

PLANNING COMMITTEE - Date:30 March 2016

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

Ref: C2016/73686/3FR	WARD: C12 / THE WRYTHE	Time Taken: 6 weeks, 0 days
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Site: Century Youth Centre, Fellowes Road, Carshalton, SM5 2SX
 Proposal: Demolition of redundant Century Youth Centre and associated ball court. Erection of eleven 2-bedroomed and four 3-bedroomed two storey houses in three terraces (100% affordable). Provision of refuse storage, 17 car parking spaces with new vehicular access.
 Applicant: Ms Gill Daw
 Agent: Mr Tom Morgan

Recommendation:**GRANT PLANNING PERMISSION**

Reason for Report to Committee: The application relates to a major application recommended for approval.

Summary of why application proposals are acceptable:

- The proposal represents a high quality redevelopment scheme which would make a positive contribution towards this part of Carshalton and provides 100% affordable housing.
- It is considered that this is a well designed scheme which has a modern approach to design. The proposed dwellings are considered to be of an excellent architectural and urban design quality that will offer a significant improvement to the streetscene and townscape.
- The proposal would not result in an unacceptable loss of outlook, privacy or light and no significant harm would be caused through noise or disturbance. In addition, it is considered that the proposal would result in an acceptable standard of amenity for the future occupiers of the development in accordance with development plan policy.
- The site is located within a moderate level of public transport accessibility. As such, car parking at a level above the maximum standard can be accepted and the Councils Highways Engineer raises no objection to the level of parking. The proposed traffic generation is unlikely to cause any significant impact on the performance of the local road network. The access provided is acceptable and would not cause harm to highway and pedestrian safety.
- The proposal is considered to be in accordance with the National Planning Policy Framework, the London Plan 2015 and the Councils Local Development Framework. For the reasons outlined in the report, it is recommended that planning permission be granted.

1.0 BACKGROUND**1.1 Site and Surroundings:**

1.2 The application site measures 00.35 hectares and is located on Fellows Road, Carshalton. The application site is occupied by a derelict former Youth Centre and a hardstanding area to the rear. The application site is bound to the west and east by the back gardens of the surrounding two storey residential terraces along Fellows Road, Brooklyn Close and Pinnars Close. To the north is Mushcamp Primary School and playing fields, to the south east are allotments, to the south are two and three storey residential dwellings and further to the south is Rushy Meadow Primary School. The application site is within close proximity to local amenities within Wrythe Lane.

1.3 The surrounding area is predominantly two storeys in height with parking predominantly to the front of the plots from the road with little usable amenity to the front of the dwellings. The majority of the dwellings adjacent to the application site are brick clad with the recent development to the east of the site using a lighter brick colour than the vernacular of a brownish red brick.

1.4 The surrounding context is mainly private rear gardens backing onto the site. The trees to the north of the site provide a good existing natural screen between the site and Muschamp Primary School.

1.5 The site is accessed by Fellowes Road to the south. There are two access points to the site, the main access to the west of the site and a secondary access point to allow access to the hardstanding play area to the rear located to the east of the site.

1.6 Site Specific Designation:

1.7 The application site is designated as being within an Archaeological Priority Area. To the south east of the site is an allotment site which is designated as urban green space.

1.8 Relevant Planning History:

1.9 There have been a number of applications since 1959, with the most recent being;

1.10 98/43639/3FR 'Formation of a canopy at front and installation of four high level windows at side' granted 6.10.1998.

2.0 APPLICATION PROPOSALS**2.1 Details of Proposal:**

2.2 The proposal involves the demolition of the former youth centre and the erection of fifteen residential single family dwelling houses. These are accommodated within three plots, comprising of two and three storey buildings. The application proposes four 3-bedroom 6 person dwellings with one along Fellows Road (Block C, one within the row of three terraced dwellings to the west (Block B) and one within the terrace to the east of the site (Block A). There are eleven 2-bedroom 4 person houses throughout the site. Two of these will be wheelchair specific houses and are positioned within the terrace fronting Fellowes Road.

2.3 In total the application proposes eleven 2-bedroomed two storey dwellings and four 3-bedroomed three storey dwellings with all dwellings being 100% affordable. The

application proposes a total of 17 car parking spaces to be provided on-site (including 2 disabled parking bays and 2 visitor bays). The five dwellings fronting Fellows Road would have direct access via individual dropped kerbs and the remaining dwellings would be served by a new shared use access road and the provision of 12 car parking spaces. The proposal also includes two cycle parking spaces per dwelling.

- 2.4 The buildings comprises of two and three storey dwellings in height, with the maximum height being 9.1 metres and 6.7 metres to the eaves (two storey) and 10 metres in height falling to 6.5 metres to the eaves (three storey). The two storey dwellings would have a maximum width of 5.1 metres and depth of 9.7 metres. The three storey dwellings would have a maximum width of 5.5 metres at 11.2 metres in depth at ground floor and 9.7 metres in depth at first floor.
- 2.5 Each dwelling would provide a kitchen, w.c and living/dining room at ground floor level and bedrooms and bathroom to first and second floors. Each dwelling would have access to its own private amenity space to the rear.
- 2.6 The proposed dwellings along Fellows Road will have individual bin stores providing a solid brick structure with lockable gates comprising of three bins for recyclable waste, non-recyclable waste and garden waste. The properties to the rear will have two communal bin store, measuring 1.68 metres in height, 1.55 metres in depth and 3.59 metres in width.
- 2.7 The proposed external materials for the building consist of high quality materials. The proposed external materials will consist of cream facing brick and bronze PPC aluminium perforated metal. The roof would be constructed in grey concrete tiles; the windows would be bronze aluminium/ timber composite, the front doors to the PPC aluminium/ timber composite with vision panel.
- 2.8 The application proposes to install 1.8 metre high fence between back to back gardens, 1.8 metre high timber fence with 300mm trellis above between private shared surface access road and Muschamp Primary School. 1.8 metre high timber fence and 300mm trellis above between private shared access road and proposed garden of dwelling 11.
- 2.9 **Significant amendments to application since submitted:**
- 2.10 None.

