

DM2020/01956

51 and 53 Grennell Road, Sutton , SM1 3DS

<b>Committee</b>	Planning Committee
<b>Committee Date</b>	5th May 2021
<b>Committee Chair</b>	Councillor Drew Heffernan
<b>Report From</b>	Simon Latham, Interim Strategic Director of Regeneration, Housing and Planning
<b>Site Reference</b>	DM2020/01956
<b>Site Address</b>	51 And 53 Grennell Road Sutton SM1 3DS
<b>Time taken</b>	19 weeks 2 days
<b>Applicant</b>	Mrs Melanie Rodger
<b>Agent</b>	N/A
<b>Ward(s) Affected</b>	B05 - Sutton North

## 1 Summary

- 1.1 The application seeks permission for the formation of a new crossover and hard-standing driveway to the front of the property.
- 1.2 This application has been referred to the committee because the applicant is related to a Councillor.

## 2 Recommendation.

- 2.1 To **GRANT** planning permission, subject to the conditions outlined at Appendix B.

### Summary of reasons for recommendation

- 2.2 The proposal would not result in any adverse impact on the safe operation of the public highway or pedestrian safety and would not be detrimental to the parking stress on the existing highway.
- 2.3 The proposal would not have a significant impact on the amenities enjoyed by the occupants of the surrounding properties.
- 2.4 The proposal in terms of design and layout is considered to respect the local context of the site and would not dominate or harm to the character and appearance of the surrounding area.

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### **3 Background and Key Information**

#### Conditions

- 3.1 The conditions of this application are attached at Appendix B.

#### Site and surroundings

- 3.2 The application property comprises a purpose built maisonette, nos. 51 and 53 Grennell Road. It is located on the westernside of Grennell Road. The property benefits from a front and rear garden. No. 53 is the ground floor maisonette and No. 51 occupies the first floor. This proposal will provide an off street parking space for both no. 51 and 53.
- 3.3 The surrounding area is predominantly residential, Although Greenshaw High School is located immediately opposite the site.

#### Site specific designations

- 3.4 None

#### Planning History

- 3.5 DM2019/00902 - Erection of a single storey side extension and raised decking to the rear. Granted on 18.07.2019 No 53 only.

#### Pre-application History

- 3.6 None

#### Design and Review Panel Feedback

- 3.7 N/A

### **4 Application Proposals**

- 4.1 The formation of a new crossover and hard-standing driveway to the front of the property to provide off street parking for two vehicles, one for no. 51 and the other for no.53 Grennell Road. .

#### Amendments

- 4.2 None

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## 5 Publicity

### Consultation

5.1 In total 8 letters were sent to local residents and Greenshaw High School on 8th January 2021 surrounding the site on the following roads listed below:

- **Grennell Road**
- **Danescourt Crescent**

5.2 No site notice or advertisement was required.

### Number of letters received in response to the proposal

5.3 The council received confirmation directly from GreenShaw High School confirming that they have no objections to the proposal.

### Summary of non-material representation(s)

5.4 Not applicable

### Internal and external consultations

5.5 The following internal consultees were consulted and the comments are listed in the table below:

Internal Consultation	Comments Received
Highways	The Principal Highways Engineer has confirmed that the proposed crossover is acceptable as it would comply with the Vehicle CrossOver Policy and the application for the formation of the dropped kerb has been approved by the councils Crossover Engineer.

## 6 Material Planning Policies

6.1 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:

- London Plan 2021

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- Sutton Local Plan 2018

6.2 Also a material consideration in determining planning applications are:

- National Planning Policy Framework (NPPF) 2019.
- National Planning Policy Guidance (NPPG).
- Adopted London Borough of Sutton Supplementary Planning Guidance Documents.
- Human Rights Act 1998
- Equality Act 2010
- Draft London Plan 2017

6.3 Public Sector Equality Duty (PSED) and Human Rights.

6.4 In making your decision you must have regard to the Public Sector Equality Duty (PSED) under s149 of the Equality Act (2010). This means the Council must have due regard to the need (in discharging its functions) to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of (paragraphs 5.22-5.51) those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s). Foster good relations between people who share a protected characteristic and those who do not, including tackling prejudice and promoting understanding.

6.5 The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

6.6 The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s149 as all the factors that need to be considered may be balanced against other relevant factors.

6.7 The proposal is for the creation of a hardstanding for the parking of two vehicles at the front of a private residence, and as such it is considered to have a neutral impact on any members of the public protected by the Equality Act 2010. It is also considered that the decision takes into account issues arising from the Human Rights Act (1998)

**6.8 Material Planning Policies in the Determination of this Application:**

**London Plan 2021 Policies:**

- Policy D4 Delivering good design
- Policy SI 13 Sustainable drainage
- Policy T6 Car parking
- Policy T6.1 Residential parking

**6.9 Sutton Local Plan 2018 Policies:**

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- Policy 28 Character and Design
- Policy 29 Protecting Amenity
- Policy 37 Parking

## 6.10 Supplementary Planning Documents

- SPD 14 Creating Locally Distinctive Places

## 7 Planning Considerations

### Principles of Development

7.1 The main issues addressed within this report relate to the following (including whether any material planning objections have been reasonably addressed) as being most relevant to this application are

- A) The Principle of the Development**
- B) The Design of the Development**
- C) The Impact on Residential Amenity**
- D) Transport and Highways**
- E) Trees and Landscaping**

### 7.2 A) The Principle of the Development:

7.3 The site is located in a residential area, and the proposal is for a residential driveway to serve the existing dwellings and therefore the principle of development is acceptable in land use terms.

