

PLANNING APPLICATIONS COMMITTEE

16th November 2017

APPLICATION NO.

17/P3256

DATE VALID

05/09/2017

Address/Site: 3 Orchard Lane, Raynes Park, London, SW20 0SE

Ward: Raynes Park

Proposal: Demolition of existing dwelling and the erection of 4 x 4 bedroom terraced houses and 1 x 4 bedroom detached house with associated parking & landscaping.

Drawing No.'s: P-Si-D-001, P-Si-D-002 (Rev: A), P-00-D-004 (Rev: C), P-01-D-005 (Rev: C), P-02-D-006 (Rev: C), P-R1-D-007 (Rev: B), E-N/S-D-008 (Rev: B), E-S/W-D-009, E-N/E-D-010, E-N/S-D-013 (Rev: A), X-4/5-B-014 (Rev: A) and X-CC/DD-B-010 (Rev: B).

And supporting documents: 'Planning Statement' dated August 2017, 'Design and Access Statement' dated 25/08/2017, 'Arboricultural Impact Assessment Report' dated 25/04/2017, 'Ecology Report' dated October 2016, 'Sustainability Statement' dated 23/08/2017, 'Daylight and Sunlight Report' dated 28/04/2017 and 'Environmental Noise Assessment' dated 24/04/2017.

Contact Officer: Jock Farrow (020 8545 3114)

RECOMMENDATION

Grant planning permission subject to conditions.

CHECKLIST INFORMATION

- S106: No
- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Statement been submitted: No
- Press notice: Yes (affects adjoining conservation area)
- Site notice: Yes (affects adjoining conservation area)
- Design Review Panel consulted: No
- Number of neighbours consulted: 30
- External consultations: 0
- Conservation area: No (adjoins Durham Road Conservation Area)
- Listed building: No

- Archaeological priority zone: No
- Tree protection orders: Yes (Merton (No.689) TPO 2016)
- Controlled Parking Zone: No
- Flood risk zone: No
- Open Space: No (adjoins Holland Gardens Open Space)

1. INTRODUCTION

- 1.1 This application is being brought to the Planning Applications Committee for determination due to the nature and number of objections received.

2. SITE AND SURROUNDINGS

- 2.1 The application site (0.16 hectares) is positioned to the rear of dwellings fronting Orchard Lane (north of the site), Durham Road (west of the site) and Cambridge Road (south of the site). The site includes a 50m shared access from Orchard Lane. The land generally slopes away from the properties fronting Orchard Lane, such that the subject site sits at a lower elevation.
- 2.2 The site currently comprises No. 3 Orchard Lane, a two storey (with loft level) 5 bed dwelling, which is attached to No. 3A Orchard Lane, a single storey one bed flat. The site is characterised by a regular shaped, straight vehicle access, beyond which the site opens up into a spacious plot which is roughly wedge shaped; the oblique boundary lines of the site result in the plot increasing in width toward the rear (east). The site is enclosed by substantial, mature vegetation and trees.
- 2.3 The application site is surrounded by residential dwellings of generous proportions and are predominantly two storey with pitched roofs, many of which have accommodation at roof level. The access to the site is shared with No. 1 Orchard Lane, which adjoins the site along its southern boundary. No. 1 Orchard Lane comprises a two storey (with additional pitched roof) detached dwelling. To the southeast corner of the site is a two storey (with additional pitched roof), detached building with various extensions which is positioned within close proximity to the boundary shared with the application site. To the north are two storey (with additional pitched roofs) detached dwellings. To the west are two storey (with additional pitched roofs) semi-detached dwellings; these dwellings are located within the Durham Road Conservation Area. To the east is designated open space known as Holland Gardens. As per the draft Borough Character Study, the application site falls within the Raynes Park Sub Area, or more specifically, the Cottenham Park Character Area; the character area is described as being an area of established high quality.
- 2.4 The site has a PTAL (public transport accessibility level) of 3 which is considered to be moderate (1 being very poor and 6 being excellent).

3. CURRENT PROPOSAL

- 3.1 This application seeks planning permission for the demolition of the existing dwelling and the redevelopment of the site to provide a terrace of 4 x 4 bed, 3 storey dwellings and 1 x 4 bed, 3 storey detached dwelling along with associated parking, amenity space and landscaping. The development would have a total floor area of 964sq.m.