3.0 **PUBLICITY**

3.1 **Adjoining Occupiers Notified**

3.2 **Method of Notification:**

- 3.3 123 neighbour notification letters were delivered to adjoining residents on 17th February 2016 and 2 site notices were displayed. Letters were delivered to addresses along:

- Brooklyn Close
- Bullrush Close
- Fellows Road
- Pinnars Close
- Rushy Meadow Close
- Muschamp Road

- 3.4 **Number of Letters Received:**
- 3.5 None.
- 3.6 **Official Consultation:**
- 3.7 **External:**
- 3.8 **Crime Prevention Officer:** No objection, subject to a condition requiring 'Secure by Design'.
- 3.9 **Thames Water:** No objection subject to conditions.
- 3.10 **Environment Agency:** No objection.
- 3.11 **London Fire and Emergency Planning Authority:** No objection.
- 3.12 **Surrey and East Surrey Water:** Any comments received to be reported verbally at committee meeting.
- 3.13 **Historic England:** No objection subject to a stage 1 written scheme of investigation.
- 3.14 **Internal:**
- 3.15 **Biodiversity Officer:** No objection, subject to conditions on removal of invasive species and nesting boxes.
- 3.16 **Housing Enabling Officer:** No objection.
- 3.17 **Lead Local Flood Authority:** No objection, subject to conditions.
- 3.18 **Principal Highways Engineer:** No objection, subject to conditions on visibility splays.
- 3.19 **Sustainability Officer:** No objection subject to conditions on BREEAM, SAP and water efficiency.
- 3.20 **Principal Tree Officer:** No objection subject to conditions on landscaping and SuDS.
- 3.21 **Waste Operations Manager:** No objection.
- 3.22 **Urban Design Officer:** No objection subject to conditions on materials.
- 3.23 **Environmental Health:** No objection subject to conditions on land contamination and construction method statement.
- 3.24 **Councillor Representation:** None
- 4.0 **MATERIAL PLANNING POLICIES:**
- 4.1 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:

Material Planning Policies Considered in the Determination of this Application:

National Planning Guidance:

- The National Planning Policy Framework (NPPF).
- The National Planning Policy Guidance (NPPG).

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
- 3.6 - Children and young people's play and informal recreation facilities
- 3.7 - Large residential Developments
- 3.8 - Housing choice
- 3.9 - Mixed and Balanced Communities
- 3.10 - Definition of affordable Housing
- 3.11 - Affordable housing targets
- 3.12 - Negotiating affordable housing on individual private residential and mixed use schemes
- 3.13 - Affordable housing Thresholds
- 4.1 - Developing London's Economy
- 4.5 - London's Visitor Infrastructure
- 5.1 - Climate change mitigation
- 5.2 - Minimising carbon dioxide emissions
- 5.3 - Sustainable design and construction
- 5.7 - Renewable energy
- 5.9 - Overheating and Cooling
- 5.10 - Urban Greening
- 5.11 - Green roofs and development site environs
- 5.12 - Flood risk management
- 5.13 - Sustainable drainage
- 5.14 - Water quality and wastewater infrastructure
- 5.15 - Water use and supplies
- 5.16 - Waste net self-sufficient
- 5.17 - Waste capacity
- 5.18 - Construction, excavation and demolition waste
- 6.2 - Providing public transport capacity and safeguarding land for transport
- 6.3 - Assessing effects of development on transport capacity
- 6.4 - Enhancing London's transport connectivity
- 6.7 - Better streets and surface transport
- 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
- 7.8 - Heritage assets and Archaeology
- 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
- 7.21 - Trees and woodlands
- 8.2 - Planning obligations
- 8.3 - Community infrastructure Levy

The Core Planning Strategy:

- PMP1 - Housing Provision
- BP1 - Housing Density
- BP2 - Affordable Housing
- BP6 - One Planet Living
- BP7 - Flood Risk and Climate Change Adaptation
- BP8 - Waste Reduction and Management
- BP9 - Enabling Smarter Travel Choices – An Area Based Approach.
- BP10 - Transport: Strategic and Borough Wide Proposals.
- BP12 - Good Urban Design and Heritage.
- DP2 - Planning Obligations
- DP3 - Infrastructure Requirements and Delivery

Site Development Policies DPD:

- DM1 - Character and design
- DM2 - Protecting Amenity
- DM3 - Enhancing the Street Scene and Public Realm
- DM5 - Sustainable Design and Construction
- DM12 - Noise and Vibration
- DM19 - Promoting Sustainable Transport and Accessibility
- DM20 - Assessing the transport impact of new development
- DM21 - New development and the Highway Network
- DM22 - Parking
- DM26 - Housing Mix
- DM29 - Housing Standards
- DM6 - Climate Change Mitigation
- DM7 - Flood Risk
- DM8 - Climate Change Adaptation
- DM9 - Water Supply, Water Quality and Sewerage Infrastructure
- DM12 - Noise and Vibration
- DM13 - Light Pollution
- DM17 - Biodiversity, Habitats and Species
- DM18 - Agricultural Land and Diversity
- DM19 - Promoting Sustainable transport and accessibility
- DM20 - Assessing the transport impact of new development
- DM21 - New development and the Highway Network
- DM22 - Parking
- DM25 - Maximising Affordable Housing Provision
- DM26 - Housing Mix
- DM29 - Housing Standards

Supplementary Planning Guidance/Documents:

- SPD 5 - Planning Obligations
- SPD 14 - Creating Locally Distinctive Places
- IPG 11 - Interim Planning Guidance Sustainable Design and Construction.

5.0 PLANNING CONSIDERATIONS

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

- **Principle**
 - Housing
 - Density
 - Planning Obligations
 - Summary
- **Design Quality**
- **Affect on Residential Amenity**
- **Layout, Amenity Space and the Impact on Future Occupiers**
- **Traffic, Access and Parking**
- **Sustainability**
- **Public Realm, Landscaping and Biodiversity**
- **Archaeology**
- **Flood Risk**
- **Land Contamination**
- **Other Matters**

5.2 **Principle:**

5.3 Central Government Guidance requires Local Authorities to make the best use of urban land within the Borough while safeguarding the quality of the surrounding environment and the amenity of neighbouring residents. The National Planning Policy Framework (NPPF) supports sustainable economic growth and sets out a presumption in favour of sustainable development by planning for prosperity, planning for people and planning for places. The primary objective of development management is to foster the delivery of sustainable development, and significant weight should be attached to the benefits of economic and housing growth. The National Planning Policy Framework (NPPF) also requires the Council to make the most efficient use of land by maximising the re-use of previously developed land and the conversion of existing buildings.

5.4 Core Policy BP1 states that the Council will ensure that new housing development will make the most efficient use of land in accordance with the London Plan (2015) having regard to, amongst other things, local character and transport accessibility.

5.5 Housing:

5.6 The provision of new housing on previously developed land is encouraged by relevant Central Government Policy, and adopted policies of the Local Development Framework. The National Planning Policy Framework (NPPF) states that to boost significantly the supply of housing, Local Planning Authorities (LPAs) should use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area and identify a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements. Paragraph 49 of the NPPF confirms that "Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing

should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.”

