

Officer Report

Application Number: HGY/2024/0151
Application Type: Approval of details reserved by a condition
Address: Garage Site Rear Of 10-16, Ashfield Road, Tottenham, London
Proposal: Approval of details reserved by a condition 5 (Site Boundary Treatment), condition 6 (Refuse, Waste Storage and Recycling Facilities), condition 8 (Secure and Covered Cycle Parking) and condition 9 (Landscaping) attached to planning permission HGY/2020/3271.
Case Officer: Kwaku Bossman-Gyamera
Valid Date: 18/01/2024
Applicant: 4
Agent: Mr Sumal
Mr Joel Stern

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2020/3271 – Description – Demolition of lock up garages. Proposal for 3 x 4-bedroom family houses, single storey in height with a basement.

ANALYSIS/ASSESSMENT

Condition 5 (Boundary Treatment) reads:

No development shall take place until details of all enclosures around the site boundary (fencing, walling, openings etc) at a scale of 1:20, have been submitted to and approved in writing by the Local Planning Authority. Details shall include the proposed design, height and materials. The approved works shall be completed prior to occupation of the development and shall be permanently retained thereafter.

Reason: In the interest of public safety and security and to protect the visual amenity of the locality consistent with Policies 3.5, 7.4, 7.5 and 7.6 of the London Plan 2016 and Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

A 1.8m site perimeter timber fencing between posts proposed. The design, height and materials are appropriate and acceptable within the context of the immediate surrounding and would provide adequate protection for the proposed buildings and the adjoining neighbouring properties.

Condition 6 (Refuse, Waste and Recycling facilities) reads:

No development shall take place until a detailed scheme for the provision of refuse and waste storage and recycling facilities has 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 and Policy 5.17 of the London Plan 2016.

Pursuant to condition 6, the applicant has submitted proposed ground floor plan showing the location and position of a refuse storage area located within the access to the site fronting Ashfield Road for easy collection access. The number of bins are 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.

Condition 8 (Secure and Covered Cycle Parking) 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 Policies 6.1 and 6.9 of the London Plan 2016 and Policy SP7 of the Haringey Local Plan 2017.

Pursuant to condition 8 the applicant has provided details and position of the cycle storage and as such, Council's officer satisfied with the proposed measures. It is therefore considered acceptable to discharge the above conditions.

Condition 9 (Soft and Hard Landscaping) reads:

No development shall commence until a scheme for the treatment of the surroundings of the proposed development including the timescale for the planting of trees and/or shrubs and appropriate hard landscaping has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be implemented in accordance with the approved details.

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.

Pursuant to condition 9 the applicant has provided planting schedule and proposed front, side and rear garden. The hard landscaping materials in a form of paving are considered appropriate. The proposed planting schedule includes clear and concise layout of planting and as such detailing are sufficient to discharge Condition 9.

RECOMMENDATION

GRANT DISCHARGE

