



Officer Report

Application Number:	HGY/2023/3295
Application Type:	Approval of details reserved by a condition
Address:	60 Beaufoy Road, London N17 8BU
Proposal:	Approval of details pursuant to condition 12 (location of water butt) attached to planning permission HGY/2022/1093
Case Officer:	Neil McClellan
Valid Date:	11/12/2023
Applicant:	Mr Pobrati
Agent:	Mr Joel Stern

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Demolition of garage and the erection of a new two-bedroom bungalow.

ANALYSIS/ASSESSMENT

Condition 12 reads:

No dwelling shall be occupied until details of the location of a water butt of at least 120L internal capacity to be installed to intercept rainwater draining from the roof of each dwelling has been submitted to and approved in writing by the Local Planning Authority and subsequently provided at each dwelling. The approved facilities shall be retained.

Reason: To reduce the risk of flooding and demand for water, increase the level of sustainability of the development and in line with Haringey Local Plan Policy SP5, DM21, DM24 and DM25.

Submitted Details

Pursuant to condition 12 the applicant has submitted details of a 120l litre water butt to be located on the flank elevation of the new bungalow, adjacent to the boundary with the existing bungalow (60 Beaufoy Road), to be connected to the guttering and harvesting rainwater falling on the new building's roof.

Assessment

The submitted details are considered sufficient and fully address the requirements of the condition.

RECOMMENDATION

GRANT DISCHARGE CONDITION.