INTERNAL POST

Transportation

To: Borough Planning
Attn: David Farndon
Ref: 20160598
Date: 11 April 2016

Contact: Maurice Richards
Tel: 5575

Site: 183 Downhills Way, N17 6AH

Proposa Change from one dwelling house into two flats together with loft conversion

This application is for a loft extension to and conversion of an existing 3 bedroom house to create two no. 2 bedroom flats.

The site is located at 183 Downhills Way, to the eastern periphery of Belmont CPZ which has operating hours of 0800 – 1830 Monday to Friday. It has a PTAL value of 3 which is considered 'average' accessibility to public transport services.

With regards to refuse arrangements, these do not appear to be shown in the application. Our colleagues in the Neighbourhood Action Team have detailed that they require adequate provision for refuse and recycling off street at the front of the property. Assuming these arrangements are implemented this will be acceptable to Transport as there should be no impact on the Highway and bins will be within the accepted carry distances.

The application site is poorly served by public transport and has a low PTAL of 1. Further to this the site does not fall within a controlled parking zone. It is therefore highly likely that the prospective residents would use private vehicles for journeys to and from the site.

It has been noted that the application does not make provision for off-street parking. However, the site does not fall within an area that has been identified within the Haringey Council adopted UDP (2006) as that suffering from high on-street parking pressure. The applicant has not made any provision for secure cycle storage. The highway and transportation authority therefore require the provision of secured and covered cycle storage for two bicycles.

It is considered that the proposed development would not have any significant adverse impact on the surrounding highway network or car parking demand at this location. Therefore, there are no highways and transportation objections to the above development proposal, subject to the imposition of the following conditions:

1. Prior to the commencement of use of the development hereby permitted the applicant must provide secure covered cycle storage for (4) four bicycles.

Reason: To promote the use of sustainable modes of transport to and from the site.

Informative:
The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

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