- 5.7 The NPPF, at paragraph 50, states that to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, LPAs should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community and, where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified and the agreed approach contributes to the objective of creating mixed and balanced communities.
- 5.8 Policy 3.3 of the London Plan states that the Mayor will seek to ensure the identified housing need is met through an annual provision of 42,000 net additional homes across London which will enhance the environment, improve housing choice and affordability and provide better quality accommodation for Londoners.
- 5.9 Policy PMP1 ‘Housing Provision’ of the Core Planning Strategy states that Sutton will need to make provision for 3,450 new residential units a year, although it should be noted that this target figure has been increased by the London Plan 2015 which now proposes a minimum target of 3,262 dwellings for the minimum ten year target period 2015-2025 and an annual monitoring target of 363 new dwellings.
- 5.10 It should also be noted that Sutton has exceeded its housing target over recent years and has identified sites which will continue to meet the housing need for the foreseeable future.
- 5.11 The existing site is occupied by a disused former youth centre and a hardstanding play area. This proposal provides a total of 15 residential dwellings. The proposal would provide 100% affordable dwellings (affordable rent):
- 11 x two bed four person units.
 - 4 x three bed six person units.
- 5.12 The London Plan 2015 states that boroughs should seek the maximum reasonable amount of affordable housing when negotiating on individual private residential and mixed-use schemes having regard to the Councils affordable housing targets. The amplification to the policy states that to “expedite the planning process, developers should engage with a registered provider prior to progressing the scheme and secure from them a commitment to provision. In doing so, they should require the provider to identify the resources it is bringing to the scheme and demonstrate that the proposed affordable housing provision makes optimum use of the resources applied in terms of Policy 3.12, and provides the range of affordable rents indicated in the London Housing Strategy.”
- 5.13 Policy BP2 of the Core Planning Strategy states that the Council will seek to meet an overall borough wide target that 50% of all new housing from all sources is affordable. The amplification to policy BP2 states that “Given the relatively low level of affordable housing achieved to date, the Council will adopt the 50% target, but will keep this figure under review.”
- 5.14 Policy BP2 is reinforced by Policy DM25 of the adopted Site Development Policies DPD which states that “planning permission will be granted for residential or mixed use developments on the basis that the development incorporates the maximum reasonable amount of affordable housing on site, having regard to the Borough-wide target, and the split between social rented and intermediate provision for all sites capable of achieving 10 units or more, as set out in Policy BP2.” The supporting text

to the policy states that “The Council recognises that it may not be financially viable to provide 50% affordable housing on all individual sites. In considering proposed developments, the Council will take into account the economic viability of a scheme and the most effective use of public subsidy, as well as any particular costs associated with the development of the site. In such cases, the Council will request that the developer provides a financial appraisal of the scheme so that a fair contribution can be agreed.”

- 5.15 The application would provide a substantial benefit in policy terms and the proposal is supported by the Council’s Housing Enabling Officer. However, the benefit of the provision of 15 affordable homes must be weighed against other aspects of the proposal and in this instance there are material considerations regarding the impact of the development in terms of visual and residential amenity.
- 5.16 In terms of specific housing policy, 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 proposal would provide a good mix of unit types of two and three bedroomed houses and would all be family sized units. The proposal would comply with policy DM26 of the Site Development Policies DPD.
- 5.17 Density:
- 5.18 The London Plan Policy 3.4 'Optimising Housing Potential' states that taking into account local context and character, the design principles in Chapter 7 and public transport capacity, development should optimise housing output for different types of location within the relevant density range shown in Table 3.2.
- 5.19 The site is within a suburban location where the density matrix sets a guideline of 150-200 habitable rooms, or 35-95 units, per hectare with a PTAL of 2-3, although the London Plan notes that these ranges should not be applied mechanistically.
- 5.20 In terms of the density, the proposed development would have a density of 43 dwellings per hectare, which would be within the density range for this area. The density proposed equates to 183 habitable rooms per hectare which is again within the range within the London Plan Matrix for this area (guideline amount 150-250 habitable rooms per hectare). Whilst the proposed density ranges are below that advised within the London Plan, each case must be taken on its own merits and the London Plan confirms that density should not be applied mechanistically. Given the sites suburban character and the other site constraints it is considered that this is an appropriate density for this area.
- 5.21 Planning Obligations:
- 5.22 Policy DP2 of the Core Planning Strategy and the NPPG states that, where necessary, the Council can seek planning obligations from developers to provide the necessary infrastructure and improvements to facilitate implementation of an acceptable development scheme.
- 5.23 In this instance as the Council is the applicant and owner of the application site, a legal agreement under Section 106 of the Town and Country Planning Act 1990 cannot be entered into.
- 5.24 The Mayor of London’s Community Infrastructure Levy (CIL) to finance the Crossrail scheme is not payable in this instance as it does not apply to affordable housing.
- 5.25 Summary:

- 5.26 The application is for the demolition of the existing building at the former Century Youth Centre, Fellows Road and the erection of fifteen one 2 and 3 bedroomed dwellings, which will all be 100% affordable. The proposal is required to replace the existing building which is underused and the new residential development would meet modern design standards whilst providing additional units.
- 5.27 The proposal makes good use of existing previously developed land and the proposal would provide much needed affordable housing within the borough. The provision of 100% affordable rent within this scheme should be seen as having significant material benefit.
- 5.28 The proposal is considered to be in accordance with the NPPF, the London Plan 2015 and the Councils Local Development Framework. It is considered that the proposal is fully compliant with the allocation in the Council's Site Development Policies. The development is acceptable in land use terms, however, this is subject to the consideration of all other relevant policy guidance and material considerations which are considered below.
- 5.29 **Design Quality:**
- 5.30 The National Planning Policy Framework (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 adopted 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.
- 5.31 The existing site comprises of a derelict former youth centre and hardstanding which has been closed for a number of years, due to the site being underused. It is considered that the existing building has a negative impact on the street scene due to the building being vacant for a number of years and the site has become overgrown, as such, it is considered that it does not contribute to the character and appearance of the surrounding area.
- 5.32 The scheme has addressed a number of design challenges arising from the constraints of the site, which includes the close proximity of the residential properties to the west and east and Muschamp Primary School to the north.
- 5.33 The application proposes fifteen new terraced dwellings forming three separate blocks. Block A comprises seven dwellings to the north of the site, Block B comprises three dwellings to the west of the site and Block C comprises of five dwellings fronting Fellows Road.
- 5.34 The dwellings fronting Fellows Road (Block C) create a two sided street which complements the existing form of Fellows Road. These dwellings provide off street car parking and individual bin stores which create a courtyard wall between the adjoining properties within the terrace. Each of these properties will have a street tree located at the end of the bin store adjacent to the highway.
- 5.35 The proposed pitch of the roofs have been sensitively designed to complement the existing buildings along Fellows Road by having the same roof pitches to the dwellings 13,14 and 15 and allows for the use of PV roof panels and dwellings 11 and 12 have gable roof forms.

