



Officer Report

Application Number:	HGY/2023/3353
Application Type:	Approval of details reserved by a condition
Address:	66 Brantwood Road, Tottenham, London, N17 0EU
Proposal:	Approval of details pursuant to Condition 4 'Details of Cycle Parking' & 5 'Details of Waste/Refuse Storage' of planning permission ref. HGY/2023/2542 granted on 16/11/2023 for a single storey rear extension and the subdivision of the existing property into two flats.
Case Officer:	Zara Seelig
Valid Date:	18/12/2023
Applicant:	Singh
Agent:	Mr Joshua Valler-Feltham

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2023/2542 - A single storey rear extension and the subdivision of the existing property into two flats (1x3B4P & 1x1B2P).– 16/11/2023

ANALYSIS/ASSESSMENT

Condition 4:

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 5 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 Policies 6.1 and 6.9 of the London Plan 2016 and Policy SP7 of the Haringey Local Plan 2017.

Condition 5:

Prior to the first occupation of the approved development, details of proposed waste/refuse storage shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure appropriate waste management, consistent with Policy DM4 of the Development Management DPD 2017.

The Transportation team commented as follows:

- a. Cycle parking in the front yard would restrict / obstruct access to the refuse bins.
- b. Access to cycle parking in the rear garden is not considered acceptable because it requires bicycles to be transported through living accommodation and multiple doors.

Concerns were raised by the transportation team regarding the cycle storage and obstruction from the waste/refuse location to the front of the application site, an amendment was requested to remove the bin caddys and garden waste bins from the proposed plans as they are not a requirement (this was confirmed by the councils waste team) in order to free up space in the front garden. There is not adequate space in the front garden to accommodate both sets of cycle storage and waste/refuse storage. It is therefore considered, on balance, that the revised plan submitted is acceptable and in line with the requirement set out in the condition wordings.

RECOMMENDATION

GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge conditions 4 and 5. The recommendation is therefore one of approval to discharge the conditions as sought by this planning application.