



Officer Report

Application Number:	HGY/2023/2391
Application Type:	Approval of details reserved by a condition
Address:	145-147 Downhills Way, Tottenham, London, N17 6AH
Proposal:	Approval of details reserved by a condition 20 (Method and Design Statement for piling works) attached to planning permission HGY/2021/3223
Case Officer:	Sarah Madondo
Valid Date:	23/08/2023
Applicant:	Mr Singh
Agent:	Mr Manpreet Matharoo

RECOMMENDATION

Refuse

Proposed Development

Approval of details reserved by a condition 20 (Method and Design Statement for piling works) attached to planning permission HGY/2021/3223

Site and Surroundings

The application site is comprised 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 20 reads:

No works (other than investigative or demolition works) shall take place on site until a detailed method and design statement for the piling works, or any other foundation designs within 8 metres of the Moselle Brook, has been submitted to, and approved in writing by, the Local Planning Authority (in consultation with Thames Water and the Environment Agency). Construction works shall thereafter be in accordance with the approved plans.

Reason: To ensure the structural integrity of the culvert is not compromised and to prevent flooding on site and elsewhere, in accordance with Paragraph 163 of the NPPF and Policy DM28 of the Development Management DPD 2017. The proposed works would also be close to underground sewerage utility infrastructure.

Pursuant to condition 20, the applicant has submitted Piling Method Statement which was reviewed by Thames Water 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 20.

RECOMMENDATION

REFUSE DISCHARGE

It is considered that insufficient information has been submitted in support of this application to discharge condition 20. The recommendation is therefore one of refusal to discharge the condition as sought by this planning application.