

PLANNING COMMITTEE - Date:15 July 2015

Report of the Executive Head for Economic Development, Planning and Sustainability.

Ref: C2015/71727/HHA	WARD: C10 / ST HELIER	Time Taken: 8 weeks, 5 days
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Site: 243 WRYTHE LANE Carshalton SM5 1UA
 Proposal: Formation of a vehicular access onto a classified road.
 Applicant: Mr Kadija Goujane
 Agent:

Recommendation:**GRANT PLANNING PERMISSION**

Reason for Report to Committee: Council owns the site.

Summary of why application proposals are acceptable:

The proposal would not be detrimental to the appearance of the street scene, the amenities of the occupiers of adjoining properties or highway safety.

1.0 BACKGROUND**1.1 Site and Surroundings:**

1.2 This site comprises 243 Wrythe Lane, Carshalton, a single family terraced dwelling on the south side of the street. The area is predominantly residential in character and is characterised by terraced single family dwelling houses.

1.3 Relevant Planning History:

1.4 None.

1.5 Details of Proposal:

1.6 Planning permission is sought for the formation of a vehicular access onto a classified road.

1.7 The proposed vehicular access would measure 4.72 metres wide and 6.10 metres deep. The existing timber fencing to the site boundaries would remain and the fencing adjacent to the public footpath fronting the site would be removed.

1.8 Significant amendments to application since submitted:

1.9 None.

2.0 PUBLICITY**2.1 Method of Notification:**

2.2 Letters were sent to 7 adjoining residents in Green Wrythe Lane on the 26 May 2015.

2.3 Number of Letters Received:

2.4 None.

2.5 **Consultation:**

2.6 Highways: No objection to the proposal, recommended condition if granted.

3.0 **MATERIAL PLANNING POLICIES**

3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that when determining a planning application, regard is to be had to the development plan, and the determination shall be made in accordance with the development plan, unless material considerations indicate otherwise. The development plan for the London Borough of Sutton comprises the following documents:

- The London Plan July 2015
- The Core Planning Strategy 2009
- The Site Development Policies DPD 2012

3.2 Also a material consideration in determining planning applications are:

- National Planning Policy Framework
- Adopted London Borough of Sutton Supplementary Planning Guidance documents.

3.3 Core Planning Strategy:

- BP12 Good Urban Design and Heritage

3.4 Site Development Policies DPD:

- DM1 Character and Design
- DM2 Protecting Amenity
- DM3 Maintaining and Enhancing the Street Scene
- DM20 Assessing the Transport Impact of New Development
- DM21 New Development and the Highway Network

3.5 Supplementary Planning Guidance/Documents:

- SPD14 Creating Locally Distinctive Places

4.0 **PLANNING CONSIDERATIONS**

4.1 **The main considerations in relation to this application are:**

- Highway Safety
- Impact on Neighbours
- Design Quality

4.2 **Highway Safety:**

4.3 The applicant has advised that they have applied for a dropped kerb access which was approved on the 30 March 2015.

4.4 The Senior Highways Engineer has advised that the proposed access would have suitable visibility and the driveway will be of sufficient size to accommodate a parked car.

4.5 As such it is considered that the proposed development would not be prejudicial to pedestrian and highway safety in accordance with LDF policies.

5.0 Impact on Neighbours:

5.1 Policy DM2 of the Site Development Policies DPD states that the Council will not grant planning permission for any development that adversely affects the amenities of adjoining or nearby residents or has an unacceptable impact on the surrounding area. The parking space would front the application property and given the significant depth of the existing front garden (approximately 6.10 metres) it is considered that a parked vehicle could be situated set away from the ground floor windows of the subject property as well as the ground floor windows at adjoining properties. The proposal would therefore accord with the aforementioned policy.

5.2 Design Quality:

5.3 Policy BP12 of the adopted Core Planning Strategy and policy DM1 of the Site Development Policies DPD seek to ensure that extensions and alterations are sympathetic with the character of the area and street scene.

5.4 It is proposed that the boundary treatment located adjacent to the neighbouring properties would remain unchanged and the removal of the boundary treatment adjacent to the public footpath would not have a negative impact upon the character and appearance of the site and its wider setting.

5.5 Although the parking area would involve the loss of soft landscaping, the hardstanding would comprise of porous materials and therefore planning consent would not normally be required for this aspect of the development under the Town and Country Planning (General Permitted Development) Order 2015.

5.6 Overall it is considered that the development would not cause harm to the visual appearance of the site and its wider setting.

6.0 CONCLUSION AND RECOMMENDATION:

6.1 The proposal would not be detrimental to the appearance of the street scene, the amenities of the occupiers of adjoining properties or highway safety. Approval of the application is therefore recommended.

Background Papers: C2015/71727/HHA

Drawings and other documents can be viewed on line –

- 1) Go to page: <http://gis.sutton.gov.uk/FASTWEB/welcome.asp>
- 2) Enter Planning Application Number: **C2015/71727**
- 3) Click on Search and View Current Applications
- 4) Click on View Plans & Documents



Mr Kadija Goujane
243 Wrythe Lane
Carshalton
SM5 1UA

C2015/71727/HHA

DRAFT

WARNING: It is in your interests to ensure you obtain the approval of the Local Planning Authority, where the conditions require that to occur. Failure to comply with the following conditions may lead to enforcement action to secure compliance.

FIRST SCHEDULE

243 WRYTHE LANE Carshalton SM5 1UA

Formation of a vehicular access onto a classified road.

SECOND SCHEDULE

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: Block Plan, Existing, Proposed Plan and email dated 29.6.2015.

Reason: For the avoidance of doubt and in the interests of proper planning.

INFORMATIVES.

(1) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 6263 or 6325 before proceeding with the work.

(2) The permission hereby granted confers no rights on the applicant to encroach upon, extend over or otherwise enter upon property not in his ownership for any purposes connected with the implementation of this planning permission.

(3) The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that under the Highways Act 1980, a licence must be obtained from the Head of Highways and Streetcare at 24 Denmark Road, Carshalton (tel. 020 8770 6061), before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. In the case of developer related S278 Highways Act 1980 highway improvement works, the S278 Agreement must be concluded before works can start on the public highway.

(4) Under (Section 163) Highways Act 1980 the surface water drainage of the site should be designed so as to prevent the discharge of water onto the public highway.

(5) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

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