

PLANNING COMMITTEE - Date:30 March 2016

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

Ref: A2015/73366/FUL	WARD: A02 / NONSUCH	Time Taken: 14 weeks, 2 days
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Site: 19-21 Central Road, Worcester Park, KT4 8EH
 Proposal: Demolition of existing building and erection of a four storey building comprising seven 2-bedroomed self-contained flats and one retail unit at ground floor, together with amenity space, cycle parking, refuse storage and seven car parking spaces.
 Applicant: Mr M Sheen
 Agent: Mr Andrew MacDougall

Recommendation:

GRANT PLANNING PERMISSION

Reason for Report to Committee: More than 10 objections were received.

Summary of why application proposals are acceptable:

- The proposed redevelopment of the site for residential accommodation is considered to be acceptable in land use terms and no objection is raised to the loss of the existing B1 use on the site.
- The design, form and architectural detailing of the proposed building is considered to relate positively to the streetscene, and would not cause harm to the character of the surrounding area. As such, the proposal is considered to be acceptable in design terms.
- The scale of the proposals and the separation distances from the closest properties would ensure that the development would not have a detrimental impact on the amenity of adjoining occupiers in terms of loss of daylight/sunlight, privacy and outlook, including noise and disturbance.
- The quality of the proposed accommodation would be acceptable.
- Subject to condition, it is considered that the proposed development would not have any undue transport / highway or parking impacts.
- The development would provide an enhanced landscaping scheme for the site which would provide an improvement to the visual amenity of the area.

1. Matters relating to deferral reasons

- 1.1 Members will recall that this application was presented to the Development Control Committee on 9 March 2016 with a recommendation for approval, subject to conditions. The report presented in that agenda is attached as Appendix 1 to this document and the addendum for the previous committee report is also included as Appendix 2.

- 1.2 Members resolved to defer determination of the application so that information can be supplied on the age, condition, location and spread of the trees, as well as details of any attack by common ivy.
- 1.3 The applicant has prepared a Tree Survey / Arboricultural Report. The Council's Tree Officer has advised that the trees are Sycamores, which have self-seeded along the Northern boundary. The trees are less than 50 years old, appear healthy, and have some limited benefit to local wildlife. The trees are covered in Ivy, but whilst the presence of Ivy has no bearing on their health or condition, Ivy can obscure structural defects present in the stem.
- 1.4 None of the trees are considered to be significant and only one tree is partially visible from Central Road. None of the trees on site are currently protected by TPO or Conservation Area.
- 1.5 If the trees were to remain, the measures required to ensure minimal harm during development would be impracticable to implement and would outweigh the value of the trees. It is considered that such measures secured by condition are likely to be unreasonable (given the amenity value of the trees).
- 1.6 Policy DM1 of the Site Development Policies DPD, requires the retention of significant trees and landscape features wherever possible. With specific regard to the current proposals, the trees are not of any particular arboricultural merit, and it is therefore considered that the proposal would be acceptable subject to agreement to replace the trees as part of a wider landscaping scheme. As such, a condition has been included to secure a detailed landscaping scheme for the site, including details of the replacement trees.

2.0 Conclusion:

- 2.1 The applicant has provided a Tree Survey / Arboricultural Report. The Council's Tree Officer has commented that the existing trees are not of any particular arboricultural merit and as such no objections are raised to their removal as part of the redevelopment of the site, subject to the submission of a detailed landscaping scheme for the site, including details of the replacement trees.
- 2.2 It is considered that the applicant has therefore addressed the reasons for deferral of the application, the original recommendation to grant planning permission therefore remains unchanged, subject to the inclusion of the tree survey report as an approved document within Condition 2.

Background Papers: A2015/73366/FUL

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: **A2015/73366**
- 3) Click on Search and View Current Applications
- 4) Click on View Plans & Documents



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A2015/73366/FUL

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

19-21 CENTRAL ROAD Worcester Park KT4 8EH

Demolition of existing building and erection of a four storey building comprising seven 2-bedroomed self-contained flats and one retail unit at ground floor, together with amenity space, cycle parking, refuse storage and seven car parking spaces.

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:

Location Plan, Drawing No. CWB.4.1, CWB.4.2, CWB.4.3, CWB.4.4, CWB.4.5, CWB.4.6, CWB.4.7, CWB.4.8, ENC/131115-2U1, Planning, Design and Access Statement, Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement ref: CC/1461 AR2935 dated 16th March 2016.

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

(3) Prior to the commencement of the development hereby approved, samples and a schedule of materials to be used within the external elevations of the building including

windows, doors and balconies shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved materials.

Reason: To safeguard the visual amenities of the area in accordance with the London Plan, Policy BP12 of the Core Planning Strategy and Policies DM1 and DM3 of the Site Development Policies DPD.

