PLANNING COMMITTEE – 4 December 2019

Report of the Assistant Director of Environment, Housing and Regeneration Directorate

Ref: DM2019/00924   WARD: B05 - Sutton North   Time Taken: 24 weeks

Site: 42 Blenheim Road Sutton SM1 2PX

Proposal: Erection of a four bedroomed detached dwellinghouse with habitable room in the roof, landscaping, bin store and two off street parking spaces accessed from Blenheim Road.

Applicant: Mr & Mrs Farrington

Agent: Mr David Stobie

Recommendation:

GRANT PLANNING PERMISSION subject to the recommended conditions

Reason for Report to Committee: The application has received more than 10 objections contrary to the Officer’s recommendation.

Summary of why application proposals are acceptable:

- The proposal is acceptable in land use terms and would provide an additional family sized dwelling.
- The proposal would respect the local context of the site and would not result in significant harm to the character of the surrounding area.
- The proposal would not result in harm to the amenity of the neighbouring occupiers or future occupiers and would provide a satisfactory level of accommodation.
- The proposal would not result in an adverse impact on the safe operation of the public highway nor would it result in overspill car parking.

1.0 BACKGROUND

1.1 Site and surroundings:

1.2 The application relates to the side garden of 42 Blenheim Road, a two storey semi-detached property situated on the southern side of the road. It is a relatively
large triangular shaped piece of land to the east of the dwelling and backs onto the railway line.

1.3 The surrounding area is residential and contains similar architectural style, semi-detached dwellings with consistent design features of narrow frontages, bay fronted window arrangements and side main entrances. Some of the properties have previously been extended and contain rear dormers.

1.4 **Relevant Planning History:**

1.5 DM2019/00385 - Erection of a detached two storey building comprising 2 self-contained flats and provision of new parking bays with access from Blenheim Road, refuse and cycle storage and associated landscaping. This was refused planning permission on May 2019 and a subsequent appeal (APP/P5870/19/3231340) was dismissed on 1 October 2019.

1.6 DM2018/00250 - Erection of a detached two storey, 3-bedroom dwellinghouse with landscaping, bin store and two off street parking spaces accessed from Blenheim Road. Refused on 6 June 2018 and a subsequent appeal was allowed on 1 February 2019.

1.7 B2016/75513 - Erection of a three bedroom detached dwelling with provision of three parking spaces, new vehicular access and cycle and refuse store. Provision of a car parking space and access to donor dwelling. This was refused planning permission on 6 December 2016 and a subsequent appeal was dismissed on 13 June 2017.

1.8 B2016/73470 - Erection of a two storey detached four bedroomed house with roof accommodation, parking for two motor vehicles, new vehicle access and refuse facilities. This was refused planning permission on 22 March 2016 and a subsequent appeal was dismissed on 12 August 2016.

2.0 **APPLICATION PROPOSALS**

2.1 **Details of Proposal:**

2.2 The application seeks permission for the erection of a four bedroomed two storey detached dwelling house with a habitable room in the roof, landscaping, bin store and two off street parking spaces accessed from Blenheim Road.

2.3 The refuse storage for 42 Blenheim Road would be located away from the site frontage and located against the flank wall of the proposed building. The refuse storage for the proposed dwelling would be provided within the garden adjacent to the parking bays.
2.4 The main differences between this proposal and the scheme recently refused under planning reference DM2019/00385 and the subsequent appeal dismissed is the number of housing units proposed. Whilst the current proposal is for a single four bedroomed unit, the refused scheme was for the creation of two 2-bedroomed flats with separate accesses within a similar built form. The boundary treatment at the frontage has also been changed from 1.8 metre high close boarded fence to low picket fence.

