



Officer Report

Application Number: HGY/2023/1463
Application Type: Approval of details reserved by a condition
Address: Tynemouth Garage, Tynemouth Road, London, N15 4AT
Proposal: Approval of details pursuant condition 5 (details of all enclosures around the site boundary (fencing, walling, opening, materials etc) at a scale of 1:20 and proposed landscaping scheme) attached to planning consent HGY/2013/1249
Case Officer: Mercy Oruwari
Valid Date: 01/06/2023
Applicant: Mr Asif Dakri
Agent: Mr CHRISTOPHER MATTHEWS

RECOMMENDATION

Approve with Conditions

APPROVED DEVELOPMENT

HGY/2013/1249 - Demolition of existing garage and erection of 7 x two storey, three bedroom dwellings. Approved 06/05/2016

CONSULTATION RESPONSE

None

ANALYSIS/ASSESSMENT

Condition 5 (details of all enclosures around the site boundary (fencing, walling, opening, materials etc) at a scale of 1:20 and proposed landscaping scheme) reads:

Prior to the occupation of the development hereby approved details of all enclosures around the site boundary (fencing, walling, opening, materials etc) at a scale of 1:20 and proposed landscaping scheme, shall be submitted to, and be approved in writing by the Local Planning Authority. Boundary details shall include the proposed design, height and materials. The landscaping scheme shall include the following:

- i. Full details of plants and trees (common and Latin names, size and pot height; density or number, tree girth and method of growth i.e. container or open ground);
- ii. Maintenance schedule;
- iii. Full details of materials to be used on paved areas and other hard surfaces;
- iv. Suppliers or manufacturers;

- v. Guide to construction;
- vi. Paving/fencing/colours/finishes; vii. Location of lighting and details of lighting levels (wattage);
- viii. Any play equipment (specs, manufacturer, British or European Standard);
- ix. Any features or artworks; and
- x. All furniture

All planting, seeding or turfing shall be implemented in the first planting season following occupation of the buildings or the substantial completion of the development, whichever is the sooner. Any plants or trees that die or are removed, damaged or diseased within a period of FIVE years from the substantial completion of the development shall be replaced to the satisfaction of the Local Planning Authority in the next planting season with others of a similar size and species, unless the Local Planning Authority gives written consent for a variation. The approved works/landscaping scheme are to be completed prior to occupation of the development and shall be permanently maintained to the satisfaction of the Local Planning Authority thereafter.

Reason: In the interest of public safety and security and to protect the visual amenity of the locality.

Pursuant to condition 5 (details of all enclosures around the site boundary (fencing, walling, opening, materials etc) the applicant has provided the following details;

- 108(SP)01/P2 – Location Plan
- 108(BR)04_REV03 – External Levels and Finishes
- 108(BR)05 - External Levels and Finishes House 2 – Typical
- One Light Product Datasheet – Rear Light
- One Light Product Datasheet – Front Canopy Light
- Machine Pavers image
- Email correspondence from Chris Matthews confirming the front brick wall material will match the front elevation brick material.

Officer are satisfied that the details submitted with the application, as well as the additional information requested, for all enclosures around the site boundary (fencing, walling, opening, materials etc) at a scale of 1:20 and proposed landscaping scheme are sufficient.

It was also confirmed by the agent by email on the 16th August 2023 that 'The front elevation brick type is approved so we have proceeded with the same brick' and they have confirmed that 'the front boundary wall will match'.

No additional information is required and therefore it is recommended that this condition is discharged.

RECOMMENDATION

GRANT DISCHARGE CONDITION

Conditions:

- 1 The development hereby permitted shall be carried out in complete accordance with the approved plans, Product Datasheet, samples and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.