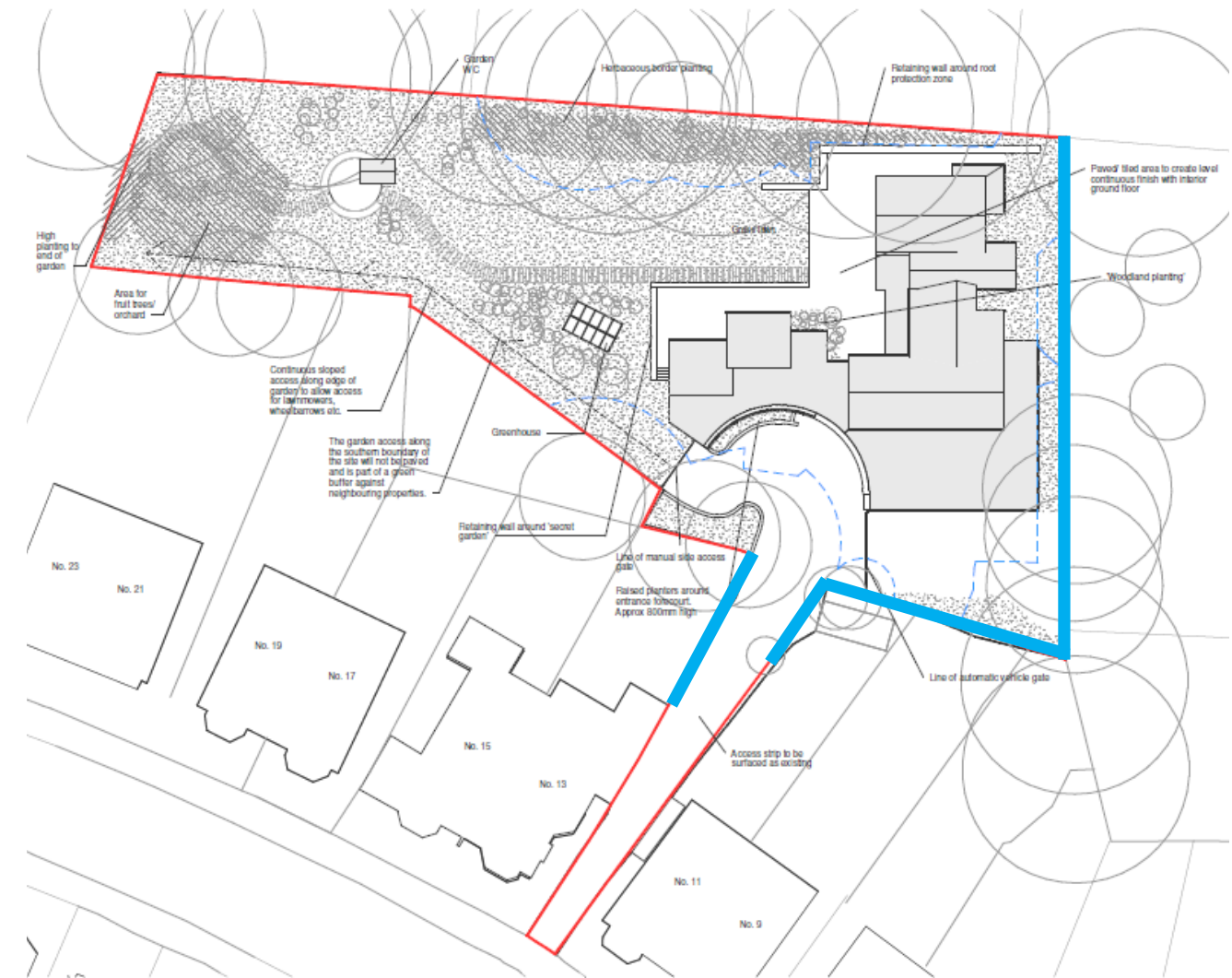
1.4 The following information is now being presented for the review of Haringey Planners in order that the application can be determined and permission granted.

- Increased levels at the driveway area up to 700mm from the original ground level to accommodate the utilities servicing the house. Refer to the topographical survey (ref: SD231932-02) of the current levels on page 5. Note that the levels of the house were not altered and kept in line with the approved planning application.
- Increase of the fence height slightly beyond 2 meters along the East and a portion of the South boundary of the site (marked in blue) following privacy concerns raised by the neighbouring properties due to the increased levels.
- Revised construction detail (Ref: CFM-85447-SK-041) of the recently installed fence at the boundary with properties at numbers 11, 9, and 7, and how it supports the weight of the added topsoil for planting along the side of 1 Pound Lane.