- 5.36 Dwellings 11 and 12 create the entrance gateway to the development with gable ends fronting Fellows Road. The applications design takes cues from the Arts and Crafts style of celebrating the corner within a contemporary style. This corner is considered to mark the new entrance road into the development and provides a key view through to the rear element of the application site.
- 5.37 The new access road will be located where the current access to the ball court is positioned. The access road to the rear of the application site will be shared surface.
- 5.38 Block B which comprises of three terraced dwellings to the west of the application site and creates a back to back typology with the existing dwellings within Brooklyn Close. The proposed rusticated brick plinth on the ground floor wraps around from the flank elevation of dwelling 11 and garden wall to the front elevation of Block B. There is also deep planting along this elevation which provides defensible space along the private wall and in front of the row of dwellings 8, 9 and 10. The dwellings within Block B have off-plot parking within a landscaped area to the front of Block A and share the communal bin stores with the residents of Block A.
- 5.39 Block A comprises of seven terraced dwellings which have been designed to create a back to back typology with the existing dwellings within Pinner's Close. The terrace has gable ends, which continue from dwellings 8, 9 and 10, which in turn continue from dwellings 11 and 12, creating a strong sense of style and place. Dwellings 4 and 6 within this block have higher ridges to allow for space within the roof to provide a third bedroom.
- 5.40 This articulation reduces the potential massing of the terraced dwellings to provide direct views for the existing residents of Cheswick Close, Twickenham Close and Mortlake Close through to Richmond Green.
- 5.41 The scale of the building is considered appropriate within its setting and the buildings form, by providing a sense of style and place, the use of courtyards and a palette of high quality materials would ensure that the dwellings are well articulated. The height of the dwellings, which steps between the two storey and three storey dwellings, is considered appropriate and provides an acceptable transition with the scale of development within the residential properties, which surround the application site.
- 5.42 The landscaped area will comprise of resin bound gravel and street trees to develop the organic nature to the space and to increase biodiversity within the application site. The new access road and parking area has been designed to allow refuse vehicles to turn and as such, this layout creates a generous space between the parking bays and the front elevations of Block A for landscaping.
- 5.43 As such, It is considered that this is a well designed scheme comprising a modern design approach into this prominent site within Fellows Road, which would set a benchmark for the quality of design expected in future developments. The proposal is of an excellent architectural and urban design quality that will offer a significant improvement to the streetscene, townscape and wider views beyond.
- 5.44 **Affect on Residential Amenity:**
- 5.45 Policy DM2 of the Site Development Policies DPD seeks to protect the amenities of neighbouring properties in terms of overlooking, loss of outlook and loss of light. Policy DM2 continues that proposals should prevent undue noise, vibration, odours, smoke, fumes and dust. Policy DM12 of the Site Development Policies DPD refers to noise and vibration and states that new noise-sensitive developments should be

separated from major noise-generating activities where practicable and such planning applications should be accompanied by a noise and vibration assessment.

- 5.46 In terms of privacy and outlook, it is considered that there would not be a significant adverse impact to the occupiers of Pinnars Close as they would be positioned a minimum of 26.5 metres from the rear elevations of block A. The flank elevation and rear garden of house 7 within block A would be positioned 24 metres from the rear elevations of the dwellings along Fellows Road.
- 5.47 The flank elevation of 49 Fellows Road would be positioned 9 metres to the flank elevation of house 11, which would have a window at ground floor level and two windows at first floor level serving a landing and bedroom. As such, it is considered that there would be no adverse impact to the existing living conditions to these occupiers.
- 5.48 The rear elevations of properties 31-36 Brooklyn Close would be positioned 29 metres from the front elevations of Block A. The flank elevation of 36 Brooklyn Close would be positioned 4.5 metres from the flank elevation of house 8, which would have no openings within the flank elevation, as such, it is considered that there would be no loss of outlook or privacy to these residents.
- 5.49 The rear elevations of 37-44 Brooklyn Close would be positioned 21 metres to the rear elevations of the proposed dwellings 8-10. The flank elevation of 47C and D Fellows Road would be positioned 5 metres from the flank elevation of proposed dwelling 15, which would not have any openings within this elevation. As such, it is considered that there would not be any significant adverse impact on neighbouring occupiers.
- 5.50 In terms of noise and distance created during the course of construction, a condition is proposed to ensure there is no significant disturbance to surrounding properties and the surrounding road network within the vicinity of the site, a condition is included that will require the submission and approval of a construction management strategy, and a restriction upon hours of building operations to week days and Saturday mornings.
- 5.51 Whilst it is acknowledged that a proposal of this size will inevitably have some impact on the adjoining properties, it is considered that the design of the building has been carefully considered as to ensure that there is no unacceptable loss of outlook or privacy, and no loss of light to habitable windows. Whilst the proposed dwellings are taller than the existing building on the site and there will be some visual impact, this is not considered to be sufficient to justify a reason for refusal.
- 5.52 **Layout, Amenity Space and the Impact on Future Occupiers:**
- 5.53 Supplementary Planning Document 14 requires adequate provision of private amenity space advising that each two bedroomed dwellings should have 40 sq metres of private amenity space and three or more bedroomed dwellings should have 70 sq metres of private amenity space. The London Plan 2015 states that a minimum of 5 sq m of private outdoor space should be provided for 1-2 person dwellings and an extra 1 sq metres should be provided for each additional occupant.
- 5.54 The proposed dwellings would have between 69.1 sq metres and 187.9 sq metres of private amenity space and as such, would comply with the recommended level of amenity space standards in the London Plan.
- 5.55 The Technical Housing Standards – nationally described space standard state that all new housing developments should be of the highest quality internally, externally

and in relation to their context. In order to ensure that such development provide an adequate level of internal amenity, Table 1 of the Technical Housing Standards sets out the minimum floor areas which should be provided for new housing.

- 5.56 The guidance sets out a minimum floor area of 79sq metres for a two storey, one bedroomed, two person dwelling and 108 sq metres for a three storey, three bedroomed, six person dwelling. The proposed two storey dwellings would provide a minimum internal living space of 86 sq metres and the three storey dwellings would provide 115.2 sq metres of internal living space. As such the proposed flats would provide adequate internal living accommodation.
- 5.57 Policy 3.8 'Housing Choice' of the London Plan advises that all new housing is built to 'The Lifetime Homes' standards and requires boroughs take account of the changing age structure of London's population and, in particular, the varied needs of older Londoners. Further guidance on dwelling space standards is given in the London Plan and supporting guidance and the Council's SPD14 on 'Creating Locally Distinctive Places'.
- 5.58 With regard to this application, in terms of unit size, all of the proposed units are in accordance with the London Plan Housing Standards. The Planning Statement sets out that all units would meet the Lifetime Homes standard. This matter could be secured by way of condition, if the application were acceptable in all other respects.
- 5.59 The flank elevation and rear garden of the proposed dwelling 10 would be a minimum of 13 metres to the rear elevations of proposed dwellings 11-15 which front Fellows Road. There are no proposed windows in the flank elevation of dwelling 10 and as such, it is considered that the future occupier would not lead to a loss of privacy or outlook.
- 5.60 London Plan Policy 3.6 'Children and Young People's Play and Informal Recreation Facilities' seeks to ensure that development proposals include suitable provision for play and recreation. Further detail is provided in the Mayor's Supplementary Planning Guidance 'Shaping Neighbourhoods: Play and Informal Recreation', which sets a benchmark of 10 sq metres of useable child play space to be provided per child, with under-5 child play space provided on-site as a minimum. Policy PMP9 of the Core Planning Strategy seeks provision for safe and stimulating children's play and informal recreation areas.
- 5.61 The proposals include over 10 sq metres of space in the large gardens and there is a landscaped area within the site. The site falls within a 1000 metres walking distance to a Local Area Equipped Play, which is located in the Wrythe Recreation ground. The site is also well served for open space with the Wrythe Green Allotments to the south of the site and Royston Park 500 metres away.
- 5.62 Policy DM1 of the Site Development Policies DPD aims to ensure that all new developments cater for the accessibility needs of disabled people. The scheme should be designed to accord with Part M of the Building Regulations and level access should be provided. An informative has been included to inform the applicant of the requirements of the Equalities Act 2010. The applicant has confirmed in their Design and Access Statement that the proposed dwellings will meet the Lifetime Homes Standards. The Design and Access Statement also confirms that 10% of the proposed dwellings would be easily adaptable for wheelchair users.
- 5.63 The application proposes to provide the five dwellings fronting Fellows Road with individual bin store facilities with lockable gates. The bin stores will accommodate three bins for recycling, non-recyclables and kitchen/ garden waste. Properties 1-10 will have two communal bin stores located either end of the parking bays.

