

REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB-COMMITTEE

Reference No: HGY/2005/1086

Ward: Crouch End

Date received: 16/06/2005

Last amended date:

Drawing number of plans

Address: Cecile Mews, Rear Of 60-88 Cecile Park N8

Proposal: Demolition of existing garages and erection of part single, part two storey houses, together with six replacement garages (duplicate of HGY/2005/1084) (amended drawings)

This application is the duplicate of application HGY/2005/1084 and Members are referred to the report contained with that application.

RECOMMENDATION:

REFUSE:

FOR THE FOLLOWING REASONS:

The proposed siting of House 4, 2.5m from the T2 Oak Tree is likely to result in damage to the tree from digging in the main rooting area and possible damage to the crown by piling rigs. In addition the canopy of T2 will overhang the development and result in part of House being under the canopy. This is likely to result in requests to cutback the tree as such the amenity value of the tree is likely to be threatened detrimental to the amenity of the Crouch End Conservation Area and locality contrary to Unitary Development Plan Policy DES 2.2 (3) Preservation and Enhancement of Conservation Areas, HSG 2.3 (3), Backland Housing, and OP 1.6 Tree Protection, Tree Masses and Spines and CSV1A Development in Conservation Areas OS16 Tree Protection, Tree Masses, and Spines of the Haringey Unitary Development Plan Revised Deposit Consultation Draft September 2004.

The proposed siting of house 4 would due to its height and width would be visually dominant and intrusive and result in oblique overlooking of that property, in particular the garden area contrary to UDP Policies, DES 1.9 Privacy and Amenity and HSG 2.3 (1). Backland Housing, and UD2 (a) General Principles of the Haringey Unitary Development Plan Revised Deposit Consultation Draft September 2004.

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