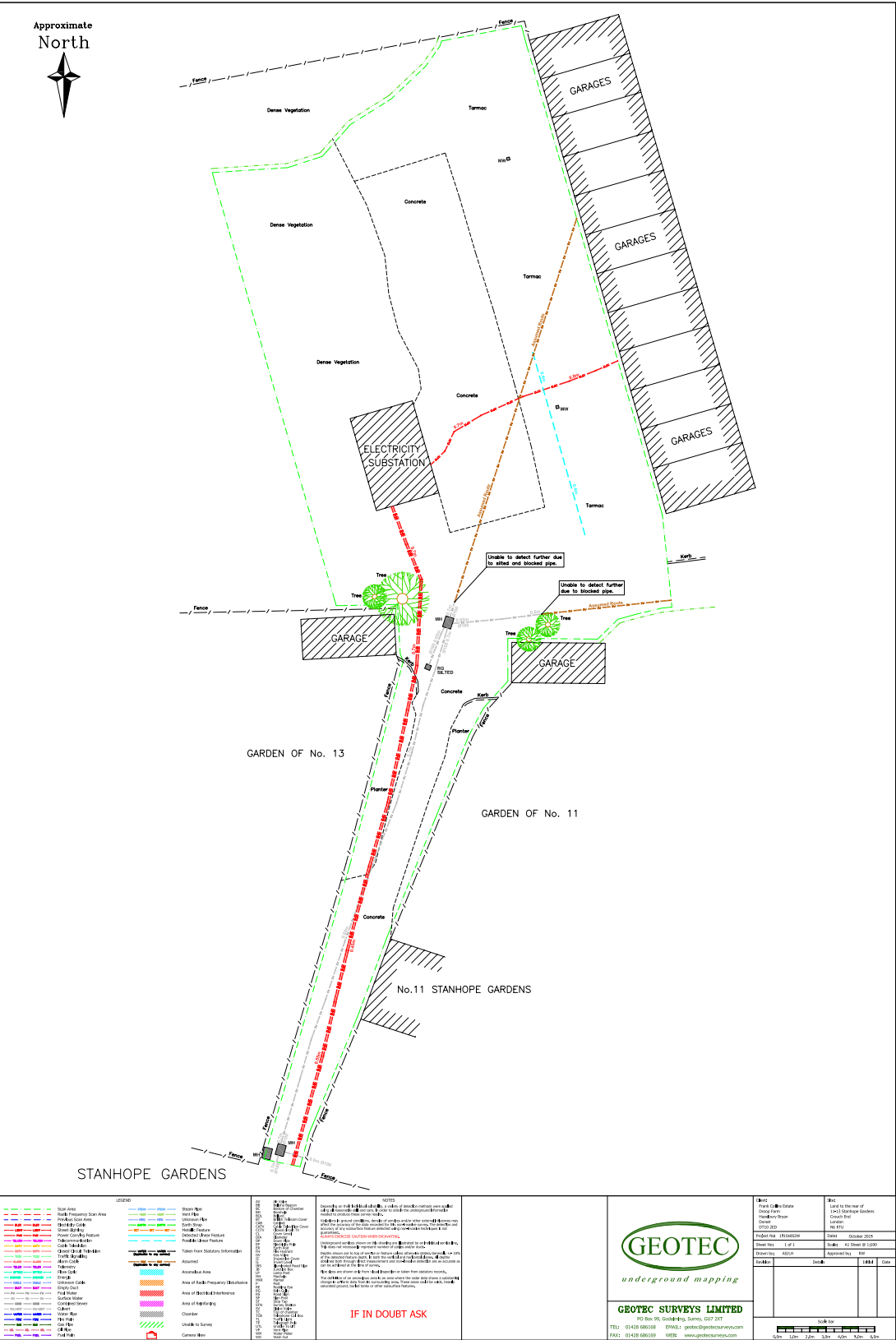
The properties potentially impacted by the raised ground levels at 1 Pound Lane are as follows:

- Alford House, Stanhope Rd, London N6 5AL
- Properties at numbers 13, 11, 9, and 7 on Stanhope Gardens, N6 5TT

1 Pound Lane, Site Plan



2.0 REASONING FOR RAISING THE LEVELS OF THE DRIVEWAY



Ref: 1510s002W - Geotec Utilities Survey

Unforeseen construction challenges led to an increase in the levels in specific areas around the East and South boundaries, which were not anticipated during the original planning application. During excavation and the installation of new drainage pipes along the driveway, it was discovered that the existing UKPN electrical cables extended diagonally along the length of the driveway and atop a redundant old concrete sewer. These cables, comprising two layers of four ducts each, were at depths which clashed with the new drainage pipes. Despite exhaustive efforts to resolve this issue, including attempts to drill into the concrete sewer, the only viable solution was to raise the levels to accommodate the drainage **above** the electrical cables at the top of the drive and the garage forecourt, ensuring the required slope for the drainage pipes and connection to the existing manhole.

Adjustments to the ground levels on the upper driveway and on the garage forecourt were then made to align with the interior of the house to create step-free access for mobility reasons. The site slopes considerably towards the boundary with number 9 and 11 Stanhope Gardens, and as a consequence, it was necessary to raise ground levels on the garage forecourt to achieve a safe slope.