- 5.64 The Councils Waste Operations Manager has not objected to the proposal subject to conditions for full details of the management strategy for refuse and recycling storage and collection is reserved by condition.
- 5.65 The applicant submitted a 'Daylight and Sunlight Assessment' by Herrington Consulting Limited dated February 2016 which states that:
- 5.66 'The impact of the proposed development on the sunlight currently enjoyed by the neighbouring buildings, shown that whilst there will be a reduction in the number of probable sunlight hours enjoyed by neighbouring windows, the reductions are well within the limits prescribed by the BRE Guidelines as being acceptable, and would be negligible'.
- 5.67 As such, it is considered that the proposed development would not result in a notable reduction in the amount of either sunlight or daylight currently enjoyed by the neighbouring properties.
- 5.68 The applicant submitted a 'Residential Overheating Risk' by Hilson Moran (HM reference:20489/S/RT06/00) dated February 2016 which stated that:
- 5.69 The overheating risk analysis of the Century House development concludes that all spaces pass the CIBSE TM52 test for house types B_End, B_Mid and F. This implies that the natural ventilation alone is sufficient to overcome the risk of overheating during hotter months'.
- 5.70 For these reasons it is considered that the proposal would result in an acceptable standard of amenity for the future occupiers in accordance with development plan policy.
- 5.71 **Traffic, Access and Parking:**
- 5.72 Policy BP10 of the Core Planning Strategy states that developments should seek to reduce the need to travel, advocate the use of sustainable modes of transport and reduce the impact of traffic on residential areas. Policy DM22 'Parking' of the Site Development Policies DPD seeks to ensure that provision is made for off-street parking for new proposals in line with the Council's maximum car parking standards. The policy continues that planning permission will not be granted for development that is likely to result in increased on-street parking where it would adversely affect traffic flows, bus movements, road safety and the amenities of local residents and the local environment.
- 5.73 The application site is located within an area with a PTAL rating of 3, which is indicative of a 'moderate' level of public transport accessibility and provides 17 car parking spaces. The application proposes a total of 17 car parking spaces to be provided on-site (including 2 disabled parking bays and 2 visitor bays). The five dwellings fronting Fellows Road would have direct access via individual dropped kerbs and the remaining dwellings would be served by a new shared use access road and the provision of 12 car parking spaces. The proposals also includes the two cycle parking spaces per dwelling, which would be located within the 'draught' lobby, with the exclusion of the two wheelchair accessible dwellings (14 and 15) which would have external cycle stores.
- 5.74 Policy DM22 states that the maximum parking standard for 2 bedroomed dwellings is 1 space per unit, and for 3 bedroomed dwellings is 1.5 spaces per unit. For this development 17 car parking spaces would be required. Given that the application site

is within a low PTAL rating, it would be expected that the development should provide the maximum parking spaces.

- 5.75 The applicant submitted a Transport Statement (TS) in support of the application. The TS included a parking stress survey, the survey was carried out within 200 metres of the site and was calculated and two separate parking beat counts were then carried out overnight (between the hours of 0030 and 0530) on two separate weekdays, Thursday 24th September 2015 and Friday 25th September 2015.
- 5.76 The survey concluded that there were cumulative parking stress levels of 48% on the local road network. This equates to in the order of 57 spaces available during the overnight period of maximum parking demand. The proposed visibility splays of the five properties fronting Fellows Road would measure 2 metres by 2 metres and the proposed new access road would have visibility splays of 43 metres by 2.4 metres. This level of parking provision and visibility splays are considered acceptable by the Councils Highways Engineer.
- 5.77 The TS concluded that there could be between 1 and 3 fewer vehicle movements during the respective AM and PM peak hours and a reduction of up to 68 vehicle movements over the course of a typical day. In terms of non-vehicular movements, the TS suggest that there would be 9 additional movements during the AM peak hours and 2 fewer movements during the PM peak hour. Over the course of a typical day it is estimated that there would be 15 fewer movements.
- 5.78 As such, it is considered that the proposed additional trips generated by the proposed development are unlikely to have a negative impact on the existing highway network.
- 5.79 The Councils Highway Officer has raised no objection to the proposal and, therefore, it is considered that the level of vehicle and cycle parking proposed is acceptable. A condition relating to a full Construction Management Plan (CMP) and visibility splays should be provided prior to construction and first occupation respectively.
- 5.80 For the reasons given above, the proposal is considered acceptable in terms of traffic, access and parking and would not cause harm to highway and pedestrian safety.
- 5.81 **Sustainability:**
- 5.82 The most relevant London Plan policies are 5.1 (Climate change adaptation), 5.2 (Minimising carbon dioxide emissions), 5.3 (Sustainable design and construction) and 5.7 (Renewable Energy) which has a general expectation that an Energy Statement is submitted for developments of varying scale, and in this case, the London Plan policy is that all development will achieve a reduction in carbon dioxide emissions from on-site renewable energy generation, unless it can be demonstrated that such provision is not feasible. The London Plan 2015 Policy 5.2 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. The policy continues that major development should meet a reduction in carbon dioxide emissions of 40% below 2010 building regulations.
- 5.83 The applicant submitted an Energy Statement and Code for Sustainable Homes Pre-Assessment Report in support of the application. The Energy Statement shows that the development will apply the Mayor's energy hierarchy (use less energy, supply

energy efficiently and use renewable energy) to secure a predicted 43.43% reduction in CO₂ emissions below the target emission rate (TER) based on Part L1A of the 2013 Building Regulations and achieve well over a 20% reduction in total emissions (regulated and unregulated) through on-site renewable energy generation.

