

Officer Report

Application Number:	HGY/2023/1722
Application Type:	Approval of details reserved by a condition
Address:	132 Station Road, Wood Green, London, N22 7SX
Proposal:	Approval of details pursuant to condition 5 (Parking and Cycle Facilities) attached to planning permission ref: HGY/2020/3036
Case Officer:	Matthew Gunning
Valid Date:	29/06/2023
Applicant:	3
Agent:	c/o Agent Mr Tom Hopkins

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2020/3036 – Construction of 6 dwellings set in landscaped area and creation of community wildlife garden, following the demolition of existing structures – Approved 29/03/2021.

HGY/2022/0386 - Approval of details pursuant to condition 5 (Parking and Cycle Facilities) attached to planning permission ref: HGY/2020/3036- Approved.

2. ANALYSIS/ASSESSMENT

Condition 5 reads: No development shall take place 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 12 no. 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 T1 and T4 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

Pursuant to condition 5 the applicant has re-provided details of the cycle parking, even though this condition was approved before. This application provided an alternative location for the cycle parking on site, as illustrated in the drawings provided.

The enclosed Proposed Ground Floor Plan shows cycle parking storage unit (drawing ref. 1678-PA[1]011), showing the location of the proposed cycle storage, at ground level on the southern site boundary.

The submitted plan (ref: DLD002) provides details of the size and scale of the Unit. The Unit will be constructed of timber and of a suitable scale to fit in with its surrounding context. The unit will be

4.81 metres wide; 1.50 metres deep; and 2.39 metres rising to 2.49 metres in height, allowing bikes to be stored vertically.

The Unit is large enough to accommodate 12no. cycles in accordance with minimum cycle parking requirements as set out in the Haringey Local Plan (2017) and as required by the condition. It is considered that sufficient information has been submitted in support of this application to discharge condition 5. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.

3. RECOMMENDATION

GRANT DISCHARGE