- 3.2 The proposed detached dwelling would be positioned in place of the existing dwelling, being immediately adjacent to the point where the vehicle access meets the main portion of the backland site. The dwelling would be set in from the northern boundary by approximately 1.9m, with the flank wall being roughly parallel to the skewed boundary line. The dwelling would be provided with a garden and parking space to the rear. Access would remain from Orchard Lane, the vehicle access would wrap around to the southern flank and to the rear of the detached dwelling, providing a shared vehicle surface positioned centrally within the site. The proposed terrace would occupy the eastern portion of the site, being setback from the detached dwelling by some 19m; the terrace would utilise a staggered footprint; the flank walls would be roughly parallel to the skewed site boundaries and would be set in from the northern and southern boundaries by approximately 1.75m respectively; the rear elevations would be setback from the eastern boundary by an approximate average of 9m and this setback would provide for the rear gardens of the terrace dwellings. Each of the terrace dwellings would have a vehicle parking space to the front, accessed directly from the central, shared vehicle surface.
- 3.3 The proposed terrace dwellings would be contemporary in appearance, comprising flat roofs and elevational treatment broken up into a series of stacked cuboids; terraces/balconies would be incorporated at first and second floors to the front and rear; the front elevation would incorporate recesses between the main façade of each dwelling. The second floor would be set in from the flank elevations by some 1.55m. Ground and first floor levels would comprise yellow London Stock Brick while the second floor would be off-white STO render. The main entrance doors would be aluminium. The glazed windows, folding doors and balustrades would comprise bronze aluminium frames. Red Cedar timber would be utilised to screen balconies. Green/living walls would be applied to the flank elevations and a green/brown roof would be applied to the first floor roof along the flanks (within the space created by setting in the top floor).
- 3.4 The proposed detached dwelling would match the vernacular and materials (including the green/living walls to the flanks and green/brown roof) of the terraced dwellings, albeit it would incorporate a two storey side element which would extend toward the south east.
- 3.5 The proposed development would have the following dimensions:
- Terrace: 14m deep, 24m wide (approximate average), 6m high to the top of the first floor and 8.9m maximum height.
 - Detached dwelling: 10.4m deep, a maximum of 11m wide, 5.7m high to the top of the first floor and 8.8m maximum height.
- 3.6 As previously mentioned, the site is enclosed by substantial, mature vegetation and trees. To facilitate the development, it is proposed to remove 5 Category C (low quality) trees which are located towards the norther boundary of the site; the felled trees would include Lawson Cypresses and Common Ashes. It is proposed to retain all Category A (high quality) and Category B

(moderate quality) trees; this includes a mature Swamp Cypress which benefits from a TPO, Common Ashes and a Hornbeam. In addition, extensive landscaping has been proposed throughout the site.

- 3.7 Following the initial submission of the application, discussions ensued between LBM Officer's and the developer - Officer's raised concerns regarding the width of the vehicle access and the potential impact on retained trees. Amended plans were subsequently submitted which removed the proposed gate and vegetation from the vehicle access; removed the proposed patios and extended gardens walls from the rear of the terrace row (which were within the root protection zone of tree T4 - the TPO tree); introduced additional landscaping around the trunk of tree T15.

4. PLANNING HISTORY

- 4.1 There is no relevant planning history recorded at the application site.

5. CONSULTATION

- 5.1 Public consultation was undertaken by way of site and press notices along with letters sent to 30 neighbouring properties. The outcome of the consultation process is summarised as follows:

- 5.2 33 letters of objection which are summarised as follows:

- Excessive density.
- Over development.
- Vehicle access too narrow.
- Compromised highway and pedestrian safety.
- Highway obstruction during the construction phase.
- Highway congestion.
- Increase vehicle movements and associated noise and light.
- Inaccessible for emergency services.
- Fire risk.
- Inadequate sight lines.
- Increased parking pressure.
- Objection to gated nature of proposal.
- Refuse provisions inappropriate.
- Out of character.
- Incongruous design.
- Excessive scale.
- Poor selection of materials.
- Detrimental to the setting of the conservation area.
- Visual intrusion/impact and overbearing.
- Loss of light.
- Loss of privacy.
- Noise pollution.
- Air pollution.
- Overlooking adjoining park.
- Disturbance during the construction phase.
- Limited outdoor space.
- Loss of trees including a tree with a TPO.
- Inadequate drainage and sewerage.

- Exacerbate flooding.
 - Adverse impact upon security.
 - Loss of green space and associated ecology.
 - Environmental impact.
 - Breach of existing covenant.
 - Contravenes planning policy.
 - Misleading, contradictory, false and incomplete information.
- 5.3 1 neutral representation stating that the author could not object to the planning application due to an existing covenant.
- 5.4 1 Letter of support which is summarised as follows:
- Developing the site to provide 5 houses is an excellent use of space
 - Objections relating to highway safety are unfounded
 - Objections relating to overlooking the park are unreasonable
- 5.5 The Residents Association of West Wimbledon: Objection. The proposal would be out of keeping with the character of Orchard Lane, which is predominantly 2 storey detached dwellings with generous gardens and surrounding open space. The removal of 5 trees would result in the north elevation being clearly visible. Orchard Lane is already prone to parking pressure and congestion; 1 vehicle parking space per dwelling is insufficient and there is no provision for visitors or deliveries; the gated entrance would increase the likelihood of visiting vehicles having to park in Orchard Lane. Increased vehicle movements would increase noise, disturbance and pollution to neighbouring properties. Loss of privacy from the rear windows of the gatehouse. Tree T4 (swamp cypress subject to a TPO) is clearly visible from Holland Gardens and makes a positive contribution to the visual amenity of the area; this tree would be put at risk as a result of the construction period and due to subsequent pressure to prune or remove the tree to allow light into the proposed properties. Trees T11 and T18 are similarly at risk from requests to prune or remove them due to the proximity to the proposed development. The proposed terraces would be visible from the adjacent open space (Holland Park) and would result in loss of privacy to prospective occupants and users of the park. The access and site are too narrow/constrained for large vehicles, including fire engines. Refuse provisions are inappropriate and would be an eyesore.
- 5.6 The Wimbledon Society: Objection. The proposed development would result in loss of light to neighbouring properties. The proposal would be out of keeping with, and would not relate positively to, the surrounding area (including the adjacent Durham Road Conservation Area). The narrow access and secluded nature of the site could pose a safety and security risk and could limit access for emergency vehicles.