### 7.4 B) The Design of the Development

7.5 In accordance with Policy 28: Character and Design of the Sutton Local Plan 2018, the Council will only grant permission for development providing it is attractive, designed to the highest standard using high quality materials and maintains and enhances local character and the appearance of the surrounding area.

7.6 The proposed driveway will involve the removal of the low concrete wall at the front of the property and the removal of part of the grassed front garden. An area of shingle topped hardstanding will be created to accommodate two vehicles. The shingle topped area will have edging to each side and two footpaths will be retained leading to each front entrance door. A section of garden area laid to lawn will remain separating the hardstanding and the front elevation of the property.

7.7 The design of the hardstanding is considered acceptable in that it would be similar to other garden layouts in the surrounding area where off street parking is common, clear pedestrian access to the property will be retained and an element of soft landscaping to the side boundary and to the rear of the garden will be retained. As such the proposal is

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considered to be acceptable in terms of design and its impact on the character and appearance of the area, and would be in accordance with Policy D4 of the London Plan 2021 and Policy 28 of the Sutton Local Plan.

### **7.8 C) Impact on Residential Amenity**

**7.9** Policy 29 of the Sutton Local Plan is relevant here as part of the assessment of the application regarding residential amenity impact. 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.

**7.10** Due to the location of the hardstanding at the front of the property, there is not considered to be an undue impact on the amenities enjoyed by the occupants of the surrounding residential properties. It is noted that the applicant owns the ground floor maisonette and the parking will be located adjacent to this property which removes the potential for the use of the parking space causing harm amenities of the occupiers of the other maisonette within this building. The area of grassed garden separating the parking area and front windows will also mitigate any significant impact on the application property itself.

**7.11** As such the proposal is considered to comply with the aims and objectives set out in Policy 29 of the Sutton Local Plan.

### **7.12 D) Transport and Highways:**

**7.13** Policy 36 of the Sutton Local Plan states that the Council will assess all new development applications for their impact on the existing and proposed transport infrastructure and services, and the local environment.

**7.14** Policy 37 of the Sutton Local Plan states that 'new developments will be expected to provide car parking in accordance with the council's restraint based maximum car parking standards taking into account public transport accessibility levels, existing publicly available parking provision and usage in the vicinity of the site and the need to deter unnecessary car use while avoiding overspill parking problems'.

**7.15** The proposed off street parking will be for an existing residential property and it is intended that it would provide one off street parking space for each of the maisonettes. The proposal has been assessed by the council Principal Highways Officer and Crossover officer in highways who have confirmed that the proposal accords with the current crossover policy in that the crossover will be located a suitable distance from the road hump to the north, the sightlines will be acceptable and the relationship with the dropped kerbs to neighbouring properties would also be acceptable. A vehicle crossover is required to allow vehicles to legally pass over a public footway and/or grass verge to access property, and/or a site. To create a vehicle crossover, a section of kerb is lowered (known as a 'dropped kerb') and a driveway is created linking the road to property, and/or a site, it is noted that the Highways team have separately already approved the dropped kerb to the front of this property.

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7.16 As such it is concluded that the proposal would not have an impact on pedestrian safety, highway safety or the on-street parking situation.

**7.17 E) Trees and Landscaping**

7.18 In accordance with policy 28 of the Sutton Local Plan 2018, 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.

7.19 It is noted that the creation of the hardstanding would not impact on any trees within the existing streetscape and the proposed landscaping of the front garden and driveway would be acceptable with the driveway consisting of shingle with paved pathways and the retention of a small grassed area adjacent to the house and a strip of shrubs to the northern boundary. A condition will be used to ensure that the hardstanding surface is permeable to reduce surface water run off.

7.20 As such the scheme would be in accordance with Policy 28 of the Sutton Local Plan.

**8 Reason(s) for recommendation**

8.1 The proposal would not result in any adverse impact on the safe operation of the public highway or pedestrian safety and would not be detrimental to the parking stress on the existing highway

8.2 The proposal would not have a significant impact on the amenities enjoyed by the occupants of the surrounding properties.

8.3 The proposal in terms of design and layout is considered to respect the local context of the site and would not result in dominance and harm to the character and appearance of the surrounding area.



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**9 Appendices and Background Documents**

9.1 Appendices

<b>Appendix Letter</b>	<b>Appendix Title</b>
A	Site Plan
B	Conditions of application

9.2 Background Documents

<b>Date of Expiry</b>	<b>Background Document</b>
N/A	N/A