

Planning Applications Committee 23rd April 2015

Supplementary Agenda (Modifications Sheet).

Item 4. Town Planning Applications – Covering report.

Paragraph 2.3 – Amend to read London Plan (March 2015).
Insert in second sentence; “and the National Planning Policy Guidance, published in March 2014”

Paragraph 2.9. Delete “providing for example affordable housing contributions” and substitute with “provided that it would not contain any heads of terms or contributions that are not a standard requirement of the Local Plan or (for proposals where a standard requirement has been subject to modification through negotiation or otherwise) depart significantly from the standard requirement of the Local Plan”.

Paragraph 3.4 - Amend first sentence to read Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended).

Paragraph 12 - Background papers.

Amend to read for the following entries:

- London Plan (2015)
- NPPF and NPPG
- Town and Country Planning (Environmental Impact Assessment) Regulations (2011) (As amended).

Item 5 143 Cottenham Park Road, West Wimbledon, SW20 0DW (Ref. 15/P0081) (Raynes Park Ward)

Sustainability (page 21)

Delete Paragraph 9.2 and insert;

9.2 On 25th March the Government issued a statement setting out steps it is taking to streamline the planning system. Relevant to the proposals, the subject of this application, are changes in respect of sustainable design and construction, energy efficiency and forthcoming changes to the Building Regulations. The Deregulation Act was given Royal Assent on 26th March. Amongst its provisions is the withdrawal of the Code for Sustainable Homes.

9.3 Until amendments to the Building Regulations come into effect the government expects local planning authorities not to set conditions with requirements above a Code level 4 equivalent. Where there is an existing plan policy which references the Code for Sustainable Homes, the Government has also stated that authorities may continue to apply a requirement for a water efficiency standard equivalent to the new national technical standard.

9.4 In light of the government’s statement and changes to the national planning framework it is recommended that conditions are not attached requiring full compliance with Code Level 4 but are attached so as to ensure the dwelling is

designed and constructed to achieve CO2 reduction standards and water consumptions standards equivalent to Code for Sustainable Homes level 4.

Recommendation (page 22)

Delete Conditions 13 and 14.

New condition 13. No part of the development hereby approved shall be occupied until evidence has been submitted to the Local Planning Authority demonstrating that the development has achieved not less than the CO2 reductions (ENE1) (a 25% reduction compared to 2010 part L regulations), and internal water usage (WAT1) (105 litres/p/day) standards equivalent to Code for Sustainable Homes level 4.

Informative:

Evidence requirements in respect of condition 13 are detailed in the "Schedule of evidence required for Post Construction Stage from Ene1 & Wat1 of the Code for Sustainable Homes Technical Guide.

Item 6 35 Florence Avenue, Morden, SM4 6EX (Ref 15/P0364) (Ravensbury Ward)

Planning Considerations (page 41)

Insert new sub section

Sustainable Design and Construction

and the following paragraphs:

7.12 The proposals do not constitute Schedule 1 or Schedule 2 development under the provision of the Environmental Impact Assessment Regulations (2011)(As amended). Accordingly there is no requirement for an EIA submission.

7.13 On 25th March the Government issued a statement setting out steps it is taking to streamline the planning system. Relevant to the proposals, the subject of this application, are changes in respect of sustainable design and construction, energy efficiency and forthcoming changes to the Building Regulations. The Deregulation Act was given Royal Assent on 26th March. Amongst its provisions is the withdrawal of the Code for Sustainable Homes.

7.14 Until amendments to the Building Regulations come into effect the government expects local planning authorities not to set conditions with requirements above a Code level 4 equivalent. Where there is an existing plan policy which references the Code for Sustainable Homes, the Government has also stated that authorities may continue to apply a requirement for a water efficiency standard equivalent to the new national technical standard.

7.15 In light of the government's statement and changes to the national planning framework it is recommended that conditions are not attached requiring full compliance with Code Level 4 but are attached so as to ensure the dwelling is designed and constructed to achieve CO2 reduction standards and water consumptions standards equivalent to Code for Sustainable Homes level 4.

Recommendation (page 44)

Delete Conditions 10 and 11.

New condition 10. No part of the development hereby approved shall be occupied until evidence has been submitted to the Local Planning Authority demonstrating that the development has achieved not less than the CO2 reductions (ENE1) (a 25% reduction compared to 2010 part L regulations), and internal water usage (WAT1) (105 litres/p/day) standards equivalent to Code for Sustainable Homes level 4.

Informative:

Evidence requirements in respect of condition 10 are detailed in the "Schedule of evidence required for Post Construction Stage from Ene1 & Wat1 of the Code for Sustainable Homes Technical Guide.

Item 7 Flat 2, 26 Kings Road, Wimbledon, SW19 8QW (Ref.15/P0491) (Trinity Ward)

No modifications.

Item 8 Ravensbury Park Café adjacent to Ravensbury Park Medical Centre, Ravensbury Lane, Mitcham, CR4 4DQ (Ref 14/P4113) (Ravensbury Ward)

Consultation (Page 66)

Insert paragraph 5.21.

A petition of 367 signatures has been received in support of the current application. The petition covering letter states that the existing café does not benefit the local community or park users. It would be much better to use the building as a community centre/ training and educational use as '...our children will benefit from this facility and it will be more used than the existing café'

Item 9 24 Rayleigh Road, Wimbledon, SW19 3RF (Ref 15/P0714) (Dundonald Ward)

Consultation (page 89)

Amend paragraph 5.4.

Neighbours have been re-consulted on the above amendments.

2 representations have been received in relation to the revised plans referred to at para 5.3 which can be summarised as follows;

26 Rayleigh Road – plans misrepresent position of their kitchen window and consequently impact on their privacy, request that side window be amended to high level. Reiterate previous concerns about massing and design of rear extension and impact on light and outlook and request that roof extension be amended to a mansard to match adjoining property.

22 Rayleigh Road – they have a bolt on conservatory not an extension, height is inaccurate, reiterate previous objections to design and massing of rear extension and impact on light and outlook, and design of main roof extension and Juliet balcony, consider details of foundations should have been shown and structural information about the flank wall, consider plans to be inaccurate and misleading.

Item 10 The Alexandra PH, 31-33 Wimbledon Hill Road, Wimbledon, SW19 7NE
(Ref. 14/P4488) (Hillside Ward)

No modifications.

Appeals.

Appeals summary attached (separately).

Enforcement.

Performance figures attached.