Internal:

- 5.7 Transport/highways: No objection. The site is located within an area of PTAL 3, which is moderate. Parking provisions are within Landon Plan standards and are considered to be adequate. 10 covered and secure cycle storage

spaces would need to be provided. The refuse collection point should be sited within 20m of the adopted highway. Submitted swept path analysis of construction vehicles are acceptable subject to the existing crossover being extended in width. Recommended conditions relating to cycle storage, refuse storage, a construction logistics plan and a construction management plan.

5.8 Waste Services: No objection.

5.9 Environmental Health: To mitigate the concerns of noise and light pollution, both in terms of the construction process and the ongoing residency, it is recommended to include conditions relating to a construction management plan, limited construction hours, external lighting and contamination.

5.10 Tree Officer: Advised that the Arboricultural Impact Assessment Report (AIA Report) makes no mention of the existing pavilion within Holland Gardens (immediately beyond the eastern boundary of the site); the pavilion and surrounding hard standing already occupies approximately 30% of the root protection area (RPA) of Tree T4 (swamp cypress subject to a TPO); the proposal would cover a further 11.2% of the RPA; mitigation measures include no-dig construction and low invasive foundation design. To further mitigate the impact upon T4 it is recommended to remove the rear ground floor patios and the extended section of wall to the rear of the terrace dwellings. There should be no excavation where the patios are proposed. Recommended conditions relate to an arboricultural method statement and tree protection plan, foundation design and site supervision by an arboricultural expert. It is noted that amended plans were subsequently submitted in accordance with the aforementioned recommendations.

5.11 Climate Change Officer: As a minor development proposal, the development must achieve a 19% improvement on Buildings Regulations 2013 Part L and an internal water usage rate not exceeding of 105 litres per person per day; this should be secured by way of condition.

6. POLICY CONTEXT

6.1 National Planning Policy Framework (2012)

The following principles are of particular relevance to the current proposals:

- At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking;
- The NPPF states that local authorities should act to boost significantly the supply of housing and use their evidence base to ensure that Local Plan documents meet the full, objectively assessed needs for market and affordable housing;
- Proactively drive and support sustainable economic development to deliver homes, business and industrial units, infrastructure and thriving local place 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;

- Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
- Local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development and should look for solutions rather than problems. Planning should not simply be about scrutiny but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives
- Good design is a key aspect of sustainable development and it should contribute positively to making places better for people

Other NPPF sections of relevance:

4. Promoting sustainable transport
6. Delivering a wide choice of quality homes.
7. Requiring good design.
10. Meeting the challenge of climate change/flooding
11. Conserving and enhancing the natural environment
12. Conserving and enhancing the historic environment

6.2 London Plan (2016)

Relevant policies include:

- 2.6 Outer London: Vision and strategy
- 2.8 Outer London: Transport
- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.10 Urban greening
- 5.11 Green roofs
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.17 Waste capacity
- 5.21 Contaminated land
- 6.5 Funding Crossrail and other strategically important transport infrastructure
- 6.9 Cycling
- 6.10 Walking
- 6.12 Road network capacity
- 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
- 7.8 Heritage assets and archaeology
- 7.14 Improving air quality

7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes

7.19 Biodiversity and access to nature

7.21 Trees and woodlands

8.2 Planning obligations

8.3 CIL

6.3 Merton Local Development Framework Core Strategy – 2011 (Core Strategy)

Relevant policies include:

CS 8 Housing choice

CS 9 Housing provision

CS 11 Infrastructure

CS 13 Open space, leisure and nature conservation

CS 14 Design

CS 15 Climate change

CS 16 Flood risk management

CS 17 Waste management

CS 18 Transport

CS 19 Public transport

CS 20 Parking servicing and delivery

6.4 Merton Sites and Policies Plan – 2014 (SPP)

Relevant policies include:

DM O1 Open Space

DM O2 Nature conservation, Trees, hedges and landscape features

DM D1 Urban Design

DM D2 Design considerations

DM D4 Managing Heritage Assets

DM EP2 Reducing and mitigating noise

DM EP3 Allowable solutions

DM EP4 Pollutants

DM F1 Support for flood risk management

DM F2 Sustainable urban drainage systems

DM T1 Support for sustainable transport

DM T2 Transport impacts of development

DM T3 Car parking and servicing standards

DM T4 Transport infrastructure

6.5 Supplementary planning considerations

London Housing SPG – 2016

Technical Housing Standards 2015

Merton Borough Character Study (Draft)

7. PLANNING CONSIDERATIONS

7.1 Material Considerations

The key issues in the assessment of this planning application are:

- Principle of development.
- Residential density.

