

Supplementary Planning Guidance (SPG) Use Related

SPG 11a Car Repair Workshops and Garages

1. INTRODUCTION

- 1.1 In considering applications for car repair workshop and garages the Council will have particular regard to the following: adopted Haringey Unitary Development Plan (1998) Policies EMP 3.8, Haringey UDP First Deposit Consultation (2003) Policy EMP 6 and this supplementary guidance.
- 1.2. Supplementary guidance is provided below regarding the following:
 - Background
 - Guidance standards to be applied
 - Contacts

2. BACKGROUND

- 2.1. Car repair workshops and garages are a source of local employment and a much needed local service. However, they can cause nuisance in residential areas. Particular care needs to be taken with their location and the details of proposals. The purpose of this guidance note is to supplement UDP policy with information on the Council's planning requirements for these uses.

3. GUIDANCE STANDARDS TO BE APPLIED

- 3.1. Each application is assessed on its merits but as a general guide the following standards will be taken into consideration:
 - That the noise levels adjacent to the nearest residential property will not exceed those prevalent prior to the establishment of the use.
 - That the workshop's construction is of a standard acceptable to the Borough Environmental Health Officer in terms of sound insulation, emission of fumes, location of extractors and other related matters.
 - That any heavy machinery will not harm the amenity of adjacent occupiers.
 - That there will be no loss of lock up garages especially in residential areas and where on street parking demand is intensive.
 - All vehicles awaiting attention/collection must be accommodated within the curtilage of the site. An assessment of the adequacy of this space will be made on an individual basis.

- An assessment will be made on an individual basis as to the need for on site sanitary facilities and storage space taking into account the nature of the surrounding area.
- There must be adequate and safe access to the workshop/garage.
- The use is adequately screened/landscaped from any surrounding residential occupiers.
- Preferred locations for car repair workshops and garages are in areas designated as Defined Employment Areas.

3.2. In appropriate circumstances, the Council may limit the permission in time, within the use class, or make the permission personal. The aim is to protect the local environment.

4. **CONTACTS**

Advice on the highway aspects of planning applications, such as car parking and external access contact:

Transportation Planning
639 High Road
London, N17 8BD
Tel: 020 8489 5573

Advice on sound insulation/emission of fumes, location of extractors and other related matters contact:

Environmental Control
639 High Road
London, N17 8BD
Tel: 020 8489 5176

This SPG has been consulted on as part of the Haringey UDP First Deposit Consultation. As such, it is a material consideration in determining planning applications.