(4) Prior to occupation of the dwellings hereby approved, a scheme of hard and soft landscaping including details of the replacement trees, shall be submitted to, and approved in writing by the Local Planning Authority. All hard and soft landscape works shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised codes of good practice. The works shall be carried out in accordance with the timetable agreed with the Local Planning Authority. Any trees or plants that (within a period of five years after planting) are removed, die, or become (in the opinion of the Local Planning Authority) seriously damaged or defective shall be replaced as soon as is reasonably practicable with others of species/size/number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the provision of a reasonable standard of landscape in accordance with the approved designs.

(5) Prior to the commencement of the development hereby approved, full details of external lighting within the site shall be submitted to, and approved in writing by the Local Planning Authority. The development shall thereafter be carried out prior to the occupation of any part of the development and in accordance with the approved details.

Reason: To protect the amenities of neighbouring occupiers.

(6) No development shall take place until a Construction Management Plan which sets out details of how the construction of the development hereby permitted will be managed, have been submitted to, and approved in writing by, the Local Planning Authority.

The statement should include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding, behind any visibility zones
- (f) construction traffic routing.
- (g) means to minimise dust pollution, air pollution and suppress noise and vibration in order to protect surrounding residential properties from any disturbance.
- (h) means to prevent deposition of mud on the highway.
- (i) means to manage and control construction traffic.
- (j) Signing system for works traffic.
- (k) Compliance with Sutton Council's Code of Practice for the Control of Pollution and noise from Demolition and Construction Sites, May 2008.

Construction works shall take place solely in accordance with the approved details.

Reason: To avoid hazard and obstruction being caused to users of the public highway and in the interest of highway safety.

(7) Prior to the commencement of the development hereby approved, detailed drawings showing the vehicular access and parking arrangements (extending to include the highway access on Balmoral Road) shall be submitted to, and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To minimise danger and to ensure that the development does not impact on the safety and operation of the public highway.

(8) All building operations in connection with the construction of external walls, roof, and foundations; demolition or other external site works; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music or speech shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00 am and 1.00pm on Saturdays and not at all on Sundays, Public and Bank Holidays.

Reason: To safeguard the amenity of the occupiers of adjacent premises and the area generally during the building construction process.

(9) The development shall not be occupied until space has been laid out within the site in accordance with the approved plans for 7 cars to be parked. The parking area shall be used and permanently retained exclusively for its designated purpose.

Reason: To prevent obstruction and inconvenience to other highway user.

(10) Notwithstanding the plans hereby approved, the development hereby permitted shall not be occupied until details of the provision to be made for secure cycle parking for all units has been submitted to, and approved in writing by the Local Planning Authority. The cycle parking area shall be used and permanently retained exclusively for its designated purpose.

Reason: To encourage access by non-car modes.

(11) The development hereby permitted shall not be occupied until refuse storage facilities have been provided in accordance with a scheme which have been agreed in writing by the Local Planning Authority. The storage provision shall thereafter be kept for the use of the occupants of the development hereby approved.

Reason: To ensure compliance with Policy BP12 of the Core Planning Strategy DPD and Policy DM1 of the Site Development Policies DPD.

(12) Prior to the occupation of the development hereby approved, full details for 'Designing Out Crime' shall be submitted to and approved in writing by the Local Planning Authority. The details once approved in writing by the Local Planning Authority, shall be implemented in accordance with the approved details and retained thereafter.

Reason: To ensure compliance with Policy 7.3 of the London Plan 2015.

(13) Prior to the commencement of the development hereby approved a scheme detailing additional sound reduction measures, to be installed to the separating walls and separating floor / ceiling constructions to limit the airborne and impact sound transmission through the building shall be submitted to and approved in writing by the Local Planning Authority. The sound insulation shall be designed to be 5dB better than that given in Approved Document E (2003 Edition incorporating 2004 and 2010 amendments) of the Building Regulations (Table 0.1a, page 12).

Reason: In accordance with Planning Policy DM12, improve on the sound insulation standards in Part E of the Building Regulations by 5dB in accordance with the Mayor's preferred standards set out in the Mayor's Sustainable Design and Construction SPG (2006) as amended.

(14) Prior to the commencement of the development hereby approved a scheme detailing additional sound reduction measures, to be installed to the separating floor / ceiling construction to limit the airborne and impact sound transmission through the building shall be submitted to and approved in writing by the Local Planning Authority. The sound insulation shall be designed to be 10dB better than that given in Approved Document E (2003 Edition incorporating 2004 and 2010 amendments) of the Building Regulations (Table 0.1a, page 12).

Reason: In accordance with Planning Policy DM12, improve on the sound insulation standards in Part E of the Building Regulations by 5dB in accordance with the Mayor's preferred standards set out in the Mayor's Sustainable Design and Construction SPG (2006) as amended.

