



Officer Report

Application Number:	HGY/2026/1471
Application Type:	Approval of details reserved by a condition
Address:	32 Hillside Road, Tottenham, London, N15 6NB
Proposal:	Approval of details reserved by a condition 3 (Secure cycle parking facilities) and condition 4 (Refuse and waste storage and recycling facilities) attached to planning application Ref: HGY/2026/0385
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	26/05/2026
Applicant:	Mr Sajid Hakim
Agent:	Mr Nik Vyas

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2026/0385 – Change of use from single dwelling house (C3 Use Class) to use a six-bed House In Multiple Occupation (HMO - C4 Use Class) RETROSPECTIVE.

ANALYSIS/ASSESSMENT

Condition 3 (Secure cycle parking) reads:

Notwithstanding the approved plans the development hereby permitted. Within three month of the date of this permission, 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 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. The Council's Transport officer has reviewed the document and is satisfied with proposed measures. Furthermore, the council's highways section has raised no further concerns following revised response. The details submitted are considered acceptable and in line with the intentions of the condition.

Condition 4 (Refuse, waste storage) reads:

Notwithstanding the approved plans the development hereby permitted. Within three months of the date of this permission, full details of the refuse and waste storage and recycling facilities have been submitted to and approved in writing by the local planning authority. Such a scheme as approved shall be implemented 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.

Pursuant to condition 4 the applicant has submitted proposed ground floor plan showing the location and position of a refuse storage area located within front garden for easy collection access via road. The number of bins is considered appropriate for the development. The design and its position are considered acceptable and would not have any significant adverse impact on the amenities of the locality. The Council's waste management officer has reviewed the document and is satisfied with proposed measures.

RECOMMENDATION

GRANT DISCHARGE