- 5.84 Whilst the Code for Sustainable Homes has been withdrawn by the Government, the submitted Pre-Assessment Report targets Code Level 4 as a means to demonstrate its sustainability performance. The dwellings propose to achieve high standards of fabric energy efficiency with a minimum of 4 credits targeted under Code criterion, provide a 15% reduction in CO₂ emissions through 2 kWp of solar PV.
- 5.85 The application also proposes to limit water consumption to ≤ 105 l/p/day, materials proposed to be used on the buildings envelope will achieve A+ to D in the BRE Green Guide and 80% of the materials will be responsibly sourced and 100% of the timber used will be legally sourced.
- 5.86 A wide range of passive and energy efficiency measures are incorporated in the design, including very good levels of thermal insulation, building air tightness, daylight infiltration reducing reliance on artificial lighting, efficient artificial lighting and controls, as well as high efficiency building services that exceed the 2013 Building Regulations and reduce the overall CO₂ emissions of the scheme by 3.03%.
- 5.87 As such, it is considered that the proposal would comply with development plan policy by delivering a 43.43% reduction in CO₂ emissions compared to the target emission rate (TER) based on Part L 2013 through the incorporation of energy efficiency measures. The Councils Sustainability Officer has raised no objection to the proposal, subject to appropriate conditions for BREEAM, SAP and water efficiency.
- 5.88 **Public Realm, Landscaping and Biodiversity:**
- 5.89 Policy DM1 of the Site Development Policies DPD states that development shall make suitable provision for high quality hard and soft landscape treatments around buildings. Landscape proposals will need to ensure that new development is integrated and positively contributes to or enhances the streetscene. Policy DM17 seeks to create, conserve or enhance biodiversity and improve access to nature by sustaining and, where possible improving the quality and extent of natural habitat enhancing biodiversity in green spaces and among developments.
- 5.90 The applicant submitted an Arboricultural Impact Assessment and Method Statement in support of the application. The Statement advises that in order to facilitate the development, it is proposed to remove five small, Retention Category C trees and one Retention Category U tree. These are all considered to be small, low quality trees with a very low amenity value.
- 5.91 A new hard surface is proposed within the Root Protection Area (RPA) of one apple tree. The Council Tree Officer has advised that there already exists a hard surface in this area so the impact on the root system is likely to be very minimal and will be offset by the proposed canopy pruning and no foundations are proposed within Root Protection Areas.
- 5.92 Tree protection measures are specified that will ensure no negative impact on retained trees due to demolition and construction. Adequate space has been allowed between the proposal and all trees such that no future pressure to overly-prune or remove trees shall occur as a consequence of the proposal.

- 5.93 Hard and soft landscaping has been carefully considered to increase biodiversity on the site. All houses have generous defensible space in front of their kitchen window. The future occupiers of the dwellings fronting Fellows Road will have a street tree between the pavement and the bin store and along the boundary wall provides additional soft landscaping. The proposed parking bay would be constructed from resin bound gravel and there will be a block paved path will connect the pavement to the front door.
- 5.94 To the rear of the application site is a large area of shared space between the parking and Block A. This area will comprise of resin bound gravel and proposes to have street trees planted amongst it. There is an boundary of deep planting between the resin bound gravel and the parking bays, provide visual interest, colour and habitats for some wildlife.
- 5.95 Subject to condition for full details on hard and soft landscaping and a scheme for the management of surface water drainage, it is considered that the proposed development would provide an attractive landscaped area for future residents.
- 5.96 A Phase 1 Habitat Survey Report was undertaken within the appropriate time of year to assess the impacts of the proposed development on ecology. The proposed development of the application site would not have a significant impact on habitats or species.
- 5.97 The Councils Biodiversity Officer advises that the report provides a satisfactory analysis of the application site in biodiversity terms. The report proposes a number of mitigation measures in regards to potential breeding birds and invasive species. The report also proposes minor enhancements, including the provision of integrated and external nesting boxes for birds. As such, subject to conditions regarding potential breeding of birds, invasive species and nesting bird boxes the proposed development is considered acceptable.
- 5.98 Subject to the proposed conditions, no concern is raised regarding the ecological or biodiversity impact of the proposal, the hard and soft landscaping and the protection of significant trees during the course of construction.
- 5.99 **Archaeology:**
- 5.100 The site lies within a designated Archaeological Priority Area (APA) where policy DM4 of the Site Development Policies DPD is applicable. An 'Archaeological Desk-Based Assessment' was submitted in support with the application.
- 5.101 The submitted archaeological desk based assessment (CGMS, February 2015) stated that there are no below ground designated or non-designated archaeological assets recorded on the application site. Due to the impact of past land use and development, it is considered that archaeological remains are now considered unlikely to be present on the site.
- 5.102 The report further states that any future development of the site would be unlikely to have either a significant or widespread archaeological impact. As no remains of national significance are anticipated at the site. As such, it is considered that the proposed development is unlikely to result in a significant archaeological impact.
- 5.103 Historic England have commented on the application and advise that the assessment does not provide sufficient evidence to fully support the conclusion, in particular reference to the north eastern part of the site. Historic England recommend that a condition be included requiring a two stage process of archaeological investigation.

Subject to the proposed condition, it is considered that the proposal is acceptable in archaeological impact.

5.104 **Flood Risk:**

5.105 Policy DM7 of the Site Development Policies DPD aims to ensure the risk of flooding is not increased by new development and seeks to avoid, manage and reduce all sources of potential flood risk to and from new development and adapt to the future impacts of climate change.

5.106 The site is located within flood risk 1, which is defined as land having a less than 1 in 1,000 annual probability of river or sea flooding.

5.107 The applicant submitted a 'SuDS Assessment'. The Council Flood Risk Officer has advised that the assessment correctly identifies the policies and standards required to be conformed to. The assessment suggests a number of SuDS features which are suitable for the site, which can be used to achieve the required surface runoff rates.

5.108 The Flood Risk Officer states that the applicant will need to complete a number of tests including an infiltration rates test. Subject to recommended condition regarding a scheme for the management of surface run-off to be submitted to and approved by the Local Planning Authority, the Councils Flood Risk Officer and The Environment Agency have raised no objection to the proposal.

5.109 **Land Contamination:**

5.110 Land contamination is considered under Policy DM11 of the Site Development Policies DPD which states that the Council will permit development proposals located on or near potentially contaminated sites should be accompanied by a full risk assessment, which takes account existing site conditions, the groundwater regime and pollution pathways.

5.111 The applicant submitted a 'SuDS Assessment' by Morgan Tucker dated December 2015. The report state that 'based on the ground investigation reports, there is low-likelihood of contamination being present on site'. However, no report was submitted with the application and the Councils Environmental Protection Officer advises that the site historically has been used for sewage works, which have the potential to cause ground contamination. The Officer has advised that in order to ensure that there is no soil contamination within the site a land contaminated land site investigation should be carried out, which can be conditioned.

5.112 As such, subject to the recommended conditions, the Council's Protection Officer does not object to the application.

6.0 **CONCLUSION AND RECOMMENDATION:**

6.1 The proposal represents a high quality redevelopment scheme which would make a positive contribution towards this part of Carshalton and provides 100% affordable housing.

6.2 It is considered that this is a well designed scheme which has a modern approach to design. The proposed dwellings are considered to be of an excellent architectural and urban design quality that will offer a significant improvement to the streetscene and townscape.

6.3 The proposal would not result in an unacceptable loss of outlook, privacy or light and no significant harm would be caused through noise or disturbance. In addition, it is

considered that the proposal would result in an acceptable standard of amenity for the future occupiers of the development in accordance with development plan policy.

- 6.4 The site is located within a moderate level of public transport accessibility. As such, car parking at a level above the maximum standard can be accepted and the Councils Highways Engineer raises no objection to the level of parking. The proposed traffic generation is unlikely to cause any significant impact on the performance of the local road network. The access provided is acceptable and would not cause harm to highway and pedestrian safety.
- 6.5 The proposal is considered to be in accordance with the National Planning Policy Framework, the London Plan 2015 and the Councils Local Development Framework. For the reasons outlined in the report, it is recommended that planning permission be granted.