- Design and impact upon the character and appearance of the area.
- Impact upon neighbouring amenity.
- Standard of accommodation.
- Transport, highway network, parking and sustainable travel.
- Refuse storage.
- Sustainable design and construction.
- Site contamination.
- Flooding and sustainable urban drainage.
- Landscaping and impact upon biodiversity and trees.

Principle of development

- 7.2 Policy 3.3 of the London Plan 2016 states that development plan policies should seek to identify new sources of land for residential development including intensification of housing provision through development at higher densities. Core Strategy policies CS8 & CS9 seek to encourage proposals for well-designed and conveniently located new housing that will create socially mixed and sustainable neighbourhoods through physical regeneration and effective use of space. The National Planning Policy Framework 2012 and London Plan policies 3.3 & 3.5 promote sustainable development that encourages the development of additional dwellings at locations with good public transport accessibility.
- 7.3 The existing use of the site is residential, the site is within a residential area and has a public transport accessibility level (PTAL) of 3 which is considered to be moderate (1 being very poor and 6 being excellent), which increases to a PTAL of 4 within 60m of the site. The site is an underutilised brownfield site which is considered to present opportunities for a more intensive residential development. The proposals would meet NPPF and London Plan objectives by contributing towards London Plan housing targets and the redevelopment of brownfield sites.
- 7.4 Given the above, it is considered the proposal is acceptable in principle, subject to compliance with the relevant London Plan policies, Merton Local Development Framework Core Strategy, Merton Sites and Policies Plan and supplementary planning documents.

Residential density

- 7.5 The area has a PTAL of 3 which is considered to be moderate. The site is considered to fall within the category of 'suburban'. The proposal would constitute 5 proposed residential units with a total of 30 habitable rooms. The site has an area of 0.16ha.
- 7.6 The resultant density is calculated to be as follows:
Units per hectare:
 $1/0.16 \text{ ha (site area)} \times 5 \text{ (number of units)} = 31 \text{ units per hectare.}$
- 7.7 Habitable rooms per hectare:
 $1/0.16 \text{ ha (site area)} \times 30 \text{ (No. of habitable rooms)} = 188 \text{ habitable rooms per hectare.}$

- 7.8 Table 3.2 of the London Plan 2016 advises that sites with a PTAL rating of 3 within a suburban setting should provide for a density range of between 35-65 units/ha and 150-250 habitable rooms/ha.
- 7.9 The figures above illustrate that the proposed development would provide for a density that falls slightly below the recommended density range in terms of units/ha but fits comfortably within the recommended range for habitable rooms/ha.
- 7.10 While density is a material consideration, London Plan paragraph 3.28 states that it is not appropriate to apply the density ranges suggested in Table 3.2 mechanically. The potential for additional residential development is better considered in the context of its bulk, scale, design, sustainability, amenity, including both neighbour and future occupier amenity, and the desirability of protecting and enhancing the character of the area and the relationship with neighbouring sites.

Design and impact upon the character and appearance of the area

- 7.11 Section 12 of the NPPF, London Plan policies 7.4, 7.6 and 7.8, Core Strategy policy CS14 and SPP Policies DM D2 and DM D4 require well designed proposals which make a positive contribution to the public realm, are of the highest quality materials and design and which are appropriate in their context, thus they must respect the appearance, materials, scale, bulk, proportions and character of their surroundings. Core Strategy policy CS13(e) requires any new dwellings in back gardens to be justified against the local context and character of the site. As per SPP policy DM O1, the visual amenities of open space must be taken into account, this is relevant to this application given the adjacent Holland Gardens, to the east, is designated open space.
- 7.12 The proposal is not located within a conservation area; however, it would be visible from the rear gardens of dwellings fronting Durham Road, which are within the Durham Road Conservation Area. London Plan policy 7.8 and SPP Policy DM D4 require that developments which would affect the setting of a conservation area to conserve or enhance the conservation area.
- 7.13 Paragraph 1.3.61 of the London Plan Housing SPG 2016 states that *fully optimising housing potential will necessitate high quality, innovative design to ensure new development successfully responds to challenges and opportunities presented on a particular site*. The site is located between, and to the rear of, surrounding dwellings; and is screened from the streetscene. In addition, while the site is visible from the surrounding dwellings and from Holland Gardens, it is isolated in the sense that it would not be read together with the surrounding development. There is therefore an opportunity to develop a unique design approach, appropriate to the characteristics of the site.
- 7.14 It is considered that the proposal would achieve an appropriate level of site coverage while also providing appropriate setbacks from the boundaries and spacing between buildings. The staggered approach to the terrace row would

