



Officer Report

Application Number:	HGY/2024/0857
Application Type:	Householder planning permission
Address:	1 Wellfield Avenue, Hornsey, London, N10 2EA
Proposal:	Alterations to the front garden wall and enlargement of the front hardstanding to accommodate additional car parking.
Case Officer:	Neil McClellan
Valid Date:	15/04/2024
Applicant:	MR & MRS A WHITE
Agent:	MR BRYAN CONNOR

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposal

Alterations to the front garden wall and enlargement of the front hardstanding to accommodate additional car parking.

Site Description

Part 2/part 3-storey end of terrace house. The property has a wide three storey rear outrigger with a large mansard roof. The space between the outrigger and the boundary with the neighbouring property at 3 Wellfield Road has been infilled with a conservatory.

The property is close to the junction of Wellfield Avenue and Duke's Avenue. The ends of rear gardens of houses in Dukes Avenue abuts one side of the curtilage.

The application property's rear garden backs on to residential properties in Duke Mews.

The site is within the Muswell Hill Conservation Area. It is not listed or close to any listed buildings or structures.

The site is within a defined critical drainage area.

Planning and Enforcement History

HGY/2024/0841 - Planning application submitted for the erection of a single storey rear extension. Decision pending.

HGY/2024/0860 - Planning application submitted for the erection of an outbuilding in the rear garden to be used as a studio room. Decision pending.

CON/2007/0117 - Application for works to trees in a conservation area. No objection raised to pruning of conifers.

REPRESENTATIONS

This application has been publicised by site and press notices and by letters sent to neighbouring occupiers.

Two responses have been received from neighbouring occupiers objecting to the proposal. An objection from the 'Crossover Group' has also been received. The following issues have been raised:

- This application should be considered in conjunction with the other two applications on this site submitted simultaneously with this application (see history above), for the cumulative impact to be assessed.
- Concerned that the intention behind the three parallel planning applications is to change the use of the property to a business or mixed business/residential use.
- The increase in hardstanding and parking capacity would be environmentally damaging.
- The proposal will impact on highway safety.

Officer comment: These matters are dealt with in the assessment below. However, the agent has confirmed that there is no intention to run a business from the site. The studio is to be used for purposes ancillary to the house.

CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design, appearance and heritage.
2. Impact on neighbouring amenity.
3. Parking and highway safety.
4. Other matters.

Design, appearance and heritage

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, should be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building.

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.

Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment. It states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account.

DPD Policy DM3 'Driveways and Front Gardens' states that where planning permission is required, the Council will only permit parking on front gardens where a minimum of 50% of existing soft landscaping area is being retained and that proposals must appropriately manage flood risk in line with other plan policies. Any hard standing should incorporate the use of a permeable material.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets.

The Muswell Hill Conservation Area Character Appraisal adopted in 2011 notes that in Wellfield Avenue frontage parking has been introduced within the gardens of a number of properties. The resulting loss of front boundary walls disrupts the separation of private gardens from the public footpath. It also acknowledges that much of this change has been carried out under permitted development. The appraisal acknowledges that in the absence of an article 4 direction alterations to the front garden, including the removal or replacement of front boundary walls and increasing the proportion of hardstanding, do not require planning permission provided that the hard surface is permeable, or drains on to a permeable area.

The proposal will result in the loss of approximately 40 sqm (just under 25%) of the frontages existing soft landscaping will be replaced with hard standing. This will leave approximately 125sqm of soft landscaping. The original low clinker wall along the front boundary will be reduced, with the demolished material used to rebuilding the wall to the same height and style around the reduced part of the soft landscaped area. A condition is recommended confirming the re-use of the existing material where possible, and the use of matching replacement material where it is needed.

Overall, sufficient soft landscaping and boundary treatment will be retained or provided to preserve the character and appearance of the property and local area. It is noted that in the rest of Wellfield Avenue a significant number of properties have had hard surfaces created over all or a large proportion of their frontages and had their front boundary walls removed.

Overall, the proposal is considered to protect local visual amenity and preserve the character and appearance of the conservation area.

Impact on neighbouring amenity

The modest increase in frontage parking and vehicle movements would not have a noticeable impact on neighbouring amenity.

Parking and highway safety

Policy DM33 of Haringey's Development Management DPD states that the Council will only support a proposal for a crossover or new vehicular access where the proposal does not result in a reduction in pedestrian or highway safety or of on-street parking capacity within a Controlled Parking Zone.

The property already has a wide crossover, and this application does not propose modifying it. Therefore, there will be no reduction in on street parking. The modest increase in parking capacity and subsequent increase in vehicle movements in and out of the site would not be significant enough to materially impact on highway or pedestrian safety.

Other matters.

Concerns have been raised by neighbours that are intending to operate a business from the property.

The applicants have made no indication that they intend any change of use to a business or mixed business/residential use. This application is therefore being considered as an extension to the existing single dwelling house. However, it is noted that the government's own advice is that

planning permission is not normally required to home-work or to run a business from home, provided that the dwelling house remains a private residence first and business second.

A condition is recommended requiring that the additional hard surfaced area be constructed in a permeable material or be constructed to drain onto a permeable area.

Conclusion

The proposal is considered acceptable in terms of the above planning policies.

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

RECOMMENDATION

GRANT PERMISSION subject to the following condition(s):

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 new boundary wall hereby approved shall match the design and appearance of the existing 'clinker' style wall, re-using where possible material from the area of existing wall to be demolished. Where new material is required, this shall match in colour, size, shape and texture that of the existing front boundary wall.

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 **CONDITION: Permeable Surfacing/Drainage**
All new and replacement hard surfacing installed within the site shall be permeable or designed to drain on to a permeable area within the site, in accordance with the Governments 'Guidance on the permeable surfacing of front gardens (2008)'.

Reason: To ensure that the development does not result in an increased risk of surface water flooding in this Critical Drainage Area as required by Policy DM26 of Haringey's 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 their 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.