

HORNSEY HISTORICAL SOCIETY

SUBMISSION ON THE LOCAL DEVELOPMENT PLAN

Policies DM33 and DM34

On behalf of the HHS I wish to make the following submission:

These two policies are inextricably linked and the provision of car parking space in front gardens of residential properties and part A of Policy DM33 requires further consideration and stronger policies particularly in respect of properties within a Conservation Area.

In most residential areas within CPZs proposals to permit a vehicular access for car parking on a front garden would fail to meet all the tests set out under DM33A. Where there is no CPZ there would be a loss of on street car parking space which in most Haringey streets is at a premium.

The reference to visual intrusion does not adequately cover the effects of creating car parking in front gardens which usually involves removing part of the garden wall and the creation of a hard surface. This is only partially dealt with in DM34. It should be made clear that this policy relates to a dwelling house and that permitted development rights do not apply to houses converted into flats.

While recognising that the powers of the Council are limited because of permitted development rights we consider that there should be stronger policies to deal with the effects of car parking in front gardens in Conservation Areas where, in many instances, the provision of a car parking space with the attendant destruction of garden walls detracts from the character and appearance of the area. Ideally the Council would make an Article 4 Direction to make it necessary to obtain permission to demolish any front garden wall in a Conservation Area. As express permission is required if a wall is over 1 metre high this should be made clear in Para. 5.13.

Policy DM34 should include a statement that the council will require as much as possible of the existing garden wall to be retained and any additional walls to be erected or replaced to be in keeping with the existing. In addition there should be a requirement that permission will not be granted where the size of the garden is insufficient to reasonably accommodate a vehicle and where the configuration of the site would result in a vehicle manoeuvring in or out of the site in a manner dangerous to road traffic and pedestrians.

In DM34 it states that the Council will require a minimum of 50% of existing soft landscaping to be retained whereas Para. 5.13 states “..... will seek the retention of 50% of the garden as soft landscaping..” which is not the same thing. This should be redrafted appropriately.

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Hornsey Historical Society

3 March 2016