

PLANNING APPLICATIONS COMMITTEE

25th May, 2017

APPLICATION NO.	DATE VALID
17/P0652	10/02/2017
Address/Site:	32 Florence Avenue, Morden, SM4 6EX
Ward	Ravensbury
Proposal	Demolition of existing bungalow and erection of four terrace houses
Drawing No's	'Site Location Plan 16-72 A01 Rev A', 'Proposed Block Plan 16-72 A02 Rev E', 'Proposed Site Plan 16-72 A03 Rev F', 'Proposed Ground Floor Plan 16-72 A20 Rev F', 'Proposed First Floor Plan 16-72 A21 Rev F', 'Proposed Second Floor Plan 16-72 A22 Rev F', 'Proposed Roof Plan 16-72 A23 Rev F', 'Proposed Front Elevation 16-72 A30 Rev F', 'Proposed Rear Elevation 16-72 A31 Rev F', 'Proposed West Elevation 16-72 A32 Rev F', 'Proposed East Elevation 16-72 A33 Rev F', 'Street Elevation 16-72 A34 Rev F', 'Proposed Cross-Section 16-72 A35 Rev F', 'Proposed Longitudinal Section 16-72 A36 Rev F & 'Proposed Tree Plan 16-72 A40 Rev E'.
Contact Officer	Felicity Cox (020 8545 3119)

RECOMMENDATION

GRANT PLANNING PERMISSION subject to planning conditions.

CHECKLIST INFORMATION

- Head of agreement: No
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Design Review Panel consulted: No
- Number of neighbours consulted: 14
- Press notice: No
- Site notice: Yes
- External consultations: No
- Controlled Parking Zone: No

1. INTRODUCTION

1.1 The application is being brought before the Planning Applications Committee due to the level of public interest in the proposal. The application has also been called in at the request of Councillor Stephen Alambritis.

2. SITE AND SURROUNDINGS

2.1 The application site is located on the northern side of Florence Avenue, near to the intersection with Ravensbury Avenue. A bungalow is currently located on the site and proposed to be demolished to facilitate the new build.

2.2 The site has an area of approximately 680 square metres. The section of Florence Avenue in which the subject site is located has a gentle slope in a westerly direction from a peak in front of 26 Florence Avenue sloping down towards the intersection with Ravensbury Avenue.

2.3 The site is within the St Helier Neighbourhood (Willows Avenue Character Area) under the Draft Borough Character Study. In Florence Avenue, there is a mixture of 1930s two-storey and bungalow detached houses, and some semi-detached and terrace houses.

2.4 The site is not within a conservation area. The site is not within a Controlled Parking Zone.

3. CURRENT PROPOSAL

3.1 This application seeks planning permission for the demolition of the existing bungalow and erection of four terrace dwelling houses. The western dwelling (House A) would be a two storey, two bedroom dwelling. The balance of the dwellings (Houses B-C) would be two storey houses plus accommodation within the roofspace. These dwellings would be 4 bedroom dwellings.

3.2 The gross internal floor areas and garden areas of the proposed dwellings is as follows (from west to east):

Dwelling	Bedroom/Spaces	GIA Proposed (m ²)	GIA Required (m ²)	Rear Garden Area (m ²)
House A	2b, 3p	74.50	70	111
House B	4b, 6p	117.43	112	80
House C	4b, 6p	112.98	112	80
House D	4b, 5p	105.15	103	96

3.3 The eastern and western end of terrace dwellings would have a setback of 1.2m from the side boundaries of the site. The proposed dwellings would be setback between 4.7m-4.9m from the front footway.