ensure efficient use of space while providing suitable setbacks from the site boundaries and would allow for gardens to the rear and parking spaces to the front. The proposed development would incorporate suitable separation distances from existing buildings; the development would maintain a minimum separation distance from the dwellings fronting Orchard Lane (to the north) of 20m, a minimum of 30m to the dwellings fronting Durham Road (to the west) and 8.5m to No. 1 Orchard Lane (existing backland dwelling which shares the vehicle access). The closest dwelling would be No. 4 Cambridge Road which would be setback some 2.5m from the proposal. However, only the south east corner of the proposed development approaches No. 4 Cambridge Road. This part of the development would be two storey, given the top floor would incorporate a 1.55m set in from the flank elevation and No. 4 Cambridge Road is single storey (with additional pitched roof) at that location. In addition, within the site there would be a separation distance of some 19m between the detached dwelling and the terrace and the terraced dwellings would be setback from the eastern boundary by an approximate average of 9m.

- 7.15 In terms of height and bulk, it is considered that 3 storey dwellings with flat roofs are well justified given the surrounding context. The surrounding dwellings are predominately two storey with additional pitched roofs, many of which have accommodation at roof level. The land at the location of the proposal reduces in elevation relative to the properties fronting Orchard Lane; as depicted in cross section X-4/5-B-014. The proposal would be considerably lower in overall height than the dwellings fronting Orchard Lane. The apparent bulk of the scheme is further reduced by the proposal to recess the top floor along the flank elevations, the proposal to use a light colour for the top floor (allowing it to more readily blend in with the sky) and the use of green/living flank walls and green roofs. Furthermore, the retained vegetation along with the proposed landscaping would help to further screen the scheme from surrounding properties.
- 7.16 Given the isolated and unique nature of the site, a contemporary approach to the design is considered to be appropriate. The proposed development would comprise flat roofs and elevational treatment broken up into a series of stacked cuboids; terraces/balconies would be incorporated at first and second floors to the front and rear. The use of contrasting materials, recesses and horizontal separation between floors throughout the scheme successfully defines the individual façade elements. However, the success would be very much dependant on the exact materials used; therefore, a condition is recommended requiring details and samples of materials to be submitted for approval prior to the commencement of the development. Subject to the final approval of materials, the proposed development is considered to achieve a high quality and well considered design and appearance which would respect the wider area.
- 7.17 The proposals would result in the addition of buildings which would be in close proximity to, and visible from, the adjacent open space. However, given the high quality design of the proposed scheme, the degree of separation from the eastern boundary, the proposed use of green/living walls and roofs and the retention of tree T4 (mature swamp cypress positioned between the

proposal and the open space), it is not considered that the visual amenity of the open space would be unduly harmed by reason of siting, materials or design.

- 7.18 While the proposal does not seek to replicate the surrounding development, it is considered to achieve a coherent and high quality design which would not detract from the surrounding area, the conservation area or the adjacent open space. Given the development does not seek to create a single, isolated dwelling, but rather an ensemble of five dwellings, it is considered that the development would achieve a semblance of its own character, unique to the backland site.

Impact upon neighbouring amenity

- 7.19 London Plan policies 7.6 and 7.15 along with SPP policies DM D2 and DM EP2 state 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 light spill/pollution, loss of light (sunlight and daylight), quality of living conditions, privacy, visual intrusion and noise.

Visual intrusion

- 7.20 Given the aforementioned separation distances proposed between the development and the surrounding properties, in conjunction with the reduced height of the application site, the recessed top floor and green screening (green/living walls and roof, retained vegetation and proposed landscaping), it is not considered that the proposal would be unduly overbearing or visually intrusive to neighbouring properties. It is noted that the south east corner of the proposed terrace row would be in close proximity to the rear elevation of No. 4 Cambridge Road, however, there are no windows in this section of No. 4 Cambridge Road's rear elevation.

Daylight and sunlight

- 7.21 The developer has provided a detailed daylight and sunlight assessment in support of the proposal which has been undertaken in accordance with BRE guidelines and BS 8206-2- Code of Practice for Skylighting. The methodology used is the vertical sky component (VSC) and Daylight Distribution (DD) for daylight, annual probable sunlight hours (APSH) for sunlight and overshadowing for relevant outdoor amenity space.
- 7.22 Detailed analysis was undertaken for 1 Orchard Lane, 11 Orchard Lane and 4 Cambridge Road in terms of VSC and APSH. It was found that all dwellings would retain suitable levels of daylight and sunlight following the proposed development. Detailed analysis was undertaken for 1 Orchard Lane and 4 Cambridge Road in terms of DD, it was found that both dwellings would retain suitable levels of daylight following the proposed development. Detailed analysis was undertaken for 5 Orchard Lane, 7 Orchard Lane, 9 Orchard Lane and 11 Orchard Lane in terms of overshadowing and the impact upon their outdoor amenity space, it was found that all dwellings would retain suitable levels of sunlight following the proposed development.