Image 1



Image 2



3.0 PROPOSED INTERVENTIONS

To address the privacy concerns raised by neighbouring properties, the following measures are proposed for review by Haringey Council. These proposals should be considered alongside the *Proposed Intervention Plan* on page 10.

Alford House Boundary:

- A 300mm trellis will be attached along the entire East boundary of the 1 Pound Lane property on top of the existing fence. Please refer to Detail 1.

Property at number 13:

- A 300mm trellis will be added to their East boundary, to the new fence which has been erected along their East boundary. Please refer to Detail 1.

Properties at numbers 11, 9, 7:

- The newly constructed fence will be dismantled and replaced with a fence featuring concrete posts securely anchored in the ground, accompanied by a 600mm gravel board at the base to support the topsoil. A 450mm trellis will be installed on top.
- The solid section of the fence will remain at its current height, while a 450mm open trellis will be added, resulting in parts of the neighbouring gardens having a fence exceeding two meters in height.
- To be noted that the application drawing indicates a gravel board height of 600mm. This measurement only serves as an indication of the height of the concrete gravel board and should not be interpreted as the proposed increase in ground levels. The updated sketch demonstrates how the levels against neighbouring properties will be adjusted. Please refer to details on page 9 (Ref: CFM-85447-SK-041).
- On the Western boundary of property number 11, the open trellis will gradually decrease in height until it aligns with the existing fence.
- The fence will be installed in line with the Arboricultural Technical Note (Ref: 230226-1.0-SG-TN-AN) so the existing trees are not affected by the reconstruction of the fence.

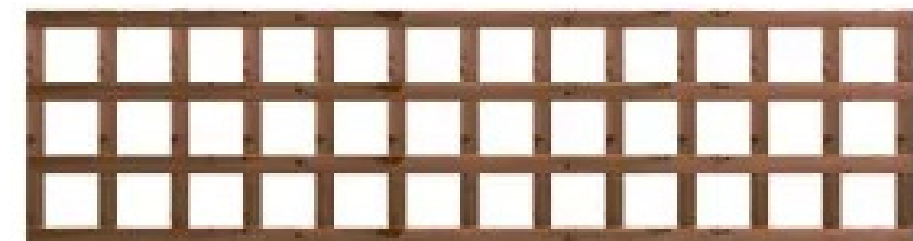
These proposed solutions will lead to an overall increase in fence height for these neighbouring properties, slightly surpassing two meters in some places.

Detail 1



Note: The finish/colour of the wood trellis will be retained in its natural wooden form to ensure a uniform look with the neighbouring fences.

Proposed open trellis



3.0 PROPOSED INTERVENTIONS

Where the proposed fence exceeds 2m in height, it will not significantly impact the outlook from Alford House due to the length of its garden and the presence of trees and planting along the boundary.

The proposed new fence at the rear of 7-11 Stanhope Gardens is positioned to the north of the houses and, due to the length of their gardens and the presence of trees and planting, is sufficiently distant to not materially impact their outlook.

The nearest residential property is at No.11 Stanhope Gardens. The existing garage at the rear of No.11, which practically stretches the full width of its garden, is a permanent obstruction to the line of sight from the driveway and forecourt at No.1 Pound Lane to the lower parts of No.11. Raising the top of the new boundary fence with trellis will all but reduce the line of sight to just the very upper parts of No.11.

At the next garden along, No.9, there is already significant mature boundary planting plus an existing high level trellis within its garden. See accompanying image.

