

PLANNING COMMITTEE - Date: 29 June 2016

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

Ref: B2016/74150/FUL	WARD: B07 / SUTTON CENTRAL	Time Taken: 8 weeks, 6 days
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Site: 7 Crownbourne Court, St Nicholas Way, Sutton, SM1 1JE
 Proposal: Installation of external access ramp and new door to the rear of ground floor flat within sheltered accommodation block.
 Applicant: Karen Butler
 Agent: Paul Anderson

Recommendation:

GRANT PLANNING PERMISSION

Reason for Report to Committee: The applicant is Sutton Housing Partnership.

Summary of why application proposals are acceptable:

The proposed access ramp and door would provide necessary access for the disabled occupier and would not detract from the appearance of the building or the character of the surrounding area. Furthermore, they would not adversely impact on the amenities of adjoining occupiers.

1.0 BACKGROUND

1.1 Site and surroundings:

1.2 The application site is located at the north-west side of St. Nicholas Way, at the junction with Crown Road.

1.3 The site comprises a large three storey detached building which is in use as 34 sheltered flats. The current application relates to Flat 7 on the ground floor of the building.

1.4 Site specific designation:

- Archaeological Priority Areas
- Decentralised Energy Opportunity Area
- Limit of Sustainable Residential Development
- Priority Community Regeneration Area
- Quarters in Sutton Town Centre
- Sutton Town Centre Boundary

1.5 Relevant Planning History:

1.6 Permission for the current building was granted in 1988 with the former wardens flats being converted to 2 bedroomed units in 2013.

- 1.7 2015/72103/3FR - Replacement of existing single glazed windows with new white PVCu double glazed windows. Granted on 12 August 2015.

2.0 APPLICATION PROPOSALS

2.1 Details of Proposal:

- 2.2 Planning Permission is sought for the installation of an external access ramp and new door to the rear of ground floor flat within the sheltered accommodation block.

- 2.3 The proposed development relates to Flat 7 on the ground floor of the building only. The ramp would be located to the rear of the building and within the communal grounds.

2.4 Significant amendments to application since submitted:

- 2.5 None.

3.0 PUBLICITY

3.1 Adjoining Occupiers Notified

3.2 Method of Notification:

- 3.3 A site notice was erected within the vicinity of the application site.

3.4 Number of Letters Received in response to the originally submitted proposal:

- 3.5 None.

3.6 Official Consultation:

- 3.7 None.

3.8 Councillor Representation:

- 3.9 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:

- National Planning Policy Framework
- National Planning Practice Guidance
- The London Plan
- The Core Planning Strategy DPD
- The Site Development Polices DPD
- Adopted London Borough of Sutton Supplementary Planning Guidance documents.

Material Planning Policies Considered in Determining this Application:

4.2 **London Plan 2015:**

- 3.16 - Protection and Enhancement of Social Infrastructure

4.3 **Core Planning Strategy:**

- BP12 Good Urban Design and Heritage
- PMP2 Suburban Heartlands

4.4 **Site Development Polices DPD:**

- DM1 Character and Design
- DM2 Protecting Amenity
- DM31 Social and Community Infrastructure

4.5 **Supplementary Planning Guidance/Documents:**

- SPD4 Design of Residential Extensions
- SPD14 Creating Locally Distinctive Places

5.0 **PLANNING CONSIDERATIONS**

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

**Design Quality
Impact on Neighbours**

5.2 **Design Quality:**

5.3 Core Policy BP12 states that the Council will seek to ensure that development respects the local context and distinctive local character. Policy DM1 of the Site Development Polices DPD seeks to preserve and enhance the character and appearance of the surrounding area.

5.4 The proposed development would provide necessary access to and from the flat and gardens for the disabled occupier. The property benefits from an existing ramp to the rear however, the agent has advised that this is no longer suitable for the needs of the occupier.

5.5 The proposed access ramp and replacement door would be located to the rear of the building and would not significantly alter the external appearance of the existing building and would not impact on the character or appearance of the surrounding area. Noting the substantial benefits that the new access would provide for the disabled occupier of the property it is considered that the proposal would be acceptable.

5.6 **Impact on Neighbours:**

5.7 Policy DM2 of the Site Development Polices 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.

5.8 Given the nature of the proposal it is considered that there would be no impact upon the neighbouring residential amenity in terms of loss of light or outlook.

5.9 Overall, the proposal would not cause harm to the amenity of adjoining occupiers.

6.0 CONCLUSION AND RECOMMENDATION

6.1 The proposed access ramp and door would not detract from the appearance of the building or the character of the surrounding area. Furthermore, the proposal would not adversely impact on the amenities of adjoining occupiers.

6.2 It is therefore recommended that the application be approved, subject to the recommended conditions.

Background Papers: B2016/74150/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: **B2016/74150**
- 3) Click on Search and View Current Applications
- 4) Click on View Plans & Documents

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B2016/74150/FUL

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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

7 Crownbourne Court ST NICHOLAS WAY Sutton SM1 1JE

Installation of external access ramp and new door to the rear of ground floor flat within sheltered accommodation block.

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:

Drawing No. 2 Revision A, PD/S562/100, PD/S562/111.

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

(3) All materials, treatments and finishes to be used for the construction of the ramp and railings shall be as indicated on the approved plans. Where this is not possible the type and treatment of the materials to be used shall be agreed in writing by the Local Planning Authority prior to the development being carried out. The

development shall thereafter be completed in full accordance with the approved details.

Reason: To ensure that the development harmonises with the existing building.

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.