



Haringey Council

Report for:	Planning Sub-Committee	Item Number:	
Title:	Development Management Draft Basement Development Guidance Note		
Report Authorised by:	Marc Dorfman, Assistant Director Planning Regeneration & Economy		
Lead Officer:	Paul Smith Head of Development Management		
Ward(s) affected: All	Report for Key/Non Key Decisions: Non-key		

1. Describe the issue under consideration

For Planning Sub-Committee to consider and adopt as interim draft guidance for applicants in dealing with the submission of planning applications including basement development.

2. Cabinet Member introduction

N/A

3. Recommendations

That members note the draft guidance as an interim measure for use by applicants and planning officers in determining planning application for Basement Development in the Borough

4. Other options considered

N/A

5. Background Report

The draft guidance note attached as Appendix 1 has been written in response to the increase in applications for planning permission for basement construction in



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Haringey and deals with the issues arising from such construction and how those issues should be dealt with in making and deciding planning applications.

It is considered that there can be benefits from basement development in terms of providing additional accommodation, but we need to ensure that basement schemes

- do not cause undue harm to the amenity of neighbouring properties;
- do not have a detrimental impact on the groundwater environment, including ponds and reservoirs;
- do not have any effects on surface water run-off or ground permeability;
- do not harm the recognised architectural character of buildings and surrounding areas, including gardens and nearby trees, and that conservation area character is preserved or enhanced;
- conserve the biodiversity value of the site;
- achieve sustainable development; and
- do not place occupiers at risk or have any effects on the stability or bearing capacity of adjacent land generally.

The Draft Guidance Note is designed to help applicants and others interpret the various policies and regulations that apply, this guidance note draws together the relevant national and local authority requirements and expectations for sustainable development and good practice.

The guidance applies to all properties within the Borough that propose a new basement development, or an extension to existing basement accommodation where planning permission is required. Although aimed primarily at residential properties, the guidance is also relevant to other forms of basement development for commercial, retail and leisure uses, servicing and storage.

The guidance gives detailed advice on how the Council's planning policies will be applied when we make decisions on planning applications that involve new basement development, or extensions to existing basement accommodation. It sets out the information required with applications: the term basement means all works that are subterranean, or constructed under the natural ground level.

The note also outlines the other relevant statutory requirements related to basement development including building control and licensing requirements, party



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wall agreements, and provides contact details for the different Council services involved from pre-planning to the post construction of a basement.

6. Comments of the Chief Finance Officer and financial implications

N/A

7. Head of Legal Services and legal implications

The legal Service has been consulted in relation to this report and their comments have been taken into account.

8. Equalities

In creating this guidance the Council is required to have regard to its obligations under equalities legislation including the obligation and section 71 of the Race Relations Act 1976. Members must have regard to these obligations in taking a decision on this report.

9. Head of Procurement Comments

N/A

10. Use of Appendices

Appendix 1 – The Development management Draft Guidance Note June 2012

11. Local Government (Access to Information) Act 1985

Town and Country Planning Act 1990 Section 54a

Planning and Compulsory Purchase Act 2004

Town and Country Planning (General Permitted Development) Order 1995

Town & Country Planning (General Permitted Development) (Amendment) (No2) (England) Order 2008

The National Planning Policy Framework March 2012

The London Plan 2011 Published 22 July 2011

The Haringey Unitary Development Plan Adopted 2006

Haringey Supplementary Planning Guidance and Documents, Adopted 2006

Haringey Local Development Framework

Draft Local Plan and Proposals Map May 2010

Haringey Draft Development Management Policies May 2010

Haringey Sustainable Design and Construction Supplementary Planning Document October 2010