Background Papers: C2016/73686/3FR

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: **C2016/73686**
- 3) Click on Search and View Current Applications
- 4) Click on View Plans & Documents



Mr Tom Morgan
First Floor
43 Tanner Street
London
SE1 3PL

C2016/73686/3FR

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

Century Youth Centre FELLOWES ROAD Carshalton SM5 2SX

Demolition of redundant Century Youth Centre and associated ball court. Erection of eleven 2-bedroomed and four 3-bedroomed two storey houses in three terraces (100% affordable). Provision of refuse storage, 17 car parking spaces with new vehicular access.

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:

A3_P001, A3_P002, A3_P003, A3_P004, A3_P005, A3_P006, A3_P007, A3_P008, A3_P009, A3_P010, A3_P011, A3_P012, A3_P013, A3_P014, A3_P015, A3_P016, A3_P017, A3_P018, A3_P019, A3_P020, A3_P021, A3_P022, A3_P023, A3_P024, A3_P025, A3_P026, A3_P027, A3_P028, A3_P029, A3_P030, A3_P031, A3_P032, A3_P033 and A3_P034.

In addition to the drawings listed above, the following documents have been taken into account in the consideration of the application:

Design and Access Statement (Bell Phillips Architects) February 2016, Topographical (EDI Surveys Ltd) Survey October 2015, Utilities Search (Cornerstone Projects Ltd) September 2015, Transport Statement (Russell Giles Partnership Limited) February 2016, Explosive Ordnance Desktop Threat Assessment (Dynasafe) November 2015, Phases 1 Habitat Survey Report (Ramboll) September 2015, Planning Report (BDP) February 2016, Archaeological Desk Based Assessment (CGMS Consulting) February 2015, Arboricultural Impact Assessment and Method Statement (Crown Consultants) January 2016, Daylight and Sunlight Assessment (Herrington Consulting Limited) February 2016, SuDS Assessment (Morgan Tucker Consulting Engineers) December 2015 and a Sustainability Statement, Residential Overheating Risk, Energy Strategy, Code for Sustainable Homes Pre-Assessment Report (Hilson Moran) February 2016,

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

(3) Prior to the commencement of development, full details and samples where applicable showing the type and treatment of the materials to be used on the exterior of the buildings, shall be submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved materials and completed prior to its occupation/use and retained thereafter.

Reason: To safeguard the visual amenities of the area and to ensure compliance with policy BP12 of the Core Planning Strategy which seeks to ensure buildings are of a high standard of design and where applicable compatible with existing townscape.

(4) The development hereby permitted shall incorporate security measures to minimise the risk of crime and to meet the specific security needs of the development in accordance with the principles and objectives of Secured by Design. Details of these measures shall be submitted to and approved in writing by the local planning authority prior to commencement of the development and shall be implemented in accordance with the approved details prior to occupation.

Reason: In order to achieve the principles and objectives of Secured by Design to improve community safety and crime prevention in accordance with policy DM1 of the Site Development Policies DPD and Supplementary Planning Document No.1 'Designing Out Crime'.

(5) Prior to occupation of the site, full details of all hard and soft landscaping and replacement tree planting shall be submitted to and approved in writing by the Local Planning Authority. All landscaping and replacement tree planting 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, paying particular attention to BS 3882:2015 'Specifications for Topsoil' and BS 8545:2014 'Trees: From Nursery to Independence in the Landscape'. The works shall be carried out prior to the occupation of any part of the development or 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 are (in the opinion of the Local Planning Authority) damaged or defective shall be replaced as soon as is reasonably practicable with others of a similar size/species/number as originally approved, unless the Local Planning Authority gives its consent to any variation.

Reason: To ensure the provision, establishment, and maintenance of a reasonable standard of landscape in accordance with the approved designs in accordance with Policy DM1 of the Site Development Policies.

(6) Prior to building work starting on site, a detailed 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 line with the Mayor's drainage hierarchy contained in London Plan Policy 5.12. The submitted site drainage/SuDS scheme should:

(i) provide details of the design storm period and intensity, proposed SuDS measures to delay (attenuate) and control the rate of surface water discharged from the site and proposed measures to prevent pollution of the receiving groundwater and/or surface waters;

(ii) provide calculations carried out by an appropriately qualified professional to show that peak run-off rates for the 1 in 100 year 6-hour storm event (plus 30% for climate change) will be as close to the calculated greenfield runoff rate as possible for the same event, and will ensure a minimum discharge rate of 5 litres per second per outfall;

(iii) include a timetable for its implementation; and

(iv) provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To comply with Policy DM7 of the Site Development Policies DPD and London Plan Policy 5.12.

(7) Prior to development, the removal of vegetation identified as suitable for nesting birds should be undertaken outside of the bird nesting season, which is approximately between March and August inclusive. If vegetation clearance cannot be undertaken outside of the bird nesting season a suitably qualified ecologist should check for evidence of nesting birds prior to clearance or demolition. If nesting birds are present when site clearance is scheduled, clearance works will need to be delayed until all chicks have fledged.

Reason: To comply with Policy DM17 of the Site Development Policies DPD.

(8) Invasive species have been identified as being present on site in Section 5.3.4 of the Phase 1 Habitat Survey Report. One of the species identified is on Schedule 9 of the WCA 1981 (as amended) and as such it would be an offence to cause its spread in the wild. The arising from the clearance works should be removed from the site and disposed of appropriately. The landscaping proposals for the proposed development should not include any species listed within Schedule 9 or detailed in the LISI list of problematic plants.

Reasons: To comply with Policy DM17 of the Site Development Policies DPD.

(9) Prior to occupation, each dwelling should incorporate bird nesting features. All details shall be submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and completed prior to its occupation/use and retained thereafter.

Reasons: To comply with Policy DM17 of the Site Development Policies DPD.

(10) Dwellings 1 to 10 (Drawing A3_P004) shall not be occupied until pedestrian/vehicle visibility splays of 43m by 2.4m have been provided on each side of the shared access road on Fellowes Road, the depth measured from the back of the footway and the widths outwards from the edges of the access and thereafter permanently retained; no fence, wall or other obstruction to visibility exceeding 0.6m in height above the surface of the adjoining highway shall be erected within the area of such splays. The visibility splays shall thereafter be 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.

(11) Dwellings 11 to 15 (Drawing A3_P004) shall not be occupied until pedestrian/vehicle visibility splays of 2m by 2m have been provided on each side of the dedicated vehicular accesses along Fellowes Road, the depth measured from the back of the footway and the widths outwards from the edges of the access and thereafter permanently retained; no fence, wall or other obstruction to visibility exceeding 0.6m in height above the surface of the adjoining highway shall be erected within the area of such splays. The visibility splays shall thereafter be 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.

(12) No demolition or construction works, including site excavation or any external site works, the operation of plant and machinery, the erection of scaffolding, the delivery of materials, the removal of materials and spoil from the site and the use of any sound amplification equipment, shall take place outside 0800hours to 1800hours Mondays to Fridays and 0800hours to 1300hours on Saturdays and at no time on Sundays or Bank Holidays.

