

2021/4543/P	91 Hillway N6 6AB	Alterations to front gardens including provision of timber stores, new paving, white render walls, painted metal railings, sliding gate, introduction of steps between nos. 91 and 93 Hillway and replacement of garage door.	Obote Hope
<p>Objection,</p> <p>Comment.</p> <p>The HLE Conservation Area Appraisal & Management Strategy states;</p> <p>Front gardens are of great importance to the appearance of the conservation area. Garden boundaries in the conservation area are predominantly formed by low walls, many with hedges and with a variety of original features. Proposals for alterations to existing boundaries, or for new boundaries, should respect the original style of boundary.</p> <p>Particular care should be taken to preserve the green character of the conservation area by keeping hedges where they currently exist. The loss of front boundary planting where it has occurred detracts from the appearance of the front garden by reducing the amount of soft landscape. Furthermore, the loss of front boundary treatments to facilitate the parking of vehicles in part of the garden adversely affects the setting of the building and the general street scene (<i>see also Car parking and vehicular cross overs</i>)</p> <p>Where refuse bin stores, or shelters for motorbikes or bicycles are considered necessary, these should be located within side or rear garden spaces if at all possible. If a site within the front garden area is the only possible solution great care should be taken to ensure that the store is located sensitively. This would include concealment by existing boundary walls and planting, the use of sensitive materials and set away from the main frontage of the building.</p> <p>The proposed design fails to comply with these requirements;</p> <ul style="list-style-type: none"> a) The garden wall, although relatively low at the northern boundary of each plot approaches a height of 2m at the southern boundaries, this is driven by the choice of a sliding gate. At 89 Hillway, where a similar designed wall has been built the wall steps down following the ground slope, see photo below. This design would allow for swing gates. <p>The height of the proposed front garden walls at the southern ends is not acceptable.</p> <ul style="list-style-type: none"> b) The use of sliding gates would tend to isolate the properties from the estate, other properties on the estate are generally easily accessible from the footpaths. c) The proposed surface of the drives appears to be non-porous, this may match the nature of the existing surface but it is normally preferable that a porous or permeable surface is installed allowing rainwater to drain naturally and not overflow into the drains/sewers. d) The changes proposed to the front door at 93 and garage door at 91 do not respect the original design of the estate and as such should be refused. e) The laminated glass balustrades by the entrance to 93 does not reflect the arts & crafts heritage of the estate. 			