2.5 Amendments

2.6 None

3.0 PUBLICITY - CONSULTATION

3.1 In total 13 letters were sent to local residents on 18 June 2019 surrounding the site on the following roads listed below:

- Blenheim Road
- Hallmead Road
- Coombe Walk

3.2 A Site Notice was posted on 24 June 2019

3.3 Number of Letters Received in response to the proposal:

3.4 Five letters of objection were received from 22, 23, 25 (two letters) and 26 Blenheim Road.

3.5 A petition with 36 signatures have been received from 25 separate addresses namely 3, 4, 7, 9, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 22, 23, 25, 27, 29, 30, 35, 37, 38, 39 and 40 Blenheim Road

3.6 Representations Received:

3.7 The main objections and the officer response are listed within the table below:

<table>
<thead>
<tr>
<th>Objection Letters Received</th>
<th>Officer Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Use</td>
<td></td>
</tr>
<tr>
<td>Overdevelopment</td>
<td>The principle of development with respect to the creation of a new self-contained dwelling house within the site has been established by the previous planning and appeal decisions at the site.</td>
</tr>
</tbody>
</table>
## Design

<table>
<thead>
<tr>
<th>Out of character</th>
<th>The design of the proposed building is considered acceptable noting that a previous appeal decision has been given considerable weight and the Inspector found that a similar scheme was acceptable in terms of its scale, bulk and massing.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overlooking</td>
<td>Given the orientation, relationship and the separation distances between properties the proposal would not result in any significant overlooking into neighbouring properties.</td>
</tr>
</tbody>
</table>

## Transport and Highways

<table>
<thead>
<tr>
<th>Pressure on parking spaces in the locality</th>
<th>The principle of development with respect to the creation of a new self-contained dwellinghouse with associated parking requirement within the site has been established by the previous planning and appeal decisions at the site.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Safety and Access</td>
<td>The principle of development with respect to the creation of a new self-contained dwellinghouse with associated off street parking and access within the site has been established by the previous planning and appeal decisions at the site.</td>
</tr>
</tbody>
</table>

## Trees and Landscaping

<table>
<thead>
<tr>
<th>Loss of trees</th>
<th>There are no significant trees within the site and any grant of planning permission would be subject to a condition to secure a suitable level of hard and soft landscaping.</th>
</tr>
</thead>
</table>

## Others

<table>
<thead>
<tr>
<th>Refuse and cycle storage</th>
<th>There is adequate space within the site to provide refuse and cycle storage in keeping with the character of the area.</th>
</tr>
</thead>
</table>

3.8 The planning application has received no letters in support of the proposal.

3.9 **Internal and External Consultation:**
3.10 The following internal consultees were consulted and the comments are listed in the table below:

<table>
<thead>
<tr>
<th>Internal Consultation</th>
<th>Comments Received</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Tree Officer:</td>
<td>No objections subject to conditions to secure a suitable level of new soft landscaping.</td>
</tr>
<tr>
<td>Sustainability Officer:</td>
<td>No objection subject to conditions to ensure compliance with sustainability targets</td>
</tr>
<tr>
<td>Environmental Health Officer:</td>
<td>No objections subject to conditions secure appropriate noise levels and hours of construction.</td>
</tr>
</tbody>
</table>

3.11 The following external consultees were consulted and the comments are listed in the table below:

<table>
<thead>
<tr>
<th>External Consultation</th>
<th>Comments Received</th>
</tr>
</thead>
<tbody>
<tr>
<td>Network Rail</td>
<td>No objection subject to information to ensure protection of the adjacent railway land.</td>
</tr>
</tbody>
</table>

3.12 Councillor Representations

3.13 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 development plan for the London Borough of Sutton comprises the following documents:

- The London Plan 2016
- The Sutton Local Plan 2018

4.2 Also a material consideration in determining planning applications are:

- National Planning Practice Guidance (NPPG)
4.3 **Public Sector Equality Duty (PSED) and Human Rights**

4.4 Under the Equalities Act 2010, the Council must have due regard to the need to eliminate discrimination, harassment or victimisation of persons by reason of age, disability, pregnancy, race, religion, sex and sexual orientation. This planning application has been processed and assessed with due regard to the PSED. The application proposals are not considered to conflict with the Duty.

4.5 The application has also been considered in the light of the Human Rights Act 1998 and it is considered that the analysis of the issues in this case, as set out in this report and recommendation below, is compatible with the Act.