(15) Prior to the commencement of the development hereby approved a scheme giving details of a resilient layer fixed to stair treads and landings to limit impact sound through the building shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In accordance with Planning Policy DM12, improve on the sound insulation standards in Part E of the Building Regulations by 5dB in accordance with the Mayor's preferred standards set out in the Mayor's Sustainable Design and Construction SPG (2006) as amended.

(16) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order), no part of the buildings shall be used as a house in multiple occupation without planning permission from the local planning authority.

Reason: In order that the Local Planning Authority may exercise further control of potential impacts from a house of multiple occupation and in the interests of highway safety, the amenities of occupiers of nearby properties and the amenities of the future occupiers of the buildings.

(17) Prior to building work starting on site, an Energy Statement incorporating 'as-designed' BRUKL outputs prepared under the Standard Assessment Procedure (SAP) and the Simplified Building Energy Model (SBEM) must be submitted to the Local Planning Authority and approved in writing which demonstrates how the development as a whole will apply the Mayor's energy hierarchy (use less energy, supply energy efficiently and use renewable energy) to secure an overall 25% reduction in CO₂

emissions below the target emission rate (TER) based on Parts L1A and L2A of the 2010 Building Regulations (or equivalent reduction compared to Parts L1A and L2A 2013) and seek to achieve a 10% reduction in total emissions (regulated and unregulated) through on-site renewable energy generation.

Reason: To comply with Policy DM6 of Sutton's Site Development Policies DPD.

(18) Prior to occupation, 'as-built' BRUKL outputs prepared under the Standard Assessment Procedure (SAP) and the Simplified Building Energy Model (SBEM) should be submitted to the Local Planning Authority and approved in writing to demonstrate that the development has been carried out in accordance with the approved details. If the development is unable to meet the required reduction in CO2 emissions through the approved energy strategy, then any shortfall should be made up through the application of further sustainability measures unless otherwise approved by the Local Planning Authority in writing.

Reason: To comply with Policy DM6 of Sutton's Site Development Policies DPD.

(19) Prior to building work starting on site, a site specific Flood Risk Assessment (FRA) together with a scheme for the management of surface water run-off must be submitted to the Local Planning Authority and approved in writing which identifies appropriate site drainage and flood risk management measures, including SUDS, in order to manage surface water run-off as close to its source as possible in accordance with the Mayor's drainage hierarchy. The proposed scheme should ensure that the peak run-off rate for the 1 in 100 year 6-hour rainfall event (plus 30% for climate change) will be as close as reasonably practicable to and no more than 3 times the calculated greenfield run-off rate for the same event, and ensure a minimum discharge rate of 5 litres per second per outfall. Consideration should be given to green roofs, walls or site planting measures where feasible.

Reason: To comply with Policy DM6 of Sutton's Site Development Policies DPD.

(20) Prior to first occupation of the development, written confirmation that the approved site drainage and flood risk management measures, including SUDS, have been implemented as part of the development as built must be submitted to the Local Planning Authority and approved in writing. Where different from the approved details, further evidence must be provided to show that the peak run-off rate for the 1 in 100 year 6-hour rainfall event (plus 30% for climate change) will be as close as reasonably practicable to and no more than 3 times the calculated greenfield run-off rate for the same event, and ensure a minimum discharge rate of 5 litres per second per outfall. All the measures implemented shall be retained for as long as the development is in existence.

Reason: To comply with Policy DM7 of Sutton's Site Development Policies DPD.

(21) Prior to first occupation of the development, a completed Water Efficiency Calculator for New Dwellings must be submitted to the Local Planning Authority and approved in writing to show that internal potable water consumption will be limited to 110 litres per person per day (l/p/d) based on the Government's national calculation method for water efficiency for the purpose of Part G of the Building Regulations. The Water Efficiency Calculator should be accompanied by details of the location and type of all appliances or fittings that use water, the capacity or flow rate of any equipment

and any rainwater or greywater collection systems incorporated as part of the development.

Reason: To comply with Policy DM9 of Sutton's Site Development Policies DPD.

(22) The commercial unit shall not be open for customers outside the following hours:-

08.00 to 21.00 on Monday to Saturday; and
10:00 to 18:00 on Sundays and Bank Holidays.

Reason: To safeguard the amenities of adjoining residential properties.

(23) No development shall take place until a Delivery and Servicing Plan which sets out details specifying the arrangements for deliveries to the site, has been submitted to, and approved in writing by, the Local Planning Authority. The approved details shall thereafter be implemented and permanently maintained.

Reason: To ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway.

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 5000 before proceeding with the work.

