



Officer Report

Application Number: HGY/2024/1010
Application Type: Approval of details reserved by a condition
Address: 33 Upper Tollington Park, Hornsey, London, N4 3EJ
Proposal: Approval of details pursuant to conditions 4 (refuse storage) & 5 (Cycle storage) attached to planning permission HGY/2021/1068 granted on 01/06/2021 for a single storey ground floor side to rear extension in association with conversion of the property from 5 flats into 3 self-contained flats, including retention of existing 1-bed flat in the roofspace.

Case Officer: Ben Coffie
Valid Date: 28/05/2024
Applicant: Mr Andreas Dinglis
Agent: Mr Gary Arnaoutis

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2021/1425 - Application to determine if prior approval is required for a proposed: New dwellinghouses on detached blocks of flats. Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class A, involving 3 no. dwellings.

RELEVANT CONDITIONS / ANALYSIS & ASSESSMENT

Condition 3:

No development shall take place until scaled drawings with details of the location and dimensions of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The proposed development shall not be occupied until a minimum of 5 long-stay cycle parking spaces for the residents of the proposed development have been installed in accordance with the approved details and the London Cycling Design Standards. Such spaces shall be retained thereafter for this use only.

Reason: To promote travel by sustainable modes of transport and to comply with the London Plan (2021) minimum cycle parking standards and the London Cycling Design Standards.

Refuse storage

Haringey's Sustainable Design and Construction SPD sets out the following requirements for residential waste:

120 litre bin - One bin per single 1 bed dwelling when supplied for sole use.

240 litre bin - One per single 2/3 bed dwelling when supplied for sole use.

360 litre wheelie bin 885mm D x 620mm W x 1100mm H One per single 4+ beds dwelling when supplied for sole use. Or one per pair of 1/2/3 bed dwellings when supplied for shared use.

Drawing U01/2020/PP/05 (Rev A) includes the provision of :

2 x 120L refuse & recycle bins for sole use by Flat 3 (1 bedroom).

2 x 360L refuse & recycle bins for shared use by Flat 1 (2 bedroom) & Flat 2 (2 bedroom)

Refuse bins are to be stored within a timber frame storage unit set to the front of the property.

The proposed refuse storage is acceptable

Condition 5

Prior to occupation of the development, details of the type and location of secure and where practical covered cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 5 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 policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

Drawing U01/2020/PP/05 (Rev D) details the provision of 3 cycle parking spaces set to the front of the property and 2 at the rear of the property.

The number of cycle spaces meet the requirements of the above condition, whilst the provision of cycle storage at the rear is generally unacceptable in this instance given the limited space at the front garden will result in unacceptable impact against the conservation area. Therefore, the provision of two cycle storage at the rear is considered acceptable.

RECCOMENDATION

It is considered that sufficient information has been submitted in support of this application to discharge conditions 3 and 5. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.

As such no objections are raised against the discharge of conditions 3 and 5.