4.6 **Material Planning Policies in the Determination of this Application**

4.7 London Plan 2016 Policies:
- 3.3 Increasing Housing Supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing development (tables 3.2 & 3.3)
- 3.9 Mixed and balanced communities
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.15 Water use and supplies
- 6.1 Strategic approach
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.10 Walking
- 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
4.8 Sutton Local Plan 2018 Policies

- 1 Sustainable Growth
- 3 Sutton Town Centre
- 7 Housing Density
- 9 Housing Sizes and Standards
- 10 Loss of Housing and Conversions
- 13 Housing and Garden Land
- 26 Biodiversity
- 28 Character and Design
- 29 Protecting Amenity
- 30 Heritage
- 31 Carbon and Energy
- 32 Flood Risk and Sustainable Drainage
- 33 Climate Change Adaptation
- 34 Environmental Protection
- 35 Transport Proposals
- 36 Transport Impact
- 37 Parking

4.9 Supplementary Planning Guidance/Documents:

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

5.0 PLANNING CONSIDERATIONS

5.1 The main issues which shall be addressed within this report relate to the following (including whether any material planning objections have been reasonably addressed) in relation to this application are:

A) Principle of Development;
B) Design Quality
C) Neighbours Amenity
D) Layout and Standard of Accommodation
E) Highways and Parking
F) Sustainable Design and Energy Efficiency
G) Trees and landscaping
H) Biodiversity
I) Planning Obligations
J) Conclusion
K) Recommendation

A. Principle of Development:
5.2 The National Planning Policy Framework (NPPF) states that housing applications should be considered in the context of the presumption in favour of sustainable development. The London Plan outlines the need for residential development within London through policy 3.3, while policy 3.14 states that the loss of housing should be resisted unless it is replaced with housing at an existing or higher density with at least the equivalent floor space. At a local level, and in accordance with policy 1 of the Sutton Local Plan 2018, the council will take a positive approach when considering development proposals that reflects the presumption in favour of sustainable development and will enable the delivery of new homes to meet London’s housing needs.

5.3 In accordance with Policy 7 of the Sutton Local Plan 2018, the council will support the development of new dwellings provided they are of a suitable density relative to the character of the local area. The application proposes the subdivision of the plot of 42 Blenheim Road and the erection of a detached two storey 4-bedroomed dwelling house adjacent to the donor property.

5.4 It is noted that previous planning and appeal decisions by the council and by the Planning Inspectorate raised no objections in principle to the development of site to intensify the residential use. As such, it is considered that the proposal would be acceptable in principle in land use terms.

B. Design Quality:

5.5 The NPPF states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. It seeks to ensure that proposal are of high quality of design and optimise the potential of the sites to accommodate development while responding to local character. This team is continued in policy 7.4 of the London Plan which seeks a high standard of development that should have regard to form, function and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. This should contribute positively to the relationship between the urban structure and natural landscape features.

5.6 Policy 28 of the Sutton Local Plan and SPD 14 - Urban Design seek to ensure that developments respect or reinforce the character and identity of the area and avoid developments which do not integrate well into the surroundings.

5.7 Whilst the footprint, scale and massing of the proposal is identical to the recently refused scheme, the number of units has been reduced which has enabled the layout of the external amenity space, refuse store and boundary frontage treatment to be revised. The current proposal incorporates lawn with low picket fence to the front of the new building.

5.8 The proposed dwelling would incorporate two front bay windows to match those of neighbouring dwellings with parking located to the side of the dwelling to allow a
soft-landscaped frontage. The proposed dwelling would follow the front building line of 42 Blenheim Road, a single storey feature to the side and incorporate a hipped roof with dormer to the rear.

5.9 As set out above, the scale and appearance of the proposed building is identical to the scheme refused under planning reference DM2018/00385 and the subsequent appeal dismissed. Whilst the Planning Inspector dismissed the appeal APP/P5870/W/19/3231340, they raised no concern with regard to the design of building and considered that by reason of its scale and bulk the proposal would be in keeping with the character and appearance of the existing built form within the locality. Unlike the previously refused scheme there would be a low picket fencing set between the building and the pavement which would also be in keeping with the surrounding area. This has addressed the Planning Inspectors concerns with regard to the boundary treatment.