- 3.4 The three eastern terrace houses would have a crown roof with two front projecting gables. The building would have a height of 5.1m to eaves and 7.7m to top of roof. The rear roof of the eastern dwelling would be stepped down in height in the north-eastern corner to a height of 4.3m to eaves and 5.6m to top of roof. As such, this section of the dwelling would be only two storeys in height, with no accommodation within the roofspace. The three eastern dwellings would have a depth of 11.7m.
- 3.5 The building would step down in height to two storeys adjacent to the rear boundaries of the properties fronting Ravensbury Avenue. This section of the building (the western dwelling) would have a crown roof to the second storey of accommodation with a height to eaves of 3.4m and maximum roof height of 4.9m. This was reduced in height from the original proposal which a height to eaves of 4.3m and maximum roof height of 5.6m.
- 3.6 The western dwelling would have a depth of 11.5 metres at ground level and 10 metres at first level. The upper storey of the building has been setback 1.5m from the rear elevation. The rear single storey element of this dwelling would have a flat roof to a height of 2.5m above ground level. The original proposal submitted did not include any setback to the first floor (i.e. depth of both storeys was 11.5 metres).
- 3.7 Each dwelling would have a single car parking space in the front garden. Bin storage is also proposed in the front garden. Bicycle and garden stores are proposed in the rear garden of each dwelling (Empire Sheds Wooden Bike Shed SKU: EMSD1553 or similar).
- 3.8 The dwellings would be finished with red brick external walls with white bond coursing, roof tiles, black UPVc rainwater goods, white UPVc windows and painted timber doors.

4. PLANNING HISTORY

- 4.1 The site has an extensive site history. The following is the relevant planning history applicable to this application:

16/P3861 DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF NO. 3 X 4 BEDROOM TERRACE HOUSES AND NO. 1 X 3 BEDROOM TERRACE HOUSES –

Planning permission refused. Reason: The proposed development of four terrace dwellings by reason of its size, massing, design and siting is considered an unneighbourly form of development which would be overly large and overbearing on neighbours and the streetscene, and harmful to the amenity of neighbours in terms of overshadowing and visual intrusion, appearing unduly dominant and out of character with the Florence Avenue streetscene and would be contrary to policies 7.4 and 7.6 of the London Plan 2015, policies CS13 & CS14 of the Merton LDF Core

Planning Strategy (2011), policy DM D2 of the Merton Sites and Policies Plan (2014) and Standard 3.1.1 of the London Housing SPG 2012.

The application is currently the subject of an appeal. No date has been given for the Planning Inspector's site visit.

5. CONSULTATION

5.1 The application was advertised by means of neighbour notification letters and a site notice.

5.2 A petition objecting to the development was received, which contained 70 signatories. The petition raises the following objections:

- Design, size, and siting of building is unneighbourly.
- Pleasantness and attractiveness of street and area would deteriorate by this overly large and overbearing development.
- The amended proposal has not addressed the areas of concern from the previously refused planning application.
- Dominant appearance would be out of character with the Florence Avenue streetscene

5.3 In addition to the petition, there were 5 objections from local residents raising concerns relating to:

- Design, size, bulk, siting and height is inappropriate for the size of the site and is overdevelopment;
- Proposed building is out of character with the housing of the area – would be detrimental to streetscene and character of area by being overly dominant and overly large;
- Would be visually imposing on neighbours and will restrict outlook;
- Would result in loss of privacy, sunlight and daylight to neighbours;
- Similar development built in 2005 in the street was built with irregularities and has resulted in intrusion on neighbours. This development should not set a precedent for future development;
- Would subject residents to increased noise, car exhaust emissions, light pollution and emissions from new development;
- Would increase traffic/parking issues and endanger safety of road users and pedestrians;
- Insufficient parking available in street and proposal would increase parking problems;
- Loss of bungalow means less housing available for elderly and disabled;
- Development will generate additional pressure on educational and health facilities, public open spaces, children's play spaces, infrastructure and waste;
- The amended proposal has not addressed the areas of concern from the previously refused planning application.

