



Officer Report

Application Number: HGY/2026/0563
Application Type: Approval of details reserved by a condition
Address: 89 Maryland Road, Wood Green, London, N22 5AR
Proposal: Approval of details pursuant to condition 4 (refuse & recycling storage) and 5 (cycle parking) of planning permission HGY/2024/0688 dated 17/07/2024.
Case Officer: Neil McClellan
Valid Date: 02/03/2026
Applicant: 6
Agent: Mr Stuart Hilton

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Retrospective planning application for the continued use of the property as an HMO (Class C4), and a proposed loft conversion including rear dormer extension to provide additional accommodation within the HMO.

ANALYSIS/ASSESSMENT

Condition 4 reads:

Prior to completion of the approved extension, a detailed scheme for the provision of refuse, waste storage and recycling facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the extension 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 D4 of the London Plan 2021.

Submitted Details

Pursuant to condition 4 the applicant has submitted a plan of the site layout along with details of the proposed bin storage details. A wooden slatted bin store with capacity for four 250l wheelie bins is proposed in the front forecourt/ set behind the property's front boundary wall, 2.6 m wide, 0.9 m deep and 1.3 m height with with double front doors.

The proposed stores are accessible by residents and waste collectors and are of a suitable scale, design and appearance.

Condition 5 reads:

Prior to the completion of the approved extension, details of the type and location of secure and covered cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority.

The extension shall not be occupied until a minimum of five cycle parking spaces for users of the HMO have been provided, in accordance with the London Cycling Design Standards. Once agreed, the details shall be implemented as approved and retained/maintained as such thereafter.

Reason: To promote travel by sustainable modes of transport and to comply with the London Plan 2021 minimum cycle parking standards and the London Cycling Design Standards, policy T5 of the London Plan 2021, Policy SP7 of the Haringey Local Plan 2017 and to maximise the accessibility of the development.

Submitted Details

Pursuant to condition 3 the applicant has submitted a plan of the site layout along with details of the proposed cycle storage structures.

A lockable, covered timber cycle shed providing space for five cycle I proposed, to be sited at the end of the property's rear garden, 3.0 m wide, 2.2 m deep externally, with a pitched roof approximately 2 m high at the eaves and approximately 2.5 metres to its eaves, with double front doors with a secure locking arrangement.

In granting permission for the change of use, the LPA accepted that the bicycle store would need to be located in the property's rear garden. While not ideal, this is considered an acceptable compromise given the site's constraints and an improvement on the existing situation.

The proposed shelters meet the London Plan cycle storage requirements in terms of the number of spaces provided and in terms of their security and accessibility, and have a suitable scale, design and appearance.

Assessment

The submitted details are considered to meet the requirements of both conditions.

RECOMMENDATION

GRANT DISCHARGE CONDITION.