

PLANNING COMMITTEE - Date: 30 September 2015

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

Ref:C2015/72213/3FR C2015/72214/3FR C2015/72218/3FR C2015/72226/3FR C2015/72236/3FR C2015/72237/3FR C2015/72282/3FR C2015/72283/3FR C2015/72293/3FR C2015/72314/3FR C2015/72338/3FR C2015/72356/3FR C2015/72358/3FR C2015/72361/3FR C2015/72380/3FR C2015/72402/3FR C2015/72403/3FR C2015/72404/3FR	WARD: C10/ST HELIER C11/WANDLE VALLEY	Time Taken: 5 weeks, 6 days – 6 weeks, 5 days.
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Sites: 165 & 165A Bishopsford Road, Morden, SM4 6BH
5 & 5A Keynsham Walk, Morden, SM4 6NW
27 & 27A Love Lane, Morden, SM4 6LQ
269 & 269A Bishopsford Road, Morden, SM4 6BW
1, 1A, 3 & 3A Hexham Road, Morden, SM4 6NH
473 & 473A Green Wrythe Lane, Carshalton, SM5 1JR
339 & 339A Bishopsford Road, Morden, SM4 6BW
55 & 55A Wendling Road, Sutton, SM1 3NE
82-82A Wendling Road, Sutton, SM1 3NE
1 & 1A Love Lane, Morden, SM4 6LQ
13 & 13A Keynsham Road, Morden, SM4 6NL
84-98 & 100-114 Wendling Road, Sutton, SM1 3NE
65-65A Love Lane, Morden, SM4 6LT
290-290A Wrythe Lane, Carshalton, SM5 1AF
196 & 196A Wrythe Lane, Carshalton, SM5 1TU
8-22 Tavistock Walk, Carshalton, SM5 1QN
186-186A Wrythe Lane, Carshalton, SM5 1TU
26-40 Tintern Road, Carshalton, SM5 1QQ

Proposal: Replacement of all existing uPVC single glazed windows and doors with uPVC double glazed windows and doors.

Applicant: Sutton Housing Partnership/Baily Garner LLP

Agent: Mr Paul Anderson

Recommendation:**GRANT PLANNING PERMISSION**

Reason for Report to Committee: The applications are on Council owned sites.

Summary of why application proposals are acceptable:

- The replacement windows are considered not to detract from the

appearance of the dwelling or the character of the surrounding area. Furthermore, they do not adversely impact on the amenities of adjoining occupiers.

1.0 INTRODUCTION

1.1 This is a composite report of 18 similar applications for replacement windows submitted by the Sutton Housing Partnership and Bailey Garner LLP.

2.0 BACKGROUND

2.1 Site and Surroundings:

2.2 All dwellings subject to these applications are two-storey with pitched, tiled roofs located in predominantly residential areas. The majority are terraced dwellings constructed from red brick, although Nos.1, 1A, 3 and 3A Hexham Road comprise four apartments within a pair of semi-detached dwellings, constructed from buff brick.

2.3 Site Specific Designations:

- 5 & 5A Keynsham Walk, 13 & 13A Keynsham Road and 1, 1A, 3 & 3A Hexham Road are within a Decentralised Energy Opportunity Area and the Limit of Sustainable Residential Development.
- 27 & 27A Love Lane and 1 & 1A Love Lane are within a Priority Community Regeneration Area.
- 290-290A Wrythe Lane, 269 & 269A Bishopsford Road and 339 & 339A Bishopsford Road are within the St Helier Area of Special Local Character, a Decentralised Energy Opportunity Area, the Limit of Sustainable Residential Development and a Priority Community Regeneration Area.
- 196 and 196A Wrythe Lane are within an Archaeological Priority Area.
- 473 & 473A Green Wrythe Lane and 165 & 165A Bishopsford Road are within the St Helier Area of Special Local Character.

2.4 **Relevant Planning History:** None.

3.0 APPLICATION PROPOSALS

3.1 Details of Proposal:

3.2 Planning permission is sought for the replacement of all existing uPVC single glazed windows and doors with uPVC double glazed windows and doors. There would be no new window or door openings as part of the proposals.

3.3 **Significant amendments to application since submitted:** None.

4.0 PUBLICITY

4.1 Adjoining Occupiers Notified

4.2 Method of Notification:

4.3 Letters of consultation were sent to adjacent and nearby occupiers.

4.4 **Number of Letters Received:** None.

4.5 Consultation Responses:

4.6 **Internal:** None.

4.7 **External:** None.

4.8 **Councillor Representation:** None.

5.0 **MATERIAL PLANNING POLICIES**

5.1 (1) The London Plan – March 2015.

5.2 (2) The Local Development Framework (LDF) comprising of two main documents
 -(a) The Core Planning Strategy (CPS)
 -(b) The Site Development Policies Development Plan Document (DPD)

5.3 In the event that there are discrepancies between the adopted CPS, DPD and the London Plan, legal guidance indicates that the latest adopted document prevails.

5.4 **National Planning Guidance:**

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)

5.5 **London Plan (2015):**

- 5.2 Minimising Carbon Dioxide Emissions
- 5.3 Sustainable Design and Construction
- 7.4 Local Character
- 7.6 Architecture
- 7.8 Heritage Assets and Archaeology

5.6 **Core Planning Strategy DPD:**

- PMP2 Suburban Heartlands
- BP12 Good Urban Design and Heritage

5.7 **Site Development Policies DPD:**

- DM1 Character and Design
- DM2 Protecting Amenity
- DM4 Historic Environment
- DM5 Sustainable Design & Construction
- DM6 Climate Change Mitigation

5.8 **Supplementary Planning Guidance/Documents:**

- SPD13 Transport Assessments and Travel Plans
- SPD14 Creating Locally Distinctive Places
- IPG11 Sustainable Design and Construction

6.0 **PLANNING CONSIDERATIONS**

6.1 The principal considerations (including whether any material planning objections have been reasonably addressed) in relation to this application are:

- **Design Quality**
- **Impact on Neighbours**

6.2 **Design Quality:**

6.3 Policy BP12 of the Core Planning Strategy requires development to respect or reinforce the character and identity of the area and avoid developments which do not

integrate well into the surroundings. Further advice in relation to good design is contained in Supplementary Planning Document 14 'Creating Locally Distinctive Places' and the advice in the NPPF which states that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way in functions, should not be accepted.