- 7.23 Following the submission of the daylight and sunlight assessment, officers queried the impact upon the habitable rooms of No.'s 5 & 9 Orchard Lane, as this was not included within the assessment. Further information was then submitted in the form of cross sections which demonstrated that the development would not infringe daylight to the rear windows of these properties. As such, it was considered that no further analysis was necessary.
- 7.24 Given the above, it is considered that the proposed development would be acceptable in terms of its impact upon the daylight and sunlight received by surrounding properties.

Privacy

- 7.25 The outlook of the terrace would be directed toward the west (within the application site) and to the east (Holland Gardens/public park). To the east, the scheme would maintain a minimum separation distance of 13.5m to the amenity space of the proposed detached dwelling and a distance of 19m window to window. A separation distance of 12-13m is generally considered to be sufficient to ensure acceptable privacy levels to outdoor amenity space while a distance of 20m is considered sufficient for window to window. While the scheme would fall short of the accepted window to window separation distance by 1m, it is considered that given the dwelling is part of the proposed scheme, as opposed to an existing dwelling which would have its privacy compromised as a result of the proposal, the slight shortfall would be acceptable in this instance, the rationale being that any prospective occupant would be aware of the situation at the time of occupation (the same rationale can be applied to the rear outlook of the detached dwelling toward the terrace row). With regard to outlook to the east, representations were received which objected to the loss of privacy for users of the park; however, given this is public space, as opposed to a private garden, it is not considered that privacy currently exists within the park or that a proposed development should be restricted by this perceived loss of privacy. In fact, given the site borders public space, it would appear that providing outlook to this public space would be a logical and well considered option.
- 7.26 It is noted that the proposed balconies could provide oblique views into the gardens of surrounding properties; however, it is considered that this could be addressed by suitable screening. As such, it is proposed to include a condition which would require details of screening to be submitted prior to the commencement of the development.
- 7.27 The balcony to the front elevation (first floor) of the proposed detach dwelling would be directed toward the rear gardens of No.'s 154 and 156 Durham Road and the minimum separation distance would be approximately 6.5m; while a distance of 6.5m would fall well short of the aforementioned 12-13m rule of thumb, the rear gardens of these properties are considered to be deep (long) at approximately 30m. As such, only the rear portions of the gardens would be within 13m of the balcony, leaving approximately 23m of garden space which would be beyond the 13m separation distance. It is noted that the distance from the proposed balcony to the rear windows of these properties would be approximately 33m. Furthermore, green screening has

been installed along the boundary shared between these properties and the application site, to further mitigate any overlooking from the balcony and front windows.

- 7.28 Given the above, it is not considered that the proposal would unduly impact upon the privacy of neighbouring properties.

Light spill

- 7.29 Light spill from the proposal is not expected to be significant given the scheme is residential. However, to ensure undue light spill does not occur, it is recommended to include a condition which would require any external lighting to be positioned to prevent any light spillage or glare beyond the site boundary.

Noise

- 7.30 Given the scheme would be residential; the noise generated is expected to be comparable to the surrounding development, which is residential in use. It is noted that the issue of noise/disturbance from residential developments such as this has been tested at appeal many times and Inspectors have considered that noise from a residential use would not normally be so detrimental to neighbour amenity as to warrant refusal of permission. In the case of the current application, an environmental noise assessment was submitted as part of the application which found that the proposal would not unduly impact upon neighbouring properties in terms of noise; the assessment was reviewed by Environmental Health Officers who found the methodology and conclusions to be reasonable.

Construction phase impact.

- 7.31 The development has the potential to adversely impact neighbouring residents during the construction phase in terms of noise, dust and other pollutants. As such, it is recommended to include conditions which would require a detailed method statement to be submitted for approval prior to the commencement of the development.

Standard of accommodation

- 7.32 Policies 3.5 and 3.8 of the London Plan 2016 state that housing developments are to be suitably accessible and 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). Policy DM D2 of the Adopted Sites and Policies Plan (2014) states that developments should provide for suitable levels of privacy, sunlight and daylight and quality of living conditions for future occupants.

Dwelling No.	Unit Size /Type	Required Area	Proposed Area	Compliant
1	4B/8P/3S	130	190	Yes
2	4B/8P/3S	130	203	Yes
3	4B/8P/3S	130	203	Yes
4	4B/8P/3S	130	192	Yes
5	4B/8P/3S	130	176	Yes

Where B = beds (no. of bedrooms), P = persons (maximum occupancy), S = storeys (storeys within an individual unit).

7.33 As demonstrated by the table above, all dwellings exceed London Plan standards by a significant margin. All dwelling are dual aspect and all habitable rooms are served by windows which are considered to offer suitable natural light, ventilation and outlook to prospective occupants. In addition, all units are considered to be suitably private.

7.34 SPP policy DMD2 requires that for all new houses, the Council will seek a minimum of 50sq.m as a single, usable, regular amenity space. All proposed dwellings exceed the minimum provision for amenity space in the form of a rear garden; in addition, all dwellings are provided with additional front gardens, parking spaces and terraces/balconies.