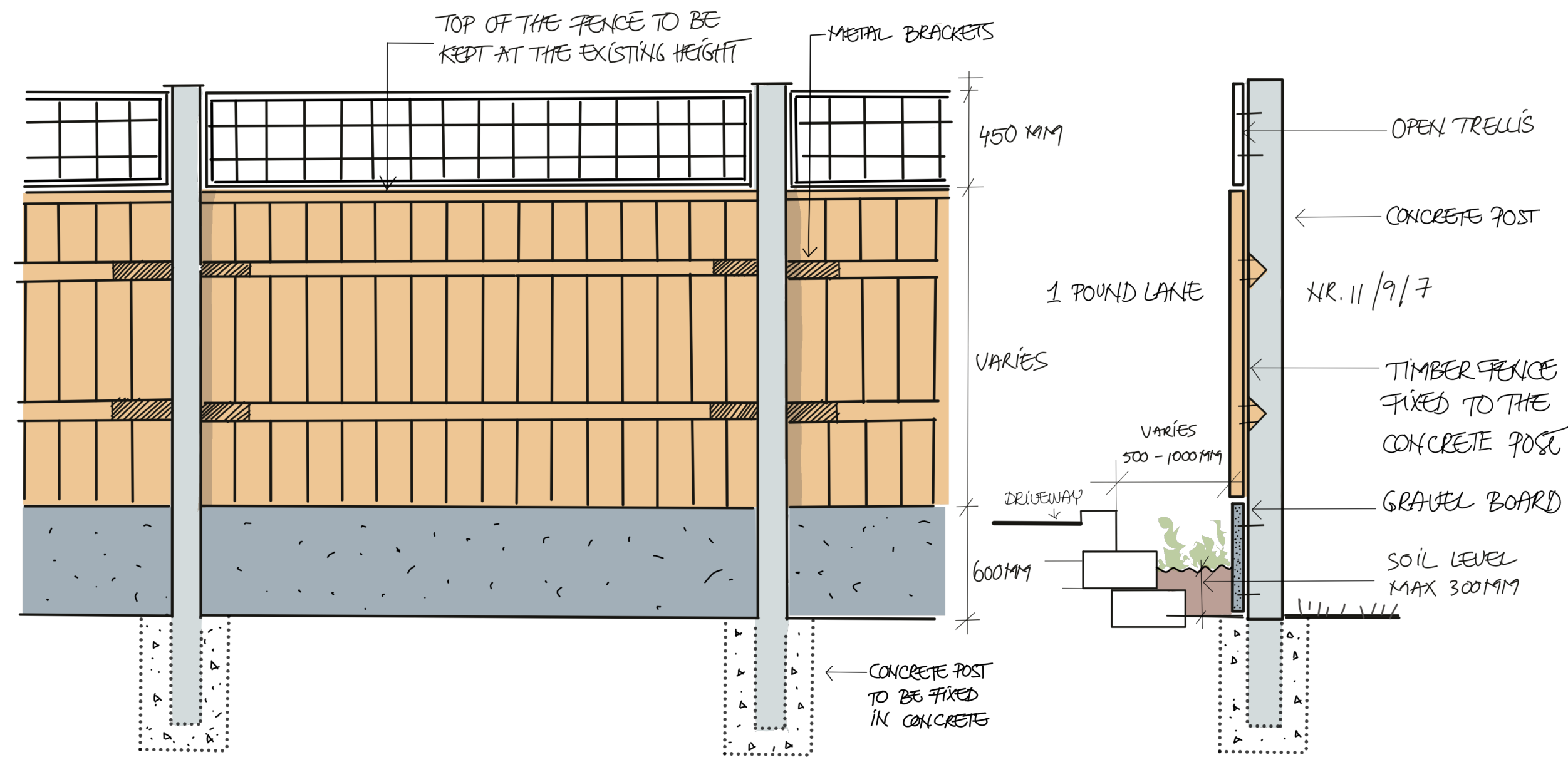
The current line of sight from the driveway towards the rear of No.9 is obstructed by the boundary planting and trellis. As proposed, the existing fence will be dismantled and rebuilt so that the solid section remains at the current height and a 450mm open trellis will be added. This will further reinforce the obstruction to the line of sight.

Activity in the garage forecourt area is limited, since it is only used by the occupants of the house. Visitors, pedestrians, deliveries etc will be to the main front door which is set well back and remote from the end of the gardens of Nos.9 and 11.