(2) This application has been assessed against the relevant policies of the London Plan 2015, Sutton's Core Planning Strategy 2009 and the Site Development Policies DPD 2012. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

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

(4) NAMING AND NUMBERING. This permission creates one or more new units which will require a correct postal address. Contact the Street Naming & Numbering Section at 24 Denmark Road, Carshalton, Surrey SM5 2JG, telephone 020 8770 6369 or e-mail street.naming@sutton.gov.uk.

(5) The Council consider that this permission is liable for a contribution under the Community Infrastructure Levy (CIL).

Please note that if you commence work without giving prior notice of the start date the CIL charge must be paid immediately.

(6) The building works shall comply with: Sutton Council's Code of Practice for the Control of Pollution and noise from Demolition and Construction Sites, May 2008.

APPENDIX 1**PREVIOUS COMMITTEE REPORT**

PLANNING COMMITTEE - Date: 9 March 2016

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

Ref: A2015/73366/FUL	WARD: A02 / NONSUCH	Time Taken: 11 weeks, 2 days
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Site: 19-21 CENTRAL ROAD Worcester Park KT4 8EH
 Proposal: Demolition of existing building and erection of a four storey building comprising seven 2-bedroomed self-contained flats and one retail unit at ground floor, together with amenity space, cycle parking, refuse storage and seven car parking spaces.
 Applicant: Mr M Sheen
 Agent: Mr Andrew MacDougall

Recommendation:**GRANT PLANNING PERMISSION****Reason for Report to Committee:** More than 10 objections were received.**Summary of why application proposals are acceptable:**

- The proposed redevelopment of the site for residential accommodation is considered to be acceptable in land use terms and no objection is raised to the loss of the existing B1 use on the site.
- The design, form and architectural detailing of the proposed building is considered to relate positively to the streetscene, and would not cause harm to the character of the surrounding area. As such, the proposal is considered to be acceptable in design terms.
- The scale of the proposals and the separation distances from the closest properties would ensure that the development would not have a detrimental impact on the amenity of adjoining occupiers in terms of loss of daylight/sunlight, privacy and outlook, including noise and disturbance.
- The quality of the proposed accommodation would be acceptable.
- Subject to condition, it is considered that the proposed development would not have any undue transport / highway or parking impacts.
- The development would provide an enhanced landscaping scheme for the site which would provide an improvement to the visual amenity of the area.

0.0 **BACKGROUND**0.1 **Site and surroundings:**

0.2 The application site is located on the south east side of Central Road, close to the junction with Balmoral Road. The site comprises a rectangular plot that fronts onto Central Road. The parking area to the rear of the site is accessed via an access road from Balmoral Road.

0.3 The site comprises a pair of two storey semi detached buildings. The buildings are in use as commercial offices.

0.4 The site is located within Worcester Park District Centre and the surrounding area is comprised predominantly of buildings with commercial, retail and office uses at ground floor level with residential above. The buildings immediately adjacent to the application site are 3.5 and 4 storeys in height respectively.

0.5 **Site specific designation:**

- Area of Taller Building Potential
- Worcester Park District Centre
- Secondary Shopping Frontage
- Limit of Sustainable Residential Development

0.6 **Relevant Planning History:**

0.7 2014/70677/O2R – Prior approval for the conversion of the existing buildings from use class B1 offices to use class C3 residential to provide 4 one bed flats. Approved on 19 December 2014.

1.0 **APPLICATION PROPOSALS**

1.1 **Details of Proposal:**

1.2 The application seeks full planning permission for the redevelopment of the site involving the demolition of the existing buildings and the erection of a four storey building comprising seven 2-bedroomed self-contained flats and a retail unit at ground floor, together with amenity space, cycle parking, refuse storage and seven car parking spaces.

1.3 The proposed development would comprise seven 2-bedroom residential units, one unit at ground floor and 2 units on each of the upper floors. A retail unit (use class A1) would be provided at ground floor level to the front of the building.

1.4 Seven car parking spaces would be provided on site together with cycle parking and refuse / recycling storage.

1.5 **Significant amendments to application since submitted:**

1.6 None

2.0 **PUBLICITY**

2.1 **Adjoining Occupiers Notified**

2.2 **Method of Notification:**

2.3 Letters were sent to 28 adjoining occupiers on 8th January 2016, a site notice was also erected within the vicinity of the site on the 15th January 2016.

2.4 **Number of Letters Received in response to the proposal:**

2.5 49 letters have been received objecting to the application.

2.6 **Summary of material responses in objection to the proposal:**

- Overdevelopment;
- Loss of existing historic buildings;
- Oversupply of retail units in the district centre;
- Design is out of keeping with the surrounding area;
- Lack of schools & doctors for new residents;
- Lack of parking.

2.7 **Summary of non-material responses in objection to the proposal:**

- Overcrowding on local buses and trains;
- The buildings were once used by doctor who taught locally and authored medical text books. The loss of the buildings would be a loss of local heritage.