5.10 In the light of the above, it is considered that the proposal would be acceptable in design terms and would be in keeping with the character and appearance of the area. Conditions are proposed to secure details of the external materials and finishes and details of boundary treatments in the interest of the streetscene.

C. Neighbour Amenity:

5.11 Policy 29 of the Sutton Local Plan states that the Council will not grant planning permission for any development that adversely affects the privacy, outlook or daylight and sunlight of adjoining occupiers, or would unacceptably impact on the surrounding area.

5.12 The proposed dwelling house would maintain a side-to-side separation distance of approximately 2.2m to the donor property and would not extend beyond the front or rear building lines of this property. The proposed unit would not include any windows to the southern flank elevation facing 42 Blenheim Gardens. Furthermore, the proposal would not include any windows to the eastern elevation of the two storey gabled projection facing the rear garden of the first floor occupiers of 42 Blenheim Gardens. As such, it is considered that the proposal would not result in harm to the residential amenity of this neighbouring property.

5.13 The Council’s Environmental Health Officer has reviewed the application and has raised no objection to the proposal subject to conditions to restrict demolition and construction hours and to secure details of acoustic insulation between the new flats.

5.14 As such, it is considered that the proposal would not result in an adverse impact on any adjoining occupiers in terms of increased noise and disturbance or loss of outlook, privacy and light.

D. Layout and Standard of Accommodation
5.15 The proposed dwellings would be required to meet the minimum standards of internal floor space which are set out in Policy 3.5 of the London Plan 2015 (as amended). In accordance with policy 9 of The Sutton Local Plan 2018, the Council will not grant planning permission for new residential development, including conversions, which does not meet the internal space standards set out in the London Plan.

5.16 A two storey 4-bedroomed dwelling with bed spaces for six people would be expected to provide a minimum of 106 square metres of gross internal floor space with 3.0 square metre of built-in storage.

5.17 The proposed dwelling would provide 140 square metres of gross internal floor space and, as such, would provide an acceptable standard of accommodation in accordance with policy 3.5 of the London Plan and policy 9 of the Sutton Local Plan 2018.

5.18 The Mayor of London’s Housing Supplementary Planning Guidance (SPG) sets a standard of 5 square metres of private outdoor space for 1-2 person dwelling with an extra 1 square metre for each additional person. The council’s Urban Design Guide SPD has minimum standards of 25 square metres for flats or one-bedroom units, 40 square metres for two-bedroom units and 70 square metres for three-bedroom units. Policy 9 of the Sutton Local Plan 2018 states that in some cases, particularly in Areas of Potential Intensification, this minimum standard may be considered too onerous and that an adequate amount of amenity space will be considered on a case-by-case basis.

5.19 The development would provide a residential garden for future occupiers of the site to the north of the proposed building. The proposed garden would measure approximately 58m². As such, it is considered that the proposal would provide an acceptable level of amenity space for future occupiers of the site in accordance with policy 9 of the Sutton Local Plan and the Mayor of London’s Housing Supplementary Planning Guidance (SPG).

5.20 Whilst the refuse storage bins for the proposed dwelling would be located within the site frontage adjacent to the proposed parking bays the refuse and recycling storage areas for the donor property would be located against the southern flank elevation of the proposed dwelling. It is considered that the proposed refuse storage provision would be acceptable subject to a condition to secure final details of the design, materials and appearance of the refuse storage.

E. Highways and Parking
5.21 In accordance with policies 35 and 36 of the Sutton Local Plan 2018, development proposals will be required to make appropriate provisions for sustainable transport modes and will be assessed for their impact on the existing and proposed transport infrastructure and services, and the local environment. Additionally, policy 37 of the Sutton Local Plan 2018 requires development proposals to provide the appropriate amount of car parking and secure cycle storage in accordance with the council’s restraint-based maximum car and cycle parking standards and to ensure the safe and efficient operation of the transport network.

