

Officer Report

Application Number:	HGY/2023/2364
Application Type:	Approval of details reserved by a condition
Address:	50 Lanchester Road, Hornsey, London, N6 4TA
Proposal:	Approval of details pursuant to discharge condition 4 (soft and hard landscaping) and condition 7 (Privacy Screen) attached to planning permission HGY/2019/1070.
Case Officer:	Ben Coffie
Valid Date:	04/09/2023
Applicant:	Mr Peter Lindsey
Agent:	Ms Sara Yabsley

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Construction of a new single dwelling detached three-bedroom house with a basement level and an off street parking space, following the demolition of an existing side extension and car port at No. 50 Lanchester Road. Approved date- 04/06/2019

ANALYSIS/ASSESSMENT

Condition 4 reads:

Details of a scheme depicting those areas to be treated by means of hard and soft landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme shall include a schedule of species and a schedule of proposed materials/samples and in specific a tree to be planed to the front of the site.

The approved landscaping scheme shall thereafter be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy 7.21 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Condition 7 reads:

Before the development hereby permitted is occupied details of a privacy screen of acceptable height along the edges of the elevated deck area to the rear of the dwelling shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the first use of the deck area and the screening shall be retained in perpetuity unless otherwise agreed in writing by the Planning Authority. Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2013 and Policy DM1 of The Development Management DPD 2017.

The Councils Arborist has reviewed the landscape proposal and has no objection against the discharge of condition 4. The applicant has proposed 1.8m wooden with metal railing fencing as privacy screening. This is considered acceptable therefore condition 7 can be discharged.

RECOMMENDATION**GRANT DISCHARGE**

It is considered that sufficient information has been submitted in support of this application to discharge condition 15. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.