- 5.4 Councillor Stephen Alambritis – Objects to the proposal and supports the view of residents who have petitioned to Council objecting to the proposal. The proposed development's size, design and situation is unneighbourly. The proposal would be harmful to the pleasant streetscene and surrounding area by being overly large and overbearing. The dominant appearance of the development would be out of character with the Florence Avenue streetscene. The proposal has not addressed the previous concerns regarding the refused planning application.
- 5.5 Environmental Health. No objection. Recommend conditions requiring submission of Demolition and Construction Method Statement.
- 5.6 Transport Planning. Officers have advised that the level of car parking and cycle parking is sufficient. Bin storage is suitably located. The proposed development will not generate a significant negative impact on the performance and safety of the surrounding highway network as such a recommendation for approval is supported.
- 5.7 Highways. Officers have no objections or comments to the proposal subject to conditions on details and construction of crossovers and car parking.
- 5.8 Climate Change. Officers have advised that they are satisfied that the proposed energy approach to the development is compliant and recommend that Merton's Standard Sustainable Design and Construction (New Build Residential - minor) Pre-Occupation Condition is applied to the development.

6. POLICY CONTEXT

6.1 NPPF - National Planning Policy Framework (2012):

Core planning principles relevant to application:

Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth.

Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;

Part 7 Requiring Good Design

6.2 London Plan (2015)

3.3 Increasing housing supply;

3.4 Optimising housing potential;

3.5 Quality and design of housing developments.

5.3 Sustainable design and construction.

6.9 Cycling

7.4 Local character

7.6 Architecture

6.3 Merton LDF Core Planning Strategy (2011)

CS8 (Housing Choice)

CS9 (Housing Provision)

CS11 (Infrastructure)

CS13 (Open Space, Nature Conservation, Leisure and Culture)

CS14 (Design)

CS15 (Climate Change)

CS18 (Active Transport)

CS19 (Public Transport)

CS20 (Parking, Servicing and Delivery)

6.4 Merton Sites and Policies Plan (2014)

The relevant policies in the Merton Sites and Policies Plan (2014) are:

DM D1 (Urban Design and the Public Realm)

DM D2 (Design considerations in all developments)

DM T2 (Transport impacts of Development)

6.5 Supplementary planning guidelines:

London Housing SPG – 2016

Merton SPG: Design – 2004

Merton SPG: New Residential Development – 1999

7. PLANNING CONSIDERATIONS

7.1 The main planning considerations include assessing the principle of development, the need for additional housing and housing mix, design and appearance of the proposed building, the standard of the residential accommodation, the impact on residential amenity and impact on car parking and traffic generation.

7.2 Principle of Development

Core Planning Strategy Policy CS9 encourages the development of additional dwellings within residential areas in order to meet the London Plan target of 42,389 additional homes per year from 2015-2036 (Merton - 411 per year). The National Planning Policy Framework 2012 and London Plan policies 3.3 & 3.5 promote sustainable development that encourages the development of additional dwellings in locations with good public transport accessibility. Merton's most recent Annual Monitoring Report notes that all the main housing targets have been met for 2015/16. 688 additional new homes were built during the monitoring period, 277 above Merton's target of 411 new homes per year (in London Plan 2015). For the period 2011-16 provision has been 2,508 net units (817 homes above target).

- 7.3 The site has a PTAL rating of 2 which is considered to be average, and is located within proximity to bus and tram services. Notwithstanding that the housing target was exceeded not only for 2015/16 but for the period 2001-2016, the proposal would provide additional dwellings in a residential area, helping to provide a mix of dwelling types locally and contributing to on-going housing targets. The principle of a more intensive residential development of the site for housing is consistent with making more effective use of land; however officers acknowledge that the acceptability of the scheme is dependent upon to compliance with the relevant London Plan policies, Merton Local Development Framework Core Strategy, Merton Sites and Policies Plan and supplementary planning documents.