5.22 The proposal would provide three off-street car parking spaces, two for the proposed dwelling and one for the existing dwelling at 42 Blenheim Road. The Senior Highways Engineer has reviewed the application and has raised no objection to the proposal subject to a condition to secure a Construction Logistics Plan (CLP) prior to commencement.

5.23 Conditions have been suggested to secure the submission of a Construction Logistics Plan and details of secure cycle storage. Conditions are also attached to ensure the proposed parking spaces and visibility splays are laid out prior to occupation.

F. Sustainable Design and Energy Efficiency

5.24 Policy 5.2 of the London Plan requires developments to make the fullest contribution to the mitigation of, and adaptation to, climate change and to minimising carbon dioxide emissions according to the following hierarchy: use less energy through the use of passive design and energy efficiency measures, supply energy efficiently through the use of decentralised energy provision and generate renewable energy on-site.

5.25 Policy 5.13 of the London Plan and the Mayor’s Sustainable Design and Construction SPG require all proposed developments to:

- use SuDS unless there are practical reasons for not doing so and aim to achieve greenfield run-off rates by managing surface water run-off as close to its source as possible in line with the Mayor’s drainage hierarchy;
- ensure that the runoff rate at peak times is no more than three times the calculated greenfield rate;
- as a minimum, achieve at least 50% attenuation of the site’s surface water runoff at peak times compared to previous conditions on the site (i.e. prior to redevelopment); and
- ensure a minimum discharge rate of 5 litres per second per outfall; and
- give consideration to green roofs, walls or site planting measures where feasible.
5.26 The Council’s Sustainability Officer has been consulted and raises no objection subject to recommended conditions to secure the above.

G. Trees and Landscaping

5.27 Policy 28 of the Sutton Local Plan 2018 advises that new developments will be expected to respect and retain existing landforms and natural features of application sites, including trees of amenity value, hedges and other landscape features, and make suitable provision for high quality additional landscaping.

5.28 The proposal would involve the erection of new boundary treatment, low picket fence to enclose a new lawn to the front and 1.8 metre high close boarded fence to enclose the side and rear garden areas.

5.29 The Council’s Principal Tree Officer advised that no additional arboricultural impacts are predicted when compared to previous applications at the site. The officer had raised no objection to the scheme subject to a standard condition.

H. Biodiversity

5.30 In accordance with policy 26 of the Sutton Local Plan 2018, development proposals will be required to create, conserve or enhance biodiversity and improve access to nature.

5.31 The application site falls partially within a Green Corridor and the site is located immediately adjacent to a Site of Importance for Nature Conservation (SINC).

5.32 The Biodiversity Officer has raised no objection to the previous applications at the property, subject to a condition to secure the submission of a demolition and construction management plan prior to commencement, outlining how the adjacent SINC would be protected from demolition and construction works. The application proposes the same built form as the most recently refused scheme at the site.

5.33 In the light of the above, it is considered that the proposal would be acceptable in terms of biodiversity considerations subject to a condition to secure the submission of demolition and construction management plan prior to commencement.

I. Planning Contributions

5.34 The proposed development would be liable for the London Borough of Sutton’s Community Infrastructure Levy (CIL) as well as the Mayor of London’s CIL. All residential developments are required to pay £125 per sqm (£100 per sqm for London Borough of Sutton and £25 per sqm for the Mayor) or any net increase of existing floorspace.
5.35 The total floor area of 140 sqm would have been liable for both the Mayor's and Sutton's CIL.

J. Conclusion

5.36 The proposal is acceptable in land use terms and would provide an additional family sized dwelling.

5.37 The proposal would respect the local context of the site and would not result in significant harm to the character of the surrounding area.

5.38 The proposal would not result in harm to the amenity of the neighbouring occupiers or future occupiers and would provide a satisfactory level of accommodation.

5.39 The proposal would not result in any adverse impact on the safe operation of the public highway nor would it result in overspill car parking.