3.1 PROPOSED FENCE DETAIL

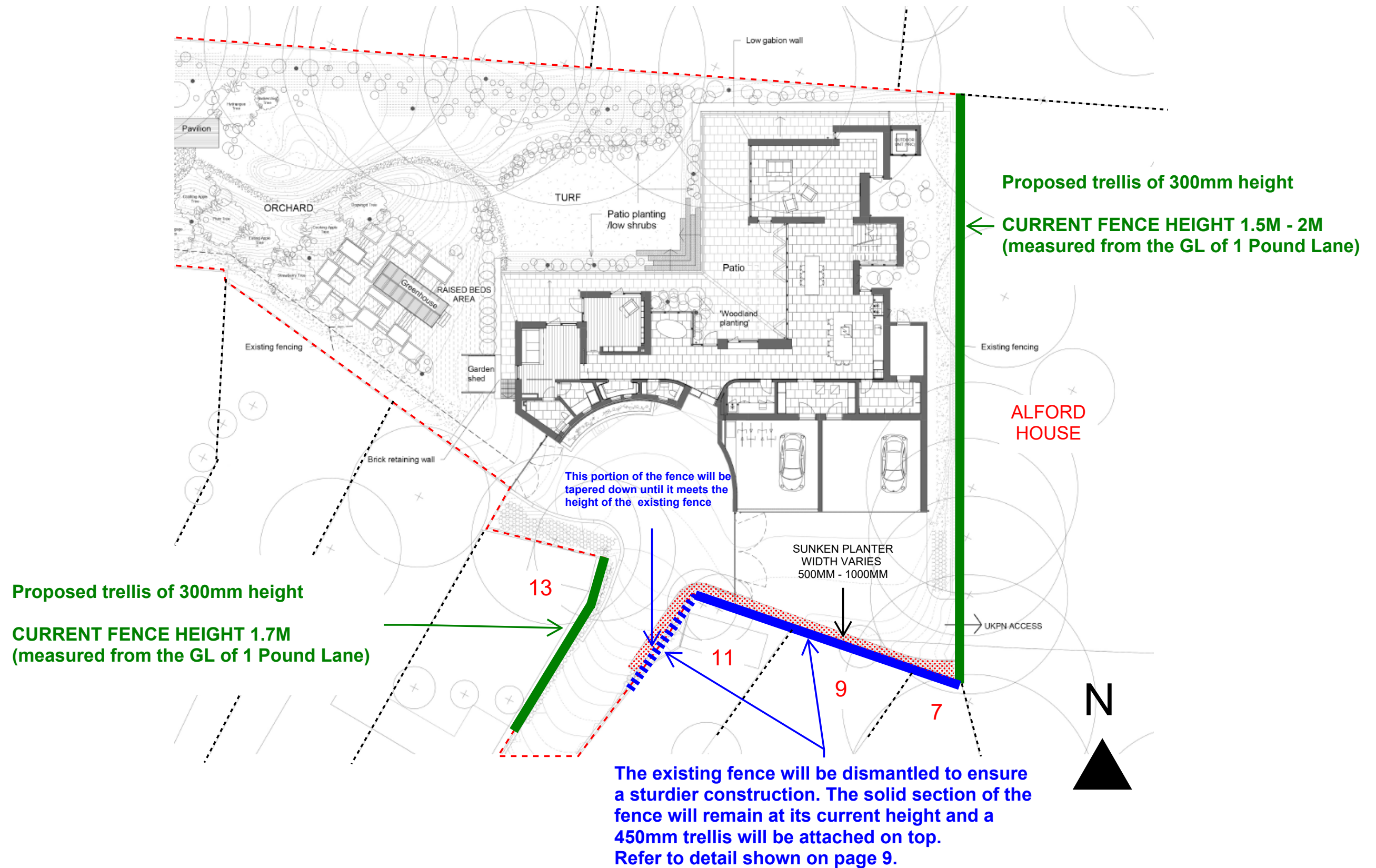
* The detail indicated shows the typical section of the boundary with properties at nr: 11, 9 and 7.



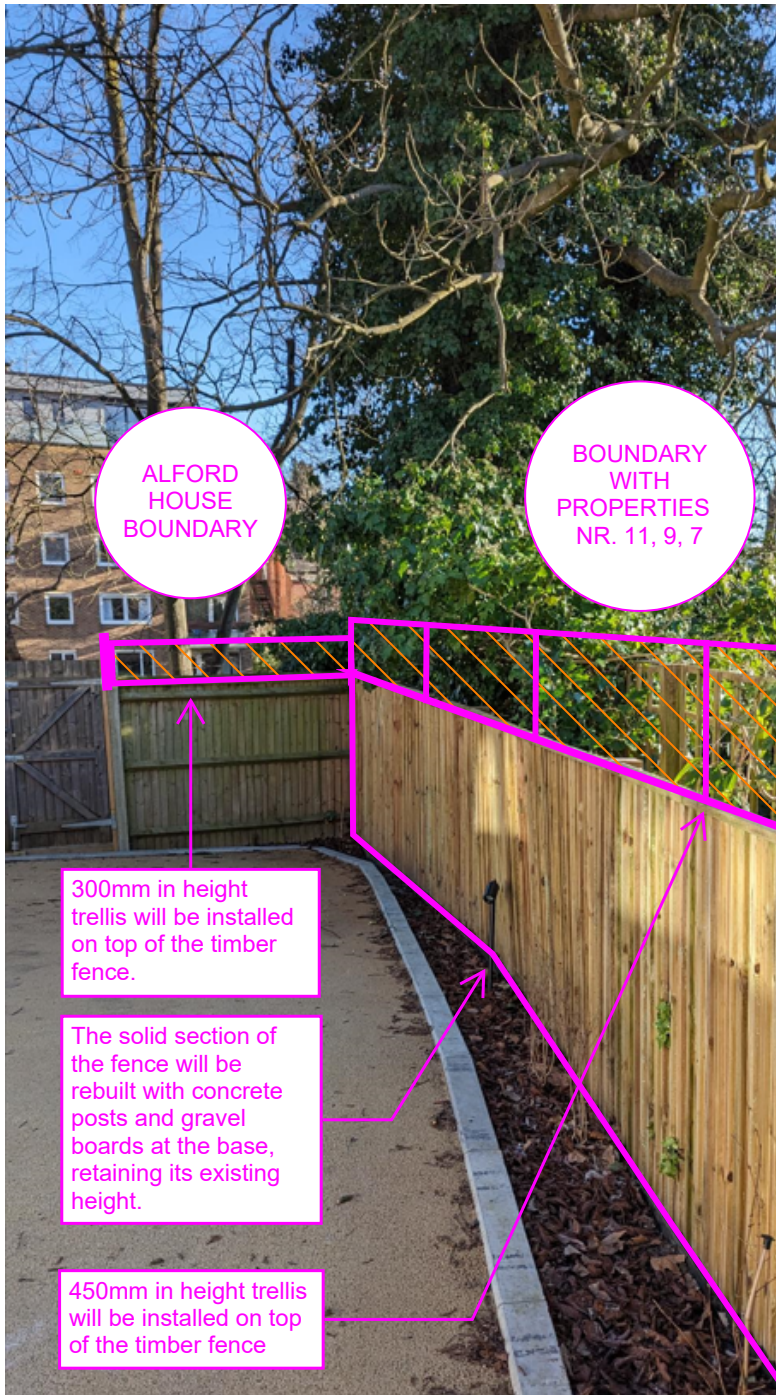
NOTE THAT THIS SKETCH SERVES FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT DRAWN TO SCALE. DO NOT SCALE.