Design and Appearance

- 7.4 London Plan policies 7.4 and 7.6, Core Strategy policy CS14 and SPP Policies DMD2 and DMD3 require well designed proposals that will respect the appearance, materials, scale, bulk, proportions and character of the original building and their surroundings.
- 7.5 The site is designated within the St Helier Neighbourhood (Willows Avenue Character Area) under the Draft Borough Character Study. The character study identifies that the Willows Avenue Character Area is largely defined by semi-detached two storey 1930s medium density houses in varying materials. However, it is evident from a site visit that the area also features numerous examples of bungalows, detached two storey dwellings and groups of terrace houses with some examples of flats in the surrounding area. Given the mix of dwellings in the immediate locality, officers consider that there would be no overriding reason to resist proposals to replace a bungalow with a different building form such as houses on the site.
- 7.6 The modifications to the design from the previously refused scheme include a reduction in building height, width and modification to the western elevation to be a reduced two storey form. The height of the revised proposal has been reduced by 442mm, the height of the western section of the roof (House A) has been reduced by 3774mm and the width of the proposal has been reduced by 375mm. The rear elevation gables have been removed and the western gable on the front elevation has been moved 2960mm to the east. The western section of the building (House A) has been replaced with a two storey form with sloping side and rear elevations to the first floor. The first floor of House A has also been setback 1500mm from the rear elevation of the building.
- 7.7 Street Elevation Drawing No: 16-72 A34 Rev F illustrates how the development would appear within the streetscene of Florence Avenue. Officers consider that the amended design may be considered as achieving a height that is respectful of the surrounding built form and slope of the street. Whilst it is noted the immediately adjoining property is a bungalow, the predominant building height in the street is two

storeys dwellings, several of which have additional accommodation within converted lofts.

- 7.8 The street elevation also illustrates that the proposal is of a substantially smaller scale and massing to the terrace dwellings constructed at 24a-28a. However, notwithstanding that the design of the dwelling has taken cues from the surrounding built form through the proposed building materials, combination of pitched and gabled roofs, and fenestration, the context of the current proposals differs from that of this terrace insofar as the flank boundary adjoins back gardens of dwellings in Ravensbury Avenue thereby accentuating the prominence of the contrasting built form with that of the neighbouring bungalows.
- 7.9 The modifications have reduced the bulk and massing of the building, and whether the current proposals achieves a massing, scale character and design that is respectful of the Florence Avenue streetscene and surrounding area is a matter of judgement. The proposed dwellings would present as an asymmetrical block of houses onto the street with a subordinate side extension and, allowing for the prominence of the development, may be considered to complement the form and design of surrounding housing and warrant support.

Neighbour Amenity

- 7.10 London Plan Policy 7.6 (Architecture) requires that buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy and overshadowing. SPP policy DMD2 states that proposals must be designed to ensure that they would not have an undue negative impact upon the amenity of neighbouring properties in terms of loss of light, quality of living conditions, privacy, visual intrusion or noise.
- 7.11 Overlooking has been raised as a concern by surrounding residents. The *Merton SPG: New Residential Development* specifies that a minimum distance of 20 metres should be provided between facing elevations of properties to maintain sufficient privacy. The distance between the rear elevation of the dwellings and the rear elevation of properties fronting Leonard Avenue is approximately 40 metres and therefore exceeds the minimum separation distance recommended within the *Merton SPG: New Residential Development*. Windows on the flank elevations of the building (two on the eastern elevation and one on the western flank elevation) will be obscure glazed and non-openable to a height of 1.7m above floor levels, to be secured through a suitably worded condition. Therefore, subject to suitable conditions the proposal would not be likely to result in the loss of privacy to adjoining occupiers.
- 7.12 The western flank elevation of the proposal would be sited approximately 15 metres from the rear elevation of 21/23 Ravensbury Avenue and 14 metres from the rear elevation of 19 Ravensbury

Avenue. The current proposal has reduced the height, scale and massing of the proposal along the western boundary of the site adjacent to the rear gardens of these properties fronting Ravensbury Avenue.