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

(13) The development shall not begin until a Construction Method Statement / Environmental Statement, to 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 prevent deposition of mud on the highway and wheel washing facilities.
- (h) means to minimise dust pollution, air pollution and suppress noise and vibration in order to protect surrounding residential properties from any disturbance;
- (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.

(l) Hours of construction.

have been submitted to and approved in writing by the Local Planning Authority; and only the approved details shall be implemented during the construction period.

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

(14) The development hereby approved shall not be implemented until a contaminated land assessment and associated remedial strategy, has been submitted to, and agreed in writing by the local Planning Authority.

Reason: To prevent harm to human health and pollution of the environment.

(15) The approved remediation works shall be completed on site, in accordance with a quality assurance scheme, agreed as part of the contaminated land assessment.

Reason: To prevent harm to human health and pollution of the environment.

(16) If during implementation of this development, contamination is encountered which has not previously been identified, the additional contamination shall be fully assessed and a specific contaminated land assessment and associated remedial strategy shall be submitted to and agreed in writing by the Local Planning Authority before the additional remediation works are carried out. The agreed strategy shall be implemented in full prior to completion of the development hereby approved.

Reason: To prevent harm to human health and pollution of the environment.

(17) On completion of the agreed remediation works, a closure report and certificate of compliance, endorsed by the interested party/parties shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To prevent harm to human health and pollution of the environment.

(18) Prior to the commencement of the use the applicant shall provide details of all domestic boilers installed demonstrating that the rated emissions of Oxides of Nitrogen (NOx) do not exceed 30 mg/kWh, in writing for the approval of the Local Planning Authority.

Reason: To minimise the adverse impacts of air pollution during the lifetime of the development in accordance with Policy DM6-DM10 of Sutton's Site Development Policies DPD.

(19) Within 3 months of building work starting on site, a Code for Sustainable Homes Interim (Design Stage) Certificate, issued by the Building Research Establishment (BRE) or equivalent authorizing body, must be submitted to the Local Planning Authority and approved in writing to show that a minimum Level 4 rating will be achieved for each of the dwellings.

Reason: To comply with Policy DM5 of Sutton's Site Development Policies DPD.

(20) Prior to first occupation of the development, a Code for Sustainable Homes Final (Post-Construction) Certificate, issued by the BRE or equivalent authorizing body, must be submitted to the Local Planning Authority and approved in writing to demonstrate that Level 4 has been achieved for each of the dwellings. All the measures integrated shall be retained for as long as the development is in existence.

Reason: To comply with Policy DM5 of Sutton's Site Development Policies DPD.

(21) Prior to building work starting on site, 'as-designed' BRUKL outputs prepared under the Standard Assessment Procedure (SAP) must be submitted to the Local Planning Authority and approved in writing which demonstrate how each of the proposed dwellings will apply the Mayor's energy hierarchy (use less energy, supply energy efficiently and use renewable energy) to secure at least a 43% reduction in CO2 emissions below the target emission rate (TER) based on Part L1A of the 2013 Building Regulations and at least a 20% 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.

(22) Prior to occupation of the development, 'as-built' BRUKL outputs prepared under the Standard Assessment Procedure (SAP) 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 Energy Strategy. 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.

(23) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

Reason: There is always the potential for unexpected contamination to be identified during development groundworks. We should be consulted should any contamination be identified that could present an unacceptable risk to Controlled Waters (the site is located over a Principal Aquifer and within SPZ1).

(24) No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and

approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Reason: In the interest of archaeological protection.

(25) 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 building 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 building.

(26) Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 2015, Schedule 2, Part 1 (or any Order amending or revoking and re-enacting that Order), planning permission shall be required in respect of development falling within Classes A, B, C, D, E and F to the above Schedule, Part 1, to that Order.

Reason: In order for the Council to maintain a degree of control over future development within the site.

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) 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 applicant was provided with pre application advice. As the submitted application accorded with that advice and complied with the relevant policies Sutton Council has accordingly granted planning permission.

(4) Should you require details of the consideration of the application that has led to this decision, the file may be inspected under the provisions of the Local Government (Access to Information) Act 1985. An appointment can be made for this purpose by telephoning 020 8770-5070.

(5) Attention is drawn to the need to comply with the Equality Act 2010. The implementation of this planning permission does not over-ride the need to achieve full compliance with the Equality Act.

(6) 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.

(7) 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.

(8) The applicant's attention is drawn to the fact that the London Borough of Sutton monitors the implementation of permissions and in particular that conditions imposed are fully complied with. Should you have any queries with regard to the discharge of the conditions please telephone 020 8770 5070 for further information.

(9) The permission hereby granted does not grant the right of the applicant to carry out works to trees adjacent to the site, on public highways land. Prior to the commencement of works or the storage of materials or machinery on site, the applicant shall arrange access facilitation pruning of trees TG396 Alder and Willow with the Council's Senior Arboricultural Officer, Ben Morris. The Senior Arboricultural Officer shall be given a minimum of ten days' notice, and all works agreed shall be in accordance with the recommendations and guidelines within British Standard BS 3998:2010 'Tree Work - Recommendations'.

(10) 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 development related to the S278 Highways Act 1980 highway improvement works, the S278 Agreement must be concluded before works can start on the public highway.

(11) 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.

(12) Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.

(13) The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority.

(14) The developer is reminded that under the Highways Act 1980 Sections 131, 148 and 149, it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and also to prosecute persistent offenders.

(15) Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under Historic England, 1 Waterhouse Square, 138-142 Holborn, London EC1N 2ST Telephone 020 7973 3700 Facsimile 020 7973 3001 HistoricEngland.org.uk Please note that Historic England operates an access to information policy. Correspondence or information which you send us may therefore become publicly available. schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

(16) The contaminated land assessment shall include: -

- A desk top study detailing the history of the site's uses and proposing a site investigation strategy based on the relevant information discovered by the desk study all of which is to be submitted to the local planning authority for approval.
- A site investigation, including relevant soil gas surface and groundwater sampling, carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.
- A site investigation report, in accordance with BS 5930:1999 (Code of Practice for Site Investigations & BS10175: 2013 Code of Practice Investigation of Potentially Contaminated Sites) detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy.
- All work should generally be in accordance with the Environmental Protection Act 1990 (Part IIA), Statutory Guidance on Contaminated Land together with other relevant legislation and guidance as described in the DEFRA documents Contaminated Land Research Reports, CLR Series, 1994.

(17) The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters. All work should be in accordance with the HSE document 'Protection of workers & the general public during the development of Contaminated Land'.

(18) The closure report shall include details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary 'Duty of Care' documentation detailing what waste materials have been removed from the site.

(19) A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries

should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.

(20) There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the options available at this site.

(21) With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

(22) With regard to water supply, this comes within the area of the Sutton & East Surrey Water Company. For your information the address to write to is -Sutton & East Surrey Water Company, London Road, Redhill, Surrey, RH1 1LJ Tel - (01737) 772000.

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