2.8 **Official Consultation:**

2.9 **Internal:**

2.10 **Senior Highways Engineer:**

2.11 No objection subject to conditions.

2.12 **Waste Management:**

2.13 No comments received at the time of writing.

2.14 **Tree Officer:**

2.15 No objection subject to condition.

2.16 **Sustainability Officer:**

2.17 No objection subject to condition.

2.18 **External:**

2.19 None.

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 relevant policy documents comprise:

National Planning Policy Framework
National Planning Practice Guidance
The London Plan

The Core Planning Strategy DPD
 The Site Development Policies DPD
 Adopted London Borough of Sutton Supplementary Planning Guidance documents.

Material Planning Policies Considered in Determining this Application:

3.2

The London Plan 2015:

- 2.5 Sub-regions
- 2.6 Outer London: vision and strategy
- 2.7 Outer London: economy
- 2.8 Outer London: transport
- 3.1 Ensuring Equal Life Chances for All
- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing Choice
- 3.9 Mixed and Balanced Communities
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 6.2 Providing public transport capacity and safeguarding land for transport
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.10 Walking
- 6.11 Smoothing traffic flow and tackling congestion
- 6.12 Road network capacity
- 6.13 Parking
- 7.1 Lifetime neighbourhoods
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.5 Public realm
- 7.6 Architecture
- 7.14 Improving Air Quality
- 7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscape
- 7.19 Biodiversity and access to nature
- 8.2 Planning obligations
- 8.3 Community infrastructure Levy

3.3

Core Planning Strategy:

- BP1 Housing Density
- BP6 One Planet Living
- BP9 Enabling Smarter Travel Choices
- BP12 Good Urban Design and Heritage
- PMP1 Housing Provision
- PMP2 Suburban Heartlands
- DP2 Planning Obligations
- DP3 Infrastructure Requirements and Delivery

3.4

Site Development Policies:

- DM1 Character and Design

- DM2 Protecting Amenity
- DM3 Enhancing the Street Scene & Public Realm
- DM5 Sustainable Design and Construction
- DM6 Climate Change Mitigation
- DM7 Flood Risk
- DM19 Promoting Sustainable transport and accessibility
- DM20 Assessing the Transport Impact of New Development
- DM21 New Development and the Highway Network
- DM22 Parking
- DM29 Housing Standards
- DM36 Office Provision through Mixed Use Conversion or Redevelopment
- DM37 Shopping Frontages in Town Centres

3.5 **Supplementary Planning Guidance/Documents:**

- London Plan Housing SPG
- IPG11 Sustainable Design and Construction
- SPD1 Designing Out Crime
- SPD14 Creating Locally Distinctive Places

4.0 **PLANNING CONSIDERATIONS**

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

- **Principle of Development**
 - Loss of Office Use
 - Principle of Retail Use
 - Principle of Residential Development
- **Design Quality**
- **Quality of Proposed Accommodation**
- **Impact on Neighbours**
- **Traffic & Parking**
- **Refuse/Recycling**
- **Trees and Landscaping**
- **Secure by Design**
- **Planning obligations and CIL**
- **Other Material Considerations**

4.2 **Principle of development:**

4.3 The existing building on the site has a lawful use as offices (use class B1). The current application proposes the redevelopment of the site to provide 7 self contained residential units and a flexible retail unit at ground floor level.

4.4 Loss of Office Use:

4.5 Policy DM36 of the Site Development Policies DPD states that the Council will not grant planning permission for proposals resulting in the loss of existing office accommodation unless:

- The building has been vacant for more than 12 months and the application is accompanied by marketing evidence to demonstrate that all opportunities to re-let the building have been fully explored.