- 7.13 A large double garage with gable roof is located at the rear of 21/23 (servicing these dwellings) in addition to a further shed located along the rear boundary of this garden. The plot on which the new dwellings would be erected is however slightly higher than that of 21/23 and the bungalow at 19. Notwithstanding the slight change in levels, taking into consideration the existing garages and outbuildings and the reduced height and massing of the proposal, it may be considered that the proposal would not be unduly intrusive or overbearing to the occupiers of these dwellings.
- 7.14 To address concerns relating to potential visual intrusion on the outlook and amenity space of 19 Ravensbury Avenue, the first floor of the western dwelling has been recessed 1.5m from the rear elevation. Combined with the reduction in height and massing with sloping side elevations to the first floor, officers judge that the amended proposal would not be harmful to the amenity of the occupiers of this property in terms of visual intrusion and loss of outlook.
- 7.15 A Daylight & Sunlight Analysis (dated 08 February 2017) was provided with the current application. The Daylight and Sunlight Analysis had been produced by Energy Rating Services for the preceding planning application LBM Ref: 16/P3861. The analysis demonstrated that the previous proposal would not have a harmful impact on the amenity of adjoining properties in terms of loss of daylight to habitable rooms and was within the acceptable BRE criteria. Given the current scheme has been reduced in height and massing from the previous scheme, it is considered that the findings of this analysis remain relevant. It would therefore be unreasonable to withhold permission on the grounds of a failure to maintain adequate access to daylight to adjoining habitable rooms.
- 7.16 A BRE Overshadowing Analysis (dated 08 February, 2017) was submitted with the application. The analysis demonstrates that the proposed development complies with the BRE Guidelines as no part of the adjoining gardens would be prevented from receiving any sun as a result of the proposed development. The Overshadowing Analysis demonstrates that the proposal would not cause a material loss of sunlight on adjoining properties as defined by BRE Guidelines. It would therefore be unreasonable to withhold permission on the grounds of a detrimental impact on adjoining properties in terms of loss of light and overshadowing.
- 7.17 Standard of Accommodation
Policy DM D2 and DM D3 of the Site and Polices Plan states that all proposals for residential development should safeguard the residential

amenities of future occupiers in terms of providing adequate internal space, a safe layout and access for all users; and provision of adequate amenity space to serve the needs of occupants. Policies CS8, CS9 and CS14 within the Council's Adopted Core Strategy [2011] states that the Council will require proposals for new homes to be well designed.

- 7.18 Policy 3.5 of the London Plan 2015 states that housing developments should be of the highest quality internally and externally and should ensure that new development reflects the minimum internal space standards (specified as Gross Internal Areas) as set out in Table 3.3 of the London Plan (Amended March 2016).
- 7.19 The proposed dwellings meet the minimum gross internal floor area requirements of the London Plan, as shown in the Table provided in Section 3. Both the single and double bedrooms comply with the London Plan room size requirements (7.5m² and 11.5m² respectively). The layout of the dwellings is considered to provide adequate daylight and outlook for future occupiers.
- 7.20 SPP Policy DM D2 requires that all proposals for residential development provide adequate private amenity space to meet the needs of future occupiers. Policy DM.D2 requires that for all new houses, the Council will seek a minimum of 50 square metres as a single usable regular amenity space.
- 7.21 Each dwelling will be provided with a rear garden area in excess of 50 square metres as specified in Section 3. The proposed gardens are considered to have sufficient privacy and daylight.
- 7.22 It is therefore considered that the proposed dwellings would provide a satisfactory standard of accommodation in accordance with the above policy requirements.
- 7.23 Parking and Servicing
Core Strategy policy CS20 requires that development would not adversely affect pedestrian or cycle movements, safety, the convenience of local residents, on street parking or traffic management.
- 7.24 The site has a PTAL of 2 and is not located in a Controlled Parking Zone. The car parking provision will provide a total of four spaces for the four dwellings.
- 7.25 LBM Transport Officers have advised that the level of parking provision is sufficient and overspill parking from the occupied development is unlikely to occur. The proposed development is not considered to generate a significant negative impact on the performance and safety of the surrounding highway network. It is therefore considered that the proposal is acceptable in accordance with Core Strategy policy CS20.