1 POUND LANE	REV 04
FENCE DETAIL AT THE BOUNDARY WITH NR: 11, 9 AND 7	
SK.NR: C7M-85447-SK-041	

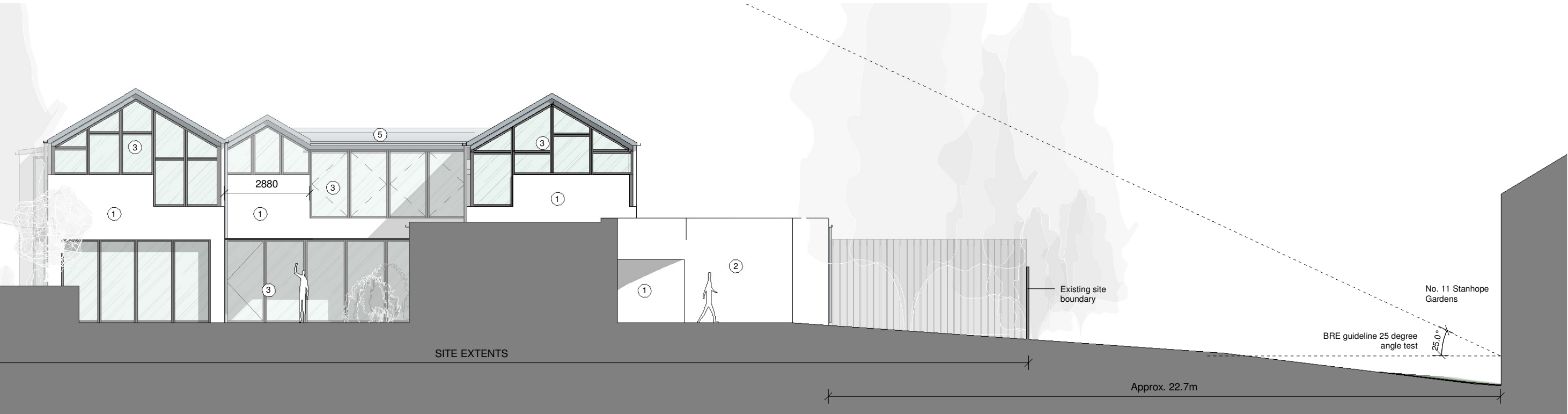
3.2 PROPOSED INTERVENTIONS LOCATION PLAN



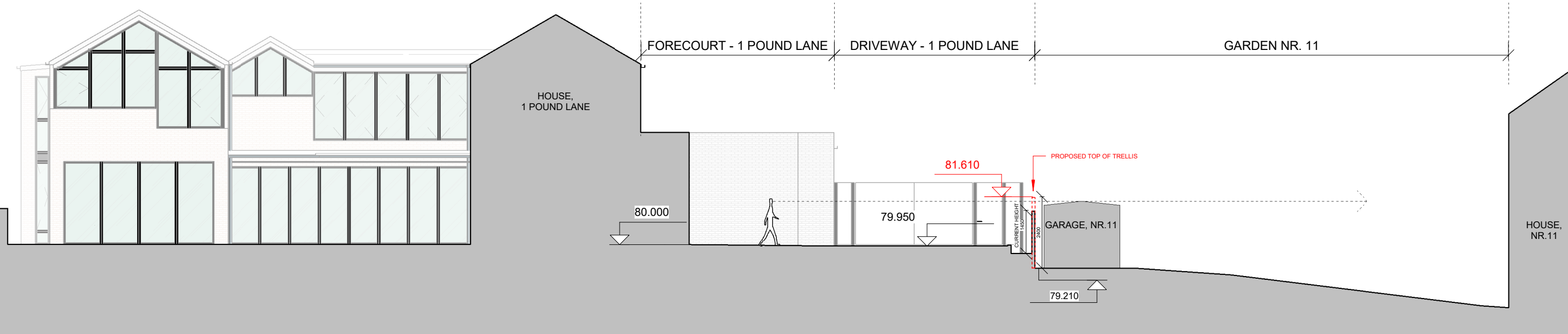
3.3 ANNOTATED PHOTOS OF PROPOSED INTERVENTIONS