- The proposals provide for a mixed use development that include new employment uses providing at least 50% of the previous employment levels on site unless it can be demonstrated that such levels of provision would be unviable or the proposal include an element of flexible adaptable office floorspace capable of meeting the changing needs of small/business units.
- 4.6 The existing building on the site has a lawful use as offices (B1) and the current application would result in the loss of the office use. However it is noted that a prior approval application was granted in December 2014 (ref: 14/70677/O2R) for the conversion of the existing offices into 4 residential units (use class C3).
- 4.7 The prior approval decision is a material consideration in the assessment of the current planning application as it would allow for the conversion of the existing office building into residential units. Whilst the prior approval has not yet been implemented it is considered that it supports the principle of a residential use on the site.
- 4.8 Further to the extant prior approval application, the proposed development would retain a retail use at ground floor level which would ensure that the development would retain an active frontage onto Central Road.
- 4.9 As such, given the extant permission for residential use on the site and the proposal to retain a commercial use at ground floor level no objection is raised to the loss of the office use.
- 4.10 Principle of Retail Use:
- 4.11 The proposed development would involve the creation of a retail unit (use class A1) at ground floor level fronting Central Road.
- 4.12 The application site is located within the secondary shopping frontage of Worcester Park District Centre and it is considered that the retention of an active use at ground floor level would be acceptable as it would ensure that the development would improve the vitality and viability of the district centre.
- 4.13 Principle of Residential Development:
- 4.14 Policy 3.3 of the London Plan supports the need for additional residential development within London. Policy 3.4 also encourages optimising the potential of brownfield sites for residential use.
- 4.15 Policy DM26 of the Site Development Policies DPD states that the Council will seek to achieve a balance in the mix of housing types and sizes in order to create a more mixed and balanced community. The current application would provide 7 x 2-bed self contained residential units which is considered acceptable.
- 4.16 As such, the principle of redevelopment involving the creation of 7 residential units is considered to be appropriate and acceptable in land use terms, subject to compliance with other policies in terms of design, neighbouring amenity impact, the quality of the proposed accommodation provided and other highway considerations.
- 4.17 **Design Quality:**
- 4.18 The NPPF states at paragraph 64 that “Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.” Policy BP12 of the Core Planning Strategy, Policy DM1 of the Site Development Policies DPD and SPD14 ‘Urban

Design' requires development to respect or reinforce the character and identity of the area and avoid developments which do not integrate well into the surroundings.

4.19 The application site comprises a pair of two storey semi detached buildings fronting onto Central Road.

4.20 Demolition:

4.21 The application proposes the redevelopment of the site involving the demolition of the existing two storey semi detached buildings. It is noted that a number of objections have been raised to the demolition of the existing buildings as they are the last two of their kind along this part of Central Road.

4.22 The buildings are not listed and are not located within a conservation area. Given that the buildings are not subject to any heritage designations they are not protected by any national or local legislation and as such the buildings could be demolished without the need for full planning permission.

4.23 As such, no objections are raised to the demolition of the existing buildings.

4.24 Scale, Mass and Height

4.25 The application site is surrounded by buildings of varying heights, ranging between 3 storeys and 4 storeys in height. The current proposal would involve the erection of a four storey building with the top floor recessed from the elevations below.

4.26 The proposed building would follow the established building line along this part of Central Road and would have a flat roof. Whilst the proposed development would result in an increase in height from the existing built form on the site it is considered that the proposed building would be of an acceptable scale noting that it would be of a similar height to the immediate surrounding developments.

4.27 Further to this, the site is located within a sustainable residential area where intensification of such locations is supported. As such, it is considered that the proposed development would be in keeping with the scale and character of the surrounding area.

4.28 Appearance and Materials:

4.29 The proposed building would have a distinctly contemporary architectural style, given the large areas of glazing and material finish. The building would be finished in a subtle palette of materials including stock brick, timber board panels, aluminium windows and doors and glazed balustrades. Should the application be approved a condition is recommended to ensure that samples of materials for the proposed building are provided for approval by the Council before the commencement of any works. This is to ensure that the building is finished to a high quality that would integrate successfully with its surroundings.

4.30 Overall, it is considered that the proposed development presents a high quality design that would complement the existing character of the area. The development would offer a significant visual improvement on the existing situation and as such the proposal is considered acceptable in design terms and in accordance with the NPPF, the London Plan 2015 and the Site Development Policies DPD.

4.31 **Quality of the Proposed Accommodation:**

- 4.32 The proposed residential units are assessed against the guidance and standards set out in the London Plan Housing SPG. All of the proposed units would meet the minimum space standards. In addition all of all the individual rooms would also meet the minimum room sizes standard.
- 4.33 Policy DM29 outlines that amenity space provision should be in line with the provisions of the Urban Design SPD. SPD14 requires adequate provision of private amenity space advising that a minimum of 25sqm of private garden space should be provided for flats. The London Plan requires a significantly lesser amount of, 5 sqm, private amenity space per unit.
- 4.34 All of the units would be provided with access to private amenity space in the form of patios or balconies. A communal amenity space would be provided for all residents to the rear of the building. The communal garden area would comprise an area of approximately 85 sqm. Overall, it is considered that the proposed development would provide an acceptable level of amenity space for future occupiers. Should the application be approved, a condition would be included to secure details of hard and soft landscaping for the site to ensure that the amenity spaces are of the highest standard.
- 4.35 All habitable rooms would be provided with fenestration for access to daylight, sunlight, and ventilation. The proposed layout of the units is considered acceptable; the plans indicate that rooms of similar uses would be stacked above and below each other. Notwithstanding this, should the application be approved conditions are recommended to ensure that sufficient levels of noise insulation is provided to prevent any undue noise transmission between units.
- 4.36 As such, the proposal would provide good quality accommodation and living environment for its intended occupants.
- 4.37 **Neighbouring Amenity**
- 4.38 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 future occupiers or those currently occupying adjoining or nearby properties or has an unacceptable impact on the surrounding area.
- 4.39 The buildings adjoining the application site comprise a mix of uses including commercial and retail at ground floor with residential and office uses above.
- 4.40 The building would extend up to the shared boundary with 1-15 Central Road at ground floor level and the upper floors would be set in by approximately 2 metres from the boundary. The separation distance would ensure that the proposed development would not impact on the receipt of daylight and sunlight to the building on that site.
- 4.41 A number of windows would be installed along the flank elevation of the building. A number of the windows would be at oblique angles and would serve non-habitable spaces. The flank windows towards the rear of the building would overlook the adjacent car park area. As such, there would be no undue overlooking or loss of privacy to 1-15 Central Road.
- 4.42 The proposed building would be set in a minimum of 1.1 metres from the shared boundary with no. 23 Central Road. Windows would be installed along the flank elevation. Windows would serve the stairwell and high level windows would serve habitable spaces within the proposed flats. Noting the separation distances and the nature of the proposed windows it is considered that there would be no undue loss of amenity to no. 23 Central Road.