7.35 As outlined above, the scheme is considered to offer a high standard of living for prospective occupants.

Transport, highway network, parking and sustainable travel

7.36 London Plan policies 6.3 and 6.12, CS policies CS18 and CS20 and SPP policy DM T2 seek to reduce congestion of road networks, reduce conflict between walking and cycling, and other modes of transport, to increase safety and to not adversely effect on street parking or traffic management. London Plan policies 6.9, 6.10, 6.13, CS policy CS20 and SPP policies DM T1 and DM T3 seek to promote sustainable modes of transport including walking, cycling, electric charging points and to provide parking spaces on a restraint basis (maximum standards).

7.37 The Transport Planner and Highways Officer has reviewed this application and their comments are integrated into the assessment below.

7.38 The site has a PTAL of 3, which is considered to be moderate (1 being very poor and 6 being excellent), and which increases to a PTAL of 4 within 60m of the site. The site is located approximately 900m from the Raynes Park Overground Station, which is a 4 minute bus trip or a 10 minute walk. The proposed development would provide one vehicle parking space per dwelling, which is in line with maximum standards and considered to be acceptable. Given the relatively good transport links, the 5 parking spaces proposed and provisions for cycle parking, it is not considered that the proposed development would unduly impact upon parking pressure in the area.

- 7.39 Officers raised concerns with the applicant regarding the vehicle access which is relatively narrow and approximately 50m in length. The applicant has since provided swept path analysis to demonstrate 7.1m long construction vehicles will be able to enter and exit the site in a forward gear. However, to ensure ease of access, the Transport Officer advised that the existing vehicle crossover (to Orchard Lane) should be increased in width; this provision can be secured by condition. In addition, the vehicle access is 4.7m wide which means that cars will be able to pass each other. The scheme initially included the provision of a gated access and landscaping down either side of the vehicle access; however, concerns were raised regarding the width lost to these provisions. The developer has since proposed to remove the gate and the landscaping (lining the vehicle access) from the scheme to remove the pinch point and to facilitate more efficient vehicle movements.
- 7.40 In accordance with London Plan policy 6.9 and table 6.3, 10 cycle storage spaces would be required for the development. As such, it is recommended to require details of the cycle storage provisions by way of condition.
- 7.41 In addition, it is recommended to include conditions which would require a construction logistics plan and a demolition and construction management statement to be submitted prior to the commencement of development.

Refuse storage

- 7.42 Appropriate refuse storage must be provided for developments in accordance with policy 5.17 of the London Plan and policy CS 17 of the Core Strategy.
- 7.43 Refuse storage has been provided to the front or side of each dwelling for temporary storage throughout the week. Refuse storage is also provided near the junction of the vehicle access and Orchard Road, so refuse can be deposited at this point for collection day. It is considered that this strategy is acceptable; however, it is recommended to require further details of the refuse storage by way of condition.

Sustainable design and construction

- 7.44 London Plan policy 5.3 and CS policy CS15 seek to ensure the highest standards of sustainability are achieved for developments which includes minimising carbon dioxide emissions, maximising recycling, sourcing materials with a low carbon footprint, ensuring urban greening and minimising the usage of resources such as water.
- 7.45 As per CS policy CS15, minor residential developments are required to achieve a 19% improvement on Part L of the Building Regulations 2013 and water consumption should not exceed 105 litres/person/day. It is recommended to include a condition which will require evidence to be submitted that a policy compliant scheme has been delivered prior to occupation.

Site contamination

- 7.46 London Plan Policy 5.21 and SPP policy DM EP4 state that developments should seek to minimise pollutants, reduce concentrations to levels that have minimal adverse effects on human or environment health and to ensure contamination is not spread.
- 7.47 In the event contamination is encountered during construction works, planning conditions are recommended which would require the submission of details of measures to deal with this contamination.

Flooding and sustainable urban drainage

- 7.48 London Plan policies 5.12 and 5.13, CS policies CS13 and CS16 and SPP policies DM F1 and DM F2 seek to minimise the impact of flooding on residents and the environment and promote the use of sustainable drainage systems to reduce the overall amount of rainfall being discharged into the drainage system and reduce the borough's susceptibility to surface water flooding.
- 7.49 The site is not considered to be at risk of flooding; however, runoff flows from the site would contribute to the wider network. It is therefore recommended to include a condition which requires details of drainage, attenuation and management to be submitted prior to the commencement of development.