4.0 SITE SECTIONS BEFORE AND AFTER



PROPOSED EAST-WEST ELEVATION FROM HGY/2019/3050 PLANNING APPLICATION (Ref: 85447-CFM-A-ELE-20-301 Rev 2)



CURRENT EAST-WEST ELEVATION ((Ref: 85447-CFM-A-ELE-20-301 Rev 3)

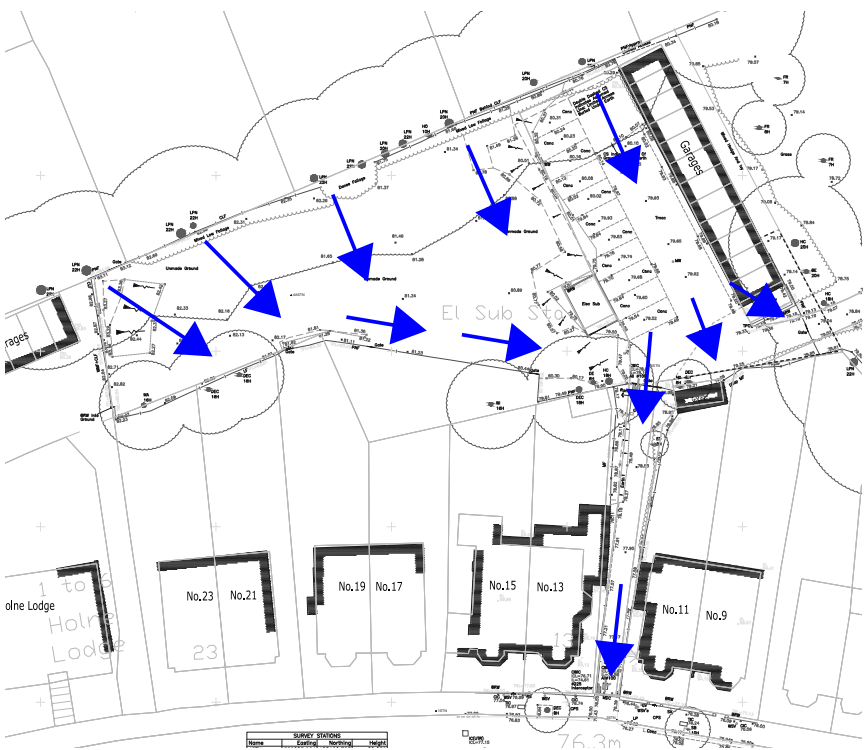
5.0 DRAINAGE DESIGN

The soil on-site was predominantly of the London clay type, known for its poor water permeability. The natural slope of the site meant that, previously, the site drained freely into the gardens of no 9 and 11 Stanhope Gardens. Rainwater from the new development is now collected into an underground rainwater drainage network which will reduce water runoff from the site onto neighbouring properties because the approved strategy includes:

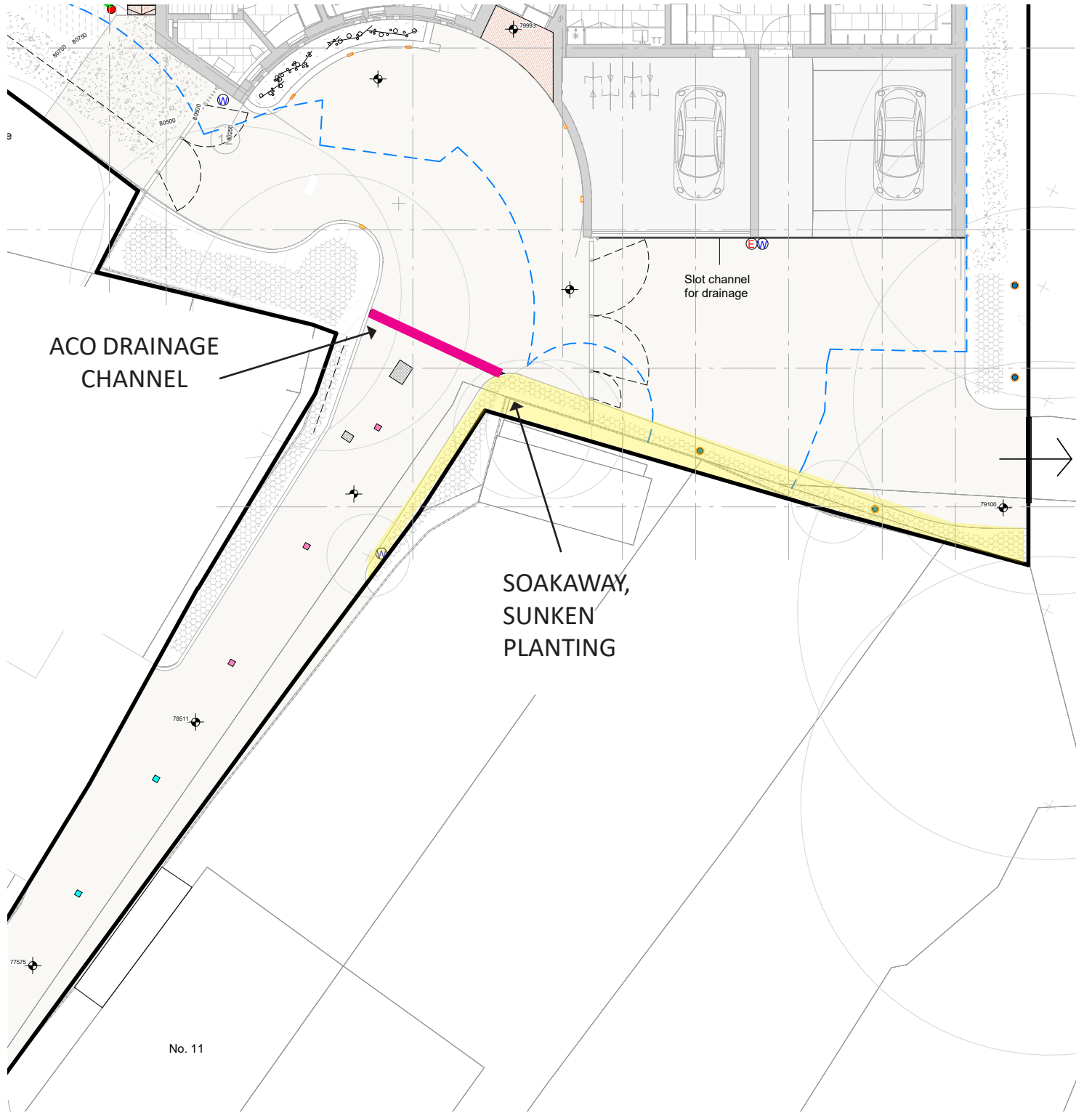
- The new driveway having a curb that catches the water and directs it into a rainwater drainage channel (the ACO Drainage Channel shown on the drawing extract) at the top of the driveway.
- As part of the development, the soil quality has been improved to enhance its permeability, allowing it to absorb water more effectively.

