



Officer Report

Application Number:	HGY/2024/0118
Application Type:	Full planning permission
Address:	233 Moselle Avenue, Wood Green, London, N22 6EY
Proposal:	New paving to the front garden. (Resubmission of HGY/2019/1635)
Case Officer:	Oskar Gregersen
Valid Date:	19/02/2024
Applicant:	Mr Jayantilal Patel
Agent:	

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

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

REASONS FOR GRANTING PERMISSION

The application site is located on the northern side of Moselle Avenue and contains a two storey, mid-terrace dwelling. The terrace has a series of wooden porches that appear to have been added in the 1980s. These have generally retained the original painted wooden form. The front of this site has been almost entirely hard-surfaced, as with many of these dwellings, but the original dwarf wall on the front boundary has been retained.

The site is located within the Noel Park Conservation Area, and is also Article 4 direction.

The planning history of the site has been taken into account when coming to this decision. These are the most recent decisions relating to it:

HGY/2019/1635 - Planning permission granted for the replacement of existing porch and new paving to the front garden.

HGY/2016/1493 - Non-material amendment granted to amend planning permission reference (HGY/2015/2214) to merge all 3 roofs into the one roof with a slight slope and tiles, and to move the back door and back window apart so they are not joined

HGY/2015/2214 - Planning permission granted for the erection of a single-storey rear infill extension, internal alterations and repaving and soft landscaping of the front garden. Decided 25.09.2015

The proposed works to the property were approved in an earlier planning permission granted in 2015 and 2019 (see history above) which has now lapsed.

The application site forms part of the Noel Park Conservation Area, which has an Article 4 direction. In this regard, it is important to retain the existing front boundary treatment. The re-paving of the front garden is accepted only because this had already been paved. A detail of the paving to be used has been conditioned and will be assessed separately. The making good of the existing porch shall be done in like-for-like materials to match the existing. The existing boundary wall shall be retained.

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.

The height and depth of the porch will remain as existing and will therefore 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.

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2016 and the NPPF.

The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area.

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.

- 3 The external materials to be used for the porch development shall be like for like of those of the existing structure.

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.

- 4 Notwithstanding reference within the submission the existing side and front boundary wall shall be retained in perpetuity with no additional railing, unless agreed otherwise in writing by the Local Planning Authority.

Reason: In order to protect the character and appearance of the Noel Park Conservation Area and to protect local visual amenity consistent with Policy D6 the London Plan 2021 and Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 and DM9 of The Development Management DPD 2017.

- 5 No new paving shall be laid down on the front garden until precise details of the paving to be used have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority and retained as such in perpetuity.

Reason: In order to retain control over the character and appearance of the Noel Park Conservation Area and to protect local visual amenity consistent with Policy D6 of the London Plan 2021 and Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 and DM9 of The Development Management DPD 2017.

Informatives:

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.

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.