



Officer Report

Application Number: HGY/2023/1365
Application Type: Approval of details reserved by a condition
Address: 26 Bounds Green Road, Wood Green, London, N11 2QH
Proposal: Approval of details reserved by a condition 3 (Secured cycle parking) attached to planning reference HGY/2022/2537
Case Officer: Sarah Madondo
Valid Date: 22/05/2023
Applicant: Mr Richard Beharry
Agent: Mr Adrian Hill

RECOMMENDATION

Approve

Site and Surroundings

The application site is a two-storey mid terraced property located Bounds Green Road. The property sits within a 'Family Housing Protection Zones. The surrounding area is a mix of residential family houses or properties converted into flats and mixed-use retail. The site is not located in a Conservation Area and is not listed. The property sits within a 'Family Housing Protection Zones' (FHPZ

APPROVED DEVELOPMENT

HGY/2022/2537 - Conversion of existing property into three flats within an FPZ. Proposal includes hip to gable roof extension, a rear dormer plus back addition. Existing house is 130m2.

ANALYSIS/ASSESSMENT

Condition 3 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 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 policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

Pursuant to condition 3, drawing number 2202_10_005 REV D has been submitted showing a secured bike shed for 6 x bikes in respect of 3. The details submitted are considered acceptable and in line with the intentions of the condition.

RECOMMENDATION

GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge condition 3. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.