



Officer Report

Application Number:	HGY/2023/3293
Application Type:	Approval of details reserved by a condition
Address:	60 Beaufoy Road, London N17 8BU
Proposal:	Approval of details pursuant to condition 6 (hard and soft landscape works, including sustainable drainage and measures to enhance biodiversity) attached to planning permission HGY/2022/1093
Case Officer:	Neil McClellan
Valid Date:	11/12/2023
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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 6 reads:

Prior to the first occupation of the development hereby approved full details of both hard and soft landscape works, including sustainable drainage and measures to enhance biodiversity, shall be submitted to and approved in writing by the Local Planning Authority, and these works shall thereafter be carried out as approved.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy DM1 of the Development Management DPD 2017 and Policy SP11 of the Local Plan 2017.

Assessment

Pursuant to condition 6 the applicant has submitted landscaping details that have been revised a number of times on the advice of the case officer. The submission is now considered to achieve an appropriate balance of permanent hard surfacing and planting. A variety of boundary shrubs and hedging is proposed along with a single heavy standard tree, which is all this relatively constrained site can realistically accommodate.

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

RECOMMENDATION

GRANT DISCHARGE CONDITION.