- 6.4 Policy DM1 of the Site Development Policies DPD states that planning permission will only be granted for development that maintains and enhances the local character and appearance of the surrounding area.
- 6.5 The replacement windows would not significantly change the appearance of the buildings but would result in a marginal improvement. The proposals are considered to be acceptable in terms of visual amenity.
- 6.6 **Impact on Neighbours:**
- 6.7 Site Development Policy DM2 states that the Council will not grant planning permission for any development that adversely affects the privacy, outlook or daylight and sunlight of adjoining occupiers.
- 6.8 The proposed replacement windows would not result in increased overlooking, as no new door or window openings are proposed. The proposals are considered to be acceptable in terms of neighbouring amenity.

7.0 CONCLUSION AND RECOMMENDATION

- 7.1 The replacement windows are considered not to detract from the appearance of the dwelling or the character of the surrounding area. Furthermore, they do not adversely impact on the amenities of adjoining occupiers.
- 7.2 Therefore, it is recommended that permission be granted for the 20 planning applications, subject to the conditions set out in the Agenda.

Background Papers: C2015/72213/3FR, C2015/72214/3FR, C2015/72218/3FR, C2015/72226/3FR, C2015/72236/3FR, C2015/72237/3FR, C2015/72282/3FR, C2015/72283/3FR, C2015/72293/3FR, C2015/72314/3FR, C2015/72338/3FR, C2015/72356/3FR, C2015/72358/3FR, C2015/72361/3FR, C2015/72380/3FR, C2015/72402/3FR, C2015/72403/3FR & C2015/72404/3FR

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: see above
- 3) Click on Search and View Current Applications
- 4) Click on View Plans & Documents

PLANNING CONDITIONS, REASONS AND INFORMATIVES**165 & 165A BISHOPSFORDS ROAD, MORDEN, SM4 6BH – APPLICATION NO. C2015/72213/3FR**

(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: 01, 02, 03 and 04.

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

5 & 5A KEYNHAM WALK, MORDEN, SM4 6NW – APPLICATION NO. C2015/72214/3FR

(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: 01, 02, 03 and 04.

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

27 & 27A LOVE LANE, MORDEN, SM4 6LQ – APPLICATION NO. C2015/72218/3FR

(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: 01, 02, 03 and 04.

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

269 & 269A BISHOPSFORD ROAD, MORDEN, SM4 6BW – APPLICATION NO. C2015/72226/3FR

(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: 01, 02, 03 and 04.

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

1, 1A, 3 & 3A HEXHAM ROAD, MORDEN, SM4 6NH – APPLICATION NO. C2015/72236/3FR

(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: 01, 02, 03, 04 and 05.

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

473 & 473A GREEN WRYTHE LANE, CARSHALTON, SM5 1JR – APPLICATION NO. C2015/72237/3FR

(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: 01, 02, 03 and 04.

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

339 & 339A BISHOPSFORD ROAD, MORDEN, SM4 6BW – APPLICATION NO. C2015/72282/3FR

(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: 01, 02 Rev B, 03 and 04.

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

55 & 55A WENDLING ROAD, SUTTON, SM1 3NE – APPLICATION NO. C2015/72283/3FR

(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: 01, 02 and 03.

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

82-82A WENDLING ROAD, SUTTON, SM1 3NE – APPLICATION NO. C2015/72293/3FR

(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: 01, 02, 03 and 04.

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

1 & 1A LOVE LANE, MORDEN, SM4 6LQ – APPLICATION NO. C2015/72314/3FR

(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: 01, 02 and 03.

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

13 & 13A KEYNSHAM ROAD, MORDEN, SM4 6NL – APPLICATION NO. C2015/72338/3FR

(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: 01, 02, 03 and 04.

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

84-98 & 100-114 WENDLING ROAD, SUTTON, SM1 3NE – APPLICATION NO. C2015/72356/3FR

(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: 01, 02, 03, 04, 05, 06 and 07.

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

65-65A LOVE LANE, MORDEN, SM4 6LT – APPLICATION NO. C2015/72358/3FR

(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: 01, 02 and 03.

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

290-290A WRYTHE LANE, CARSHALTON, SM5 1AF – APPLICATION NO. C2015/72361/3FR

(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: 01, 02 and 03.

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

196 & 196A WRYTHE LANE, CARSHALTON, SM5 1TU– APPLICATION NO. C2015/72380/3FR

(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: 01, 02, 03 and 04.

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

8-22 TAVISTOCK WALK, CARSHALTON, SM5 1QN – APPLICATION NO. C2015/72402/3FR

(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: 01, 02, 04 and 05.

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

186-186A WRYTHE LANE, CARSHALTON, SM5 1TU – APPLICATION NO. C2015/72403/3FR

(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: 01, 02, 03 and 04.

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

26-40 TINTERN ROAD, CARSHALTON, SM5 1QQ – APPLICATION NO. C2015/72404/3FR

(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: 01, 02, 03 (Window Schedule Appendix) and 03 (Window Schedule Appendix B).

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

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