K. Recommendation

5.40 Grant Planning Permission
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

42 BLENHEIM ROAD SUTTON SM1 2PX

Erection of a four bedroomed detached dwellinghouse with habitable room in the roof, landscaping, bin store and two off street parking spaces accessed from Blenheim Road.

SECOND SCHEDULE

(1) The development hereby permitted shall be carried out in accordance with the following Condition(s):

(1) The approved development shall be carried out in accordance with the following drawings/details:
Design and Access Statement
Site location plan
7383/19
7384/19
7290/16
7289/16 Rev A

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

(2) 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.

(3) No development shall begin, including demolition and site clearance works, until a Construction Logistics Plan (CLP), to include details of: (a) loading and unloading of plant and materials; (b) storage of plant and materials; (c) programme of works (including measures for traffic management); (d) provision of boundary hoarding, behind any visibility zones of construction traffic routing; (e) hours of operation; (f) means to prevent deposition of mud on the highway have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved statement.

Reason: To ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway, and to ensure the development process does not have a significant adverse impact on the amenities of nearby residential properties. This condition is required to be pre-commencement as the Construction Logistics Plan needs to be in place before any works take place and to mitigate against the impacts of the demolition / construction process.

(4) Prior to the commencement of development (excluding demolition) the type and treatment of the materials, including samples, to be used on the exterior of the building(s) shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall be used in the construction of the development hereby approved, completed prior to its occupation/use and retained thereafter.

Reason: To safeguard the visual amenities of the area and to ensure compliance with Policy 28 of the Sutton Local Plan 2018. This condition is required to be pre-commencement to ensure that materials are considered at an early stage of the construction process and it is important that details are agreed at this stage as this could potentially impact on construction methods.

(5) Prior to the commencement of development, an Energy Statement incorporating 'as-designed' Standard Assessment Procedure (SAP) outputs must be submitted to the Local Planning Authority and approved in writing which demonstrates how the proposed dwelling/s will apply the Mayor’s energy hierarchy (use less energy, supply energy efficiently and use renewable energy) to achieve at least a 35% reduction in CO2 emissions below the target emission rate (TER) based on Part L1A of the 2013 Building Regulations and at least a 10% reduction in total emissions (regulated and unregulated) through on-site renewable energy generation. The development should exceed the minimum Part L1A emissions standards through energy efficiency measures alone. The development shall be carried out in accordance with the approved details and thereafter retained.

Reason: To comply with Policy 31 of the Sutton Local Plan 2018. This condition is required to be pre-commencement to ensure that these details are considered at an early stage of the process and the required details are an integral part of the construction.
(6) Prior to the commencement of development, a scheme for the management of surface water runoff must be submitted to the Local Planning Authority and approved in writing which identifies appropriate site drainage and flood risk management measures, including SuDS, in order to manage surface water run-off as close to its source as possible in accordance with the Mayor's drainage hierarchy. The submitted scheme should:

(i) provide details of the design storm period and intensity, proposed SuDS measures to delay 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) include calculations carried out by an appropriately qualified professional to show that the peak runoff rate for the 1 in 100 year 6-hour rainfall event (plus 30% for climate change) will be as close as reasonably practicable to the greenfield runoff rate for the same event;

(iii) where greenfield runoff rates cannot be achieved, and methods of drainage include those lower down the Mayor's drainage hierarchy, evidence should be provided to justify the proposed measures and to demonstrate that the peak runoff rate for the 1 in 100 year 6-hour rainfall event (plus 30% for climate change) will be no more than 3 times the calculated greenfield run-off rate for the same event; and

(iv) demonstrate that the 1 in 30 year rainfall event (plus 30% for climate change) can be contained without flooding; any flooding occurring between the 1 in 30 and 1 in 100 year event (plus 30% for climate change) will be safely contained on site; and that rainfall in excess of the 1 in 100 year event is managed to minimise risks. The development shall be carried out in accordance with the approved details and thereafter retained.