- 7.26 Cycle Storage
Core Strategy Policy CS18 and London Plan policy 6.9 call for proposals that will provide for cycle parking and storage. A new 2 or more bedroom dwelling would be required to provide 2 bicycle spaces.
- 7.27 The application has provided for storage for 2 bicycles per dwelling within the rear garden area of each dwelling. LBM Transport Officers have advised that the proposed provision of cycle parking is in accordance with minimum London Plan requirements for cycle parking. The proposal is therefore considered to comply with the above policies.
- 7.28 The applicant has advised that the bicycle/garden store proposed in the rear gardens would be an “Empire Sheds Wooden Bike Shed SKU: EMSD1553” or similar. The sheds would be obscured by the boundary fence and therefore would not be visually intrusive to neighbours.
- 7.29 Refuse Storage and Collection
Policy CS20 of the Core Strategy [July 2011] states that the Council will seek to implement effective traffic management by requiring developers to incorporate adequate facilities for servicing to ensure loading and unloading activities do not have an adverse impact on the public highway.
- 7.30 A dedicated refuse store is to be provided for each dwelling within the front garden area of the dwellings. The bin store is within the recommended distances for bin stores as outlined in the Manual for Streets and the LBM’s Waste and Recycling Storage Requirements Guidance Note and will allow for refuse collection from the street. The proposal is therefore considered to comply with the above policies.
- 7.31 Sustainable Design and Construction
London Plan Policy 5.3 requires that new dwellings address climate change adaptation and mitigation. Policy CS15 of the Core Strategy 2011 requires that developments make effective use of resources and materials minimises water use and CO2 emissions.
- 7.32 LBM Climate Change Officers have advised that the proposed energy approach as detailed within the Design and Access Statement is acceptable. The intent of the development is to achieve performance levels in compliance with former Code for Sustainable Homes Level 4. LBM Climate Change Officers have recommended that Merton’s Standard Sustainable Design and Construction (New Build Residential - minor) Pre-Occupation Condition is applied to the development.

8. SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS

- 8.1 The proposal does not constitute Schedule 1 or Schedule 2 development. Accordingly, there are no requirements in terms of an Environmental Impact Assessment (EIA).

9. CONCLUSION

- 9.1 The proposal would provide for four new dwellings in an established residential area by introducing a significantly more housing intensive development in this plot within Florence Avenue.
- 9.2 While the scheme would deliver on one key planning objective, that of delivering more housing, this aspect of the scheme merits needs to be balanced against the impact that the development would have on neighbour amenity and the surrounding streetscene.
- 9.3 The latest application reduces the bulk of the earlier scheme that is the subject of an appeal. In terms of quantitative analyses of impact on daylight and sunlight the proposals would not breach recognized guidance which forms the basis of the Council's policies. On balance, officers consider that the current proposal is of an adequate design, and that its scale and massing is such that it would not detract from the mixed character of the area and the Florence Avenue streetscene.
- 9.4 The design of the dwellings meets minimum standards required for Gross Internal Area, and is considered to provide an acceptable standard of accommodation for future occupiers. The potential for adverse amenity impacts on neighbours in terms of the impact of further extension and from placing windows in the flanks of the end terrace dwellings may be mitigated by restrictive conditions. The proposal is therefore recommended for approval.

RECOMMENDATION Grant planning permission subject to conditions.

Conditions

- 1) A1 Commencement of works
- 2) A7 Built according to plans; 'Site Location Plan 16-72 A01 Rev A', 'Proposed Block Plan 16-72 A02 Rev E', 'Proposed Site Plan 16-72 A03 Rev F', 'Proposed Ground Floor Plan 16-72 A20 Rev F', 'Proposed First Floor Plan 16-72 A21 Rev F', 'Proposed Second Floor Plan 16-72 A22 Rev F', 'Proposed Roof Plan 16-72 A23 Rev F', 'Proposed Front Elevation 16-72 A30 Rev F', 'Proposed Rear Elevation 16-72 A31 Rev F', 'Proposed West Elevation 16-72 A32 Rev F', 'Proposed East Elevation 16-72 A33 Rev F', 'Street Elevation 16-72 A34 Rev F', 'Proposed Cross-Section 16-72 A35

Rev F', 'Proposed Longitudinal Section 16-72 A36 Rev F & 'Proposed Tree Plan 16-72 A40 Rev E'.

