INTERNAL POST

Transportation

To: Borough Planning
Attn: Eoin Concannon
Ref: 20152105
Date: 02 September 2015

Contact: Fred Raphael
Tel:

Site: 37 Baronet Road, N17 0LY

Proposa Erection of chalet bungalow in rear garden with entrance off Sutherland Road (Outline)

Transport officers do not object to the proposal.

The development site has moderate accessibility to public transport. The site has a PTAL of 3. There are seven (7) bus routes within 8 minutes walk of the site. These bus routes have varying frequencies from 4 to 12 vehicles per hour. Northumberland Park Rail Station is approx. 602m (7.5 minutes' walk) from the site. Although the nearest LUL stations of Bruce Grove and White Hart Lane are outside of 12 minutes' walk from the site, these stations can be accessed directly by several of the bus routes that serve the site. The development site is not located in a Restricted Conversion Area defined under UDP Policy HSG 11.

The adjoining streets are within a controlled parking zone (CPZ) and therefore are subject to parking controls. Baronet Road and adjoining streets are within the Tottenham Match Day CPZ with controls operating on match days Monday to Friday 5:00PM – 8:30PM, Saturday/Sunday and bank holidays from Noon (12PM) – 4:30PM.

The access to the property will be taken from Sutherland Road, which is to the rear of the existing property that shares the same plot at 37 Baronet Road. The access provision is considered satisfactory, but will require some highway improvement works to facilitate access to the property and to ensure a good interface with the public highway.

The development provides 2x cycle parking spaces. This provision meets the requirements of the London Plan (FALP 2015) – 1 per residential unit up to 45sqm and 2 per residential unit above 45sqm.

Overall, the proposal is considered to be satisfactory, subject to the owner agreeing to pay the Council the cost of any necessary highway improvements works to provide access to the property in Sutherland Road. No material traffic impacts will arise from this development. The additional demand for on-street car parking would be no more than 1 space, which is not expected to impact materially on the capacity of parking in the adjoining roads.

Informative (Highway Works)
The owner may be required to pay for any highway works that might be necessitated by the development. The highway works might consist of renewal or construction of footway,

and treatment to the edge of the carriageway to define the highway boundary. Any essential highway works will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020-8489 1300 to obtain a cost estimate and to arrange for the works to be carried out before the development is occupied. The highway works must be completed prior to occupation of the development.

For Head of