



Officer Report

Application Number:	HGY/2023/3408
Application Type:	Approval of details reserved by a condition
Address:	Land between 145-147 Downhills Way, London N17 6AH
Proposal:	Approval of details reserved by a condition 14 (Sustainable drainage) attached to planning reference HGY/2021/3223.
Case Officer:	Sarah Madondo
Valid Date:	18/12/2023
Applicant:	Mr Singh
Agent:	Mr Manpreet Matharoo

RECOMMENDATION

Refuse

Proposed Development

Approval of details reserved by a condition 14(Sustainable drainage) attached to planning reference HGY/2021/3223

Site and Surroundings

The application site is comprises of two lands that are part of existing properties at Nos. 145 and 147 Downhills Way. The land at No. 145 has been used as an ancillary area for the existing property, partially used as a garden and with some storage units built towards the rear. The land at No. 147 is covered with hardstanding and collection cars have been stored by the applicant here. A large structure has previously been erected towards the left and rear sides. The site has an east west orientation and is neighbouring towards west the culvert of Moselle River, which is being in use as a secondary access for the properties on Downhills Way. The site is easily accessible and has both pedestrian and vehicle accesses from Downhills Way. Car access is provided through the existing driveways off Downhills Way, one servicing the land at No. 145 and a second one the land at No. 147. The site is not located within a Conservation Area, nor it comprises of any listed or locally listed buildings.

APPROVED DEVELOPMENT

HGY/2021/3223 Erection of 4 x Detached Three Bedroom Dwelling Houses, with on-site parking, waste and cycle storages.

ANALYSIS/ASSESSMENT

Condition 14 reads:

Prior to the commencement of works on the scheme's superstructure, details of the design implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. Details shall include:-

(a) Final detailed drawings of the drainage system.

(b) Details of the management maintenance for the lifetime of the development, management by residents, management company or other arrangements to secure the operation of the surface water drainage works.

(c) Confirmation from Thames Water, that capacity exists in their network to receive the surface water and approval for the connection to their network.

Reason: To ensure a sustainable development that mitigates against climate change and supports water retention within the site, consistent with London Plan 2021 and Policies SP4, SP5, SP11 and SP13 of then Haringey Local Plan 2017.

Pursuant to condition 14, the applicant has submitted Surface Water Strategy which was reviewed by drainage officer who have advised that the information submitted is not sufficient, therefore this condition cannot be discharged. Therefore details submitted is not considered acceptable to discharge condition 14.

RECOMMENDATION

REFUSE DISCHARGE

It is considered that insufficient information has been submitted in support of this application to discharge condition 14. The recommendation is therefore one of refusal to discharge the condition as sought by this planning application.

Refusal Reasons:

Insufficient information has been to discharge the condition, and as a result the development fails to demonstrate that it would meet the relevant sustainability aims in relation to flooding, re-use of rainwater, biodiversity and climate change mitigation contrary to policy SP4, SP5, SP11 of the London Plan 2021, policy DM21 and DM24 of Haringey's Development Management DPD 2017 and policy SP5 and SP13 of the Haringey Local Plan 2017.