

Officer Report

Application Number:	HGY/2023/2977
Application Type:	Approval of details reserved by a condition
Address:	17 Frome Road, Tottenham, London, N22 6BP
Proposal:	Approval of details for condition 3 (Secured cycle parking) pursuant to planning permission ref. HGY/2023/0508 granted on 21st February 2023 for the reversion from two flats to single family dwelling
Case Officer:	Sarah Madondo
Valid Date:	03/11/2023
Applicant:	Ms Sinead O' Reilly
Agent:	Mr Terence Kearney

RECOMMENDATION

Approve

Proposed development

Approval of details reserved by condition 3 (Secured cycle parking) attached to planning reference HGY/2023/050

Site and Surroundings

The site is a mid terrace property located on Frome Road. The property was converted into two flats under planning reference OLD/1984/0437. The site is not in conservation area and nor is listed

APPROVED DEVELOPMENT

HGY/2023/0508 - Reversion from two flats to single family dwelling

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 3 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 2022/2/CS1A has been submitted showing a secured bike shed for 3 x bikes. Transportation Officers were consulted and have advised that the proposed cycle parking arrangements are acceptable and have further advised that the applicant should also ensure that a sufficiently secure door lock is also in place such as a mortice type lock. An informative would be attached.

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.

Informatives:

The applicant should ensure that a sufficiently secure door lock is also in place such as a mortice type lock.