- 4.43 Balconies are proposed to the front and rear of the building along the boundary with no. 23 Central Road. The balconies would be set within the footprint of the building with only a minimal 0.4 metre projection beyond the front and rear elevations. Given their position, the balconies would not result in undue overlooking or loss of privacy to neighbouring occupiers.
- 4.44 It is considered that noise, disturbance and potential inconvenience during the construction period can be appropriately minimised through planning conditions and as such should the application be approved conditions have been recommended to secure the submission of a Construction Management Plan to the Local Planning Authority for approval, prior to the commencement of development.
- 4.45 As such, it is considered that the proposal would not result in an unacceptable impact on the amenities of the adjoining occupiers and would comply with Site Development Policy DM2.
- 4.46 **Trees and Landscaping:**
- 4.47 Policy DM1 states that development should respect and retain, where possible, existing landforms and the natural features of the site including trees of amenity value, hedges and other landscape features, and make suitable provision for high quality additional landscaping.
- 4.48 There are three trees located to the rear of the site which are not considered to be of any particular merit and are not protected by a TPO or planning condition. The trees would be removed as part of the redevelopment of the site however the proposal includes the replanting of trees around the site. As such, no objections are raised to the loss of the existing trees noting that suitable replacements would be provided.
- 4.49 An area of soft landscaping would be provided to the front of the building at ground floor level and an amenity area and car park would be provided to the rear of the site
- 4.50 The proposals are considered to be generally acceptable. However, should the application be approved conditions would be included to secure further details of the tree planting and hard and soft landscaping including details of surface materials, planting proposals and maintenance.
- 4.51 **Highways:**
- 4.52 Policy DM20 of the Site Development Policies DPD states that the Council will assess all new development applications for their impact on the existing and proposed transport infrastructure and services, and the local environment.
- 4.53 The application site is located on the south east side of Central Road, close to the junction with Balmoral Road. The parking area to the rear of the site is accessed via Balmoral Road. The site has a PTAL rating of 2 which indicates that the site has a poor level of public transport accessibility.
- 4.54 Vehicle access to the site would remain as existing. A new pedestrian access would be created to the side of the proposed building from Central Road.
- 4.55 Policy DM22 advises that a maximum of 1 car parking space should be provided for 1 / 2 bedroom units. Therefore, the overall parking requirement for the development would be 7 car parking spaces. The application proposes the creation of 7 car parking spaces to the rear of the site. One of the proposed spaces would be suitable for

disabled users. Given the sites location within a district centre no car parking spaces are proposed for the retail unit.

4.56 The Council's Senior Highway Engineer has been consulted and commented that the proposed parking provision would be acceptable given that there is parking available on nearby streets for users of the retail unit.

4.57 Should the application be approved, conditions are recommended to secure the proposed car parking, to secure detailed drawings of the vehicular access and parking arrangements and to secure the submission of a construction management plan to avoid hazard and obstruction being caused to users of the public highway.

4.58 The submitted plans indicate that a dedicated cycle storage area would be provided for the proposed flats within the rear amenity area. No specific details have been provided regarding the proposed storage and how the storage areas would be secured. Therefore, should the application be approved it is recommended that a condition is included to secure further details regarding the cycle storage for all residential units.

4.59 Overall, subject to conditions it is considered that the proposals would be acceptable on highways grounds.

4.60 **Refuse and Recycling:**

4.61 The submitted plans indicate that a dedicated refuse and recycling store would be provided for the residential flats and the retail unit. The refuse store would be integrated within the building at ground floor level to the side of the proposed building.