In addition, as a consequence of works to the new fence (described on page 9) a sunken planting bed between the fence and the garage forecourt will be created to act as a new soakaway for any excess water from the area in front of the garage. The planting bed/soakaway will be approximately 0.5m-1m wide from the existing fence starting at the number 11 Stanhope Gardens end, tapering into the Southeast corner. The planting bed will also contribute towards giving a more natural and green setting for the plot.

Therefore, the new site levels and drainage provisions greatly improve on the previous situation and has been designed to prevent water runoff onto neighbouring properties.



Water runoff prior to the development



New drainage system

6.0 CONCLUSION

Unforeseen on-site construction challenges arose in the South East corner of the site which were not anticipated during the planning application. The reasoning for these works, and the means of resolving them has been set out in this document.

The consequence of the works has been to increase site levels in the South East corner (the driveway and forecourt) by up to 700mm and to amend the boundary fencing height and design in this area.

We reiterate that the levels of the house have not been affected and the house was constructed according to the approved drawings.

We acknowledge that a change in site levels could give rise to some overlooking concerns but, in this instance, it is mitigated by:

- the limited increase in height is no more than 700mm, and generally between 300-600mm
- amendments to the design and height of the boundary fencing (which now is proposed to include concrete gravel boards at the base and a trellis atop)
- existing boundary screening and the scope for a new planting bed along the boundary

This document also sets out the proposed drainage provisions including the new soakaway strip along the boundary which will greatly improve on the previous situation and has been designed to prevent water runoff onto neighbouring properties.

The Applicant has endeavoured to act in a professional and businesslike manner in providing the rationale and need for the works as well as the evidence to demonstrate that the works would not have a detrimental impact on neighbours.

Local opposition or support for a proposal is not in itself a ground for refusing or granting planning permission. Strong opposition to a particular proposal is a common occurrence in the planning process but, in this instance, the objections raised have not been accompanied by substantial evidence of harm.

We consider the proposed development accords with Haringey DM Policy (2017) DM1 ‘Delivering High Quality Design’ in ensuring a high standard of privacy and amenity for the development’s users and neighbours.

The NPPF sets out a presumption in favour of sustainable development and approving development proposals that accord with an up-to-date development plan without delay. The proposal is in accordance with the development plan and planning permission should be granted for the proposed works in order that the site boundaries can be improved, and any residual overlooking concerns are fully mitigated.

LIST OF SUBMITTED DOCUMENTS:

Architecture

Variation of Condition 2, Rev 04
85447-CFM-A-ELE-20-301 Proposed East West Elevations, Rev 03
85447-CFM-A-SEC-20-201 Proposed Section A-A, Rev 03
CFM-85447-SK-041 Fence Detail at the Boundary, , Rev 04
Design & Access Statement, , Rev 03

Arboricultural Consultant:

230226-1.0-SG-TN-AN Arboricultural Technical Note

Surveys:

SD231932-02 - Topographical Survey
1510s002W - Geotec Utilities Survey