Reason: To comply with Policy 32 of the Sutton Local Plan 2018. This condition is required to be pre-commencement to ensure that these details are considered at an early stage of the process and the required details are an integral part of the construction.

(7) Prior to the occupation of the development, full details of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. All hard and soft landscaping and 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 (in particular, BS 3882: Specifications for Topsoil, Recommendations (2015) and BS 8545: Trees from Nursery to Independence in the Landscape, Recommendations (2014) or other recognised codes of good practice). The works shall be carried out prior to the occupation of any part or relevant phase of the development or in accordance with the timetable agreed with the Local Planning Authority. Any tree(s) or plants that (within a period of five years after planting) are removed, die, or (in the opinion of the Local Planning Authority) are 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 28 of the Sutton Local Plan 2018.
(8) Prior to first occupation of the development, a completed Water Efficiency Calculator for New Dwellings must be submitted to the Local Planning Authority and approved in writing to show that internal potable water consumption for each of the dwellings will be limited to 110 litres per person per day (l/p/d) based on the Government's national calculation method for water efficiency for the purposes of Part G of the Building Regulations. The Water Efficiency Calculator should be accompanied by details of the location and type of all appliances or fittings that use water, the capacity or flow rate of any equipment and any rainwater or greywater collection systems incorporated as part of the development. The development shall be carried out in accordance with the approved details and thereafter retained.

Reason: To comply with Policy 33 of the Sutton Local Plan 2018.

(9) Prior to first occupation of the development, as-built' Standard Assessment Procedure (SAP) outputs must be submitted to the Local Planning Authority and approved in writing to demonstrate that the development has been carried out in accordance with the approved details. If the development is unable to meet the required reduction in CO2 emissions through the approved energy strategy, then any shortfall shall be made up through the application of further sustainability measures unless otherwise approved by the Local Planning Authority in writing. The development shall be carried out in accordance with the approved details and thereafter retained.

Reason: To comply with Policy 31 of the Sutton Local Plan 2018.

(10) Prior to first occupation of the development, written confirmation that the approved site drainage and flood risk management measures, including SuDS, have been implemented as part of the development as built must be submitted to the Local Planning Authority and approved in writing. Where different from the approved details, further calculations carried out by an appropriately qualified professional must be provided to show that the peak runoff rate for the 1 in 100 year 6-hour rainfall event (plus 30% for climate change) will be as close as reasonably practicable to the calculated greenfield runoff rate for the same event and no more than 3 times the calculated greenfield runoff rate for the same event. All the measures implemented shall be retained for as long as the development is in existence.


(11) The development shall not be occupied until pedestrian/vehicle visibility splays of 2m by 2m have been provided on each side of the access, the depth measured from the back of the footway (or verge) 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, in accordance with Policy 36 of the Sutton Local Plan 2018.
(12) Prior to occupation of the development, hereby approved, the parking spaces indicated on the approved drawings shall be fully implemented and shall be retained for their intended use thereafter.

Reason: To prevent obstruction and inconvenience to other highway users, in the interest of highway safety, and in accordance with Policy 37 of the Sutton Local Plan 2018.

(13) No work on the superstructure of the development hereby permitted shall commence until a scheme for protecting the proposed dwellings from railway noise has been submitted to, and approved in writing by, the local planning authority. Any work which forms part of the approved scheme shall be completed before the dwellings is occupied.

Reason: To safeguard the residential amenities of the future occupiers and to ensure compliance with Policy 29 of the Sutton Local Plan 2018.

(14) The development hereby approved shall only operate between the hours of 08:00 and 18:00 hours Monday to Friday, 08:00 and 13:00 hours on Saturdays and shall not take place at any time hours on Sundays and Bank Holidays.

Reason: To protect the amenity of the neighbouring occupiers and to comply with Policy 29 of the Sutton Local Plan 2018.

(15) Prior to occupation of the development hereby approved, full details of the position, design, materials and type of boundary treatments/means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to occupation of the development and retained thereafter.

Reason: In the interests of amenity for future and neighbouring occupiers in accordance with policy 29 of the Sutton Local Plan 2018.

Informative(s):