4.62 The applicant has advised that the development would be serviced from Central Road however no specific details have been provided regarding the capacity of the refuse store and how it would be serviced. Should the application be approved a condition is recommended to request further information regarding the storage arrangements and details regarding access and collection arrangements.

4.63 Therefore, subject to conditions it is considered that the proposals would be acceptable.

4.64 **Secure by Design:**

4.65 Policy 7.3 of the London Plan 2015 relates to designing out crime and advises that development should reduce the opportunities for criminal behaviour and contribute to a sense of security without being overbearing or intimidating. Noting that the access to the residential units would be set back from the highway it is recommended that a condition be included to secure further details from the applicant regarding proposals to ensure compliance with Policy 7.3 and to ensure that the development would provide a safe and secure living environment for future residents.

4.66 **Sustainability:**

4.67 Policy 5.2 of the London Plan requires developments to make the fullest contribution to the mitigation of, and adaptation to, climate change and to minimising carbon dioxide emissions according to the following hierarchy: use less energy through the use of passive design and energy efficiency measures, supply energy efficiently through the use of decentralised energy provision and generate renewable energy on-site. Further guidance is contained in the Council's IPG11 'Sustainable design and construction', Policy BP6 'One Planet Living' of the Core Planning Strategy DPD, and Policies DM5 and DM6 of the Site Development Policies DPD, which promote the highest standards

of sustainable design and construction within the Borough in support of the Council's vision of 'Creating a sustainable suburb'.

- 4.68 No Energy Statement has been prepared to enable the carbon / energy performance of the proposed development (comprising of the 7 flats together with the retail unit) to be evaluated against Policy DM6 and London Plan Policy 5.2 and no details of proposed energy efficiency measures or renewable energy technologies have been provided to show how the building as a whole will seek to minimise CO₂ emissions through the Mayor's energy hierarchy: (1) Be lean: use less energy (2) Be clean: supply energy efficiently; and (3) Be green: use renewable energy. Therefore, should the application be approved a condition would be included to secure the submission of an energy statement.
- 4.69 No information has been provided on proposed site drainage and flood risk management measures in accordance with Policy DM7 of the Site Development Policies DPD and London Plan Policy 5.13. Should the application be approved a condition would be included to secure the submission of a site specific Flood Risk Assessment (FRA).
- 4.70 Policy DM9 on 'Water Supply, Water Quality and Sewerage Infrastructure' requires all residential developments to be designed to achieve good practice standards of water efficiency. Should the application be approved a condition would be included to secure the submission of a completed Water Efficiency Calculator for New Dwellings.
- 4.71 The Council's Sustainability Officer has been consulted and raises no objection subject to the recommended conditions.
- 4.72 **Planning Obligations and CIL:**
- 4.73 The proposed development would be liable for the London Borough of Sutton's Community Infrastructure Levy (CIL) as well as the Mayor of London's CIL. All residential developments are required to pay CIL on any net increase of existing floorspace.
- 4.74 The existing buildings comprise an area of approx 255 sqm. The proposed building would have an area of 478 sqm; 426 sqm of residential accommodation and 52 sqm of retail space.
- 4.75 Given that the buildings have been occupied, the existing floor space can be deducted from the proposed floorspace. As such the proposed development would have an uplift of 223 sqm. CIL would be chargeable on the increased floor space.
- 4.76 Sutton CIL is £100 per sqm of residential floor space and Mayoral CIL is £20 per sqm of residential floor space and £20 per sqm of retail floorspace.
- 4.77 The proposed development would equate to £5,480 for Mayoral CIL and £19,604.18 for Sutton CIL. The total payment required would be £25,084.18.

5.0 CONCLUSION AND RECOMMENDATION

- 5.1 The proposed redevelopment of the site for residential accommodation is considered to be acceptable in land use terms and no objection is raised to the loss of the existing B1 use on the site.
- 5.2 The design, form and architectural detailing of the proposed building is considered to relate positively to the streetscene, and would not cause harm to the character of the

surrounding area. As such, the proposal is considered to be acceptable in design terms.

- 5.3 The residential amenity of neighbouring occupiers would be maintained and protected.
- 5.4 It is considered that the quality of the proposed accommodation would be acceptable.
- 5.5 Subject to condition, it is considered that the proposed development would not have any undue transport / highway or parking impacts.
- 5.6 The development would provide an enhanced landscaping scheme for the site which would provide an improvement to the visual amenity of the area.
- 5.7 It is therefore recommended that the application be approved, subject to the recommended conditions.

APPENDIX 2

PREVIOUS ADDENDUM TO COMMITTEE

Addendum Report:

**ITEM 4: APPLICATION NO. A2015/73366 - 19-21 CENTRAL ROAD, WORCESTER PARK,
KT4 8EH**

Para 3.4 updated to state:

Three further letters of objection have been received since the publication of the agenda.

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