

# Transport comments

## Application details

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| Date                     | 02/04/2026                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Planning Reference       | HGY/2026/0634                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Address                  | 47 Eldon Road, Wood Green, London, N22 5DX.                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Officer                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Description of proposals | Change of use of the existing ground floor shop (Class E Use) and first floor flat (Use Class C3 to 6-bed 6-person House in Multiple Occupation (HMO) (Use Class C4). Loft conversion with erection of hip-to-gable roof extension and rear dormer roof extension, erection of double storey side extension, and erection of double storey rear extension inc. associated cycle parking and bin storage (extensions approved under application ref: HGY/2025/0025). |
| Location Details         | PTAL= 3, CPZ = Woodside – Monday to Friday 8am to 6:30pm.                                                                                                                                                                                                                                                                                                                                                                                                           |

### Comment:

The application will only be acceptable once the applicant has addressed the following outstanding issues:

1. The applicant needs to specify the design specification for the proposed 4 long-stay cycle parking spaces.
2. The applicant needs to outline servicing and delivery arrangements for the site.
3. The applicant needs to outline how any parking associated with the proposed development will be managed, i.e. how many residential parking permits are attached to the current site and how many would be sought for the proposed use.

4. The applicant should provide a parking stress survey to demonstrate that any car parking demand generated by the development will be able to be accommodated.
5. A Construction Management Plan should be provided (prior to commencement) as to the change of use and how this will be managed so not to adversely impact upon the local community and highway network, e.g avoidance of works movements at high peak hours (08:00-09:00 and 17:00-18:00), management of works deliveries, measures to ensure footways and the highway are cleaned/maintained during works and any footway/parking bay suspensions required etc. Of particular concern in this case is the fact that the site location is in a residential area, at a junction with Eldon Road and Saxon Road, double yellow lines abut the site and the close proximity of a disabled parking bay.
6. A Highways dilapidation survey should be undertaken prior to works commencement.
7. The applicant will be expected to agree to work with the council Highways team and cover the cost in the event of any damage to footways/highways occurred during the construction process.

**Transport Recommendations:**

The application will only be acceptable, once the above-mentioned issues have been addressed.