- 3) B1 External Materials to be Approved
- 4) B6 Levels
- 5) C01 No Permitted Development (Extensions)
- 6) C02 No Permitted Development (Windows and Doors in flank walls)
- 7) C04 Obscured Glazing

Before the development hereby permitted is first occupied, the windows in the eastern and western elevations shall be glazed with obscure glass and fixed shut to a height of 1.7 metres above finished floor level and shall permanently maintained as such thereafter.

- 8) C07 Refuse & Recycling (Implementation)
- 9) C08 No Use of Flat Roof
- 10)D10 External Lighting
- 11)D11 Construction Times
- 12)F01 Landscaping/Planting Scheme
- 13)F04 Tree Survey Approved

The trees shown on the deposited plan numbered 'Proposed Tree Plan 16-72 A40 Rev E' as to be retained, shall be retained and maintained unless otherwise agreed in writing by the Local Planning Authority.

- 14)F09 Hardstandings
- 15)H01 New Vehicle Access – Details to be submitted
- 16)H04 Provision of Vehicle Parking
- 17)H05 Visibility Splays
- 18)H06 Cycle parking – Details to be submitted
- 19)Non-Standard Condition

No development shall take place until a Demolition and Construction Method Statement has been submitted to, and approved in writing by,

the local planning authority. The approved Statement shall be adhered to throughout the demolition and construction period.

The Statement shall provide for:

- hours of operation
- the parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- wheel washing facilities
- measures to control the emission of noise and vibration during construction.
- measures to control the emission of dust and dirt during construction/demolition
- a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: To ensure the safety of pedestrians and vehicles and the amenities of the surrounding area and to comply with the following Development Plan policies for Merton: policies 6.3 and 6.14 of the London Plan 2015, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T2 of Merton's Sites and Policies Plan 2014.

20) Sustainable Design and Construction (New Build Residential - minor) (Pre-Occupation Condition)

No part of the development hereby approved shall be occupied until evidence has been submitted to the Local Planning Authority confirming that the development has achieved CO2 reductions of not less than a 19% improvement on Part L regulations 2013, and internal water usage rates of not more than 105 litres per person per day.'

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with the following Development Plan policies for Merton: Policy 5.2 of the London Plan 2015 and Policy CS15 of Merton's Core Planning Strategy 2011.

21) NPPF Informative – Scheme Amended During Application Lifecycle.

22) Informative for evidence requirements for condition 20:

Carbon emissions evidence requirements for Post Construction stage assessments should provide:

Detailed documentary evidence confirming the Target Emission Rate (TER), Dwelling Emission Rate (DER) and percentage improvement of DER over TER based on 'As Built' SAP outputs (i.e. dated outputs with accredited energy assessor name and registration number, assessment status, plot number and development address).

OR, where applicable:

A copy of revised/final calculations as detailed in the assessment methodology based on 'As Built' SAP outputs
Confirmation of Fabric Energy Efficiency (FEE) performance where SAP section 16 allowances (i.e. CO2 emissions associated with appliances and cooking, and site-wide electricity generation technologies) have been included in the calculation
Water efficiency evidence requirements for Post Construction Stage assessments must provide:
Detailed documentary evidence representing the dwellings 'As Built'; showing:
The location, details and type of appliances/ fittings that use water in the dwelling (including any specific water reduction equipment with the capacity / flow rate of equipment); and
The location, size and details of any rainwater and grey-water collection systems provided for use in the dwelling;
Along with one of the following:
Water Efficiency Calculator for New Dwellings; or
Written confirmation from the developer that the appliances/fittings have been installed, as specified in the design stage detailed documentary evidence; or
Where different from design stage, provide revised Water Efficiency Calculator for New Dwellings and detailed documentary evidence (as listed above) representing the dwellings 'As Built'.

[Click here](#) for full plans and documents related to this application.

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