

Officer's Report

Application Number	HGY/2022/4451
Type	Approval of details reserved by a condition
Location	31 Waldeck Road, Tottenham, London, N15 3EL
Proposal	Approval of details pursuant to conditions 4 (bin store) and 5 (cycle store) of planning permission ref. HGY/2020/2526 for Change of use of property from single dwellinghouse (Class C3) to a 6 bedroom HMO for up to 9 individual occupiers (Sui Generis), and erection of a rear dormer extension.
Case Officer	Emily Whittredge
Valid Date	16/12/2022
Applicant	Mrs M Larijani
Agent	Mr Neri Peshkepia

RECOMMENDATION

Approve

1. Approved Development

Change of use of property from single dwellinghouse (Class C3) to a 6 bedroom HMO for up to 9 individual occupiers (Sui Generis), and erection of a rear dormer extension.

2. Consultation Response

None

3. Analysis/Assessment

Condition 4 reads:

Notwithstanding the details provided, the use shall not commence until a detailed scheme for the provision of refuse and waste storage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy 5.17 of the London Plan 2016.

The submitted details of the proposed bin storage comply with Haringey's requirements for a 4+ bedroom house and are therefore considered to meet the requirements of the condition.

Condition 5 reads:

The use shall not commence until details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 6 cycle parking spaces for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with Policies 6.1 and 6.9 of the London Plan 2016 and Policy SP7 of the Haringey Local Plan 2017.

The submitted details show 6 covered and secure cycle storage spaces within the rear garden, which is acceptable taking into account the layout of the site. As such, it is considered the requirements of the condition would be met.

5. RECOMMENDATION

Grant discharge of conditions