Landscaping and impact on biodiversity and trees

- 7.50 NPPF section 11, London Plan policies 7.5, 7.19 and 7.21, CS policy CS13 and SPP policies DM D2 and DM O2 seek to ensure high quality landscaping to enhance the public realm, protect trees that significantly improve the public realm, to enhance biodiversity, encourage proposals to result in a net gain in biodiversity and to discourage proposal that result in harm to the environment, particularly on sites of recognised nature conservation.
- 7.51 Tree T4 which is a mature swamp cypress and subject to TPO No.689 is located in the eastern portion of the site. The existing pavilion within Holland Gardens (immediately beyond the eastern boundary of the site) and surrounding hard standing already occupies approximately 30% of the root protection area (RPA) of Tree T4 and the proposal would cover a further 11.2% of the RPA. Tree T4 would not be removed as a result of the proposal, measures to ensure its retention include no-dig construction and low invasive foundation design. In addition, to further reduce the impact upon this tree, revised plans were submitted which removed the previously proposed ground floor patios and extended garden walls to the rear of the terrace row. To ensure the protection of the retained trees, including tree T4, it is recommended to include conditions requiring the submission of an arboricultural method statement and tree protection plan, foundation design and site supervision by an arboricultural expert during the construction process.
- 7.52 The proposal would result in the loss of trees T9, T10, T12, T13 and T14 which are considered to be Category C (low quality) trees. The submitted Arboricultural Impact Assessment recommends that the loss of these trees be

mitigated/offset by replacement planting with native, ornamental, nursery stock trees with 14-16cm (semi-mature) girth. In addition, extensive landscaping has been proposed throughout the site. It is recommended to secure the provision of the replacement trees, the green/living walls and roofs and the landscaping around the site by way of condition, which would require further details to be submitted to the Council for approval.

- 7.53 An Ecology Report was submitted in support of the application which included the results of a walkover site visit undertaken in September 2016. The Ecology Report found that the site to be of relatively low ecological and biodiversity value, largely owing to the fact that the site is predominately amenity grass. However, it is considered that the mature trees, which are to be retained, would provide ecological and biodiversity value. In addition, no protected animal species were found on site. LBM Officer's reviewed the Ecology Report and found the methodology and conclusions to be reasonable.
- 7.54 Given the above, it is considered that the impact upon biodiversity, ecology and trees would be acceptable subject to the aforementioned recommended conditions.

8. CONCLUSION

- 8.1 The proposal is considered to be acceptable in principle, providing a residential development at an increased density, in line with planning policy. The proposal is considered to be well designed, appropriately responding to the surrounding context in terms of massing, heights, layout and materials.
- 8.2 The proposal has been sensitively designed to ensure it would not unduly impact upon neighboring amenity. The proposal would offer living standards for prospective occupants that exceed adopted standards.. The proposal would not unduly impact upon the highway network, including parking provisions. The proposal would achieve suitable refuse provisions. It is considered that the proposal would achieve appropriate sustainable design and construction standards. It is considered that the impact upon trees (including tree T4 subject to a TPO), biodiversity and the adjacent open space would be acceptable. The proposal is considered to accord with the relevant National, Strategic and Local Planning policies and guidance and approval could reasonably be granted in this case. It is not considered that there are any other material considerations which would warrant a refusal of the application.
- 8.3 The application is therefore recommended for approval subject to appropriate conditions.

RECOMMENDATION

Grant planning permission subject to the following conditions.

Conditions:

- 1) Standard condition [Commencement of development]: The development to which this permission relates shall be commenced not later than the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town & Country Planning Act 1990.

- 2) Standard condition [Approved plans]: The development hereby permitted shall be carried out in accordance with the following approved plans: [Refer to the schedule on page 1 of this report].

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

- 3) Standard condition [materials to be approved]: No works above ground (other than site clearance, preparation and demolition) shall take place until details of particulars and samples of the materials to be used on all external faces of the development hereby permitted, including window frames, doors, gutters and downpipes (notwithstanding any materials specified in the application form and/or the approved drawings), have been submitted to the Local Planning Authority for approval. No works which are the subject of this condition shall be carried out until the details are approved, and the development shall be carried out in full accordance with the approved details.

Reason: It is necessary for the condition to be discharged prior to the commencement of development to ensure a satisfactory appearance of the development and to comply with the following Development Plan policies for Merton: policies 7.6 and 7.8 of the London Plan 2016, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2, DM D3 and DM D4 of Merton's Sites and Policies Plan 2014.

- 4) Amended standard condition [Parking]: The development hereby permitted shall not be occupied until the vehicle parking provisions shown on the approved plan P-00-D-004 (Rev: C) have been provided and made available for use. These facilities shall be retained for the occupants of and visitors to the development at all times thereafter.

Reason: To ensure the provision of a satisfactory level of parking and comply with the following Development Plan policies for Merton: policy 6.13 of the London Plan 2016, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T3 of Merton's Sites and Policies Plan 2014.

- 5) Standard condition [Timing of construction]: No demolition or construction work or ancillary activities such as deliveries shall take place before 8am or after 6pm Mondays - Fridays inclusive, before 8am or after 1pm on Saturdays or at any time on Sundays or Bank Holidays.

Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties and ensure compliance with the following Development Plan policies for Merton: policy 7.15 of the London Plan 2015 and policy DM EP2 of Merton's Sites and Policies Plan 2014.

- 6) Amended standard condition [Working method statement]: Prior to the commencement of development [including demolition] a working method statement shall be submitted to and approved in writing by the Local Planning Authority that shall include measures to accommodate: the parking of vehicles of site workers and visitors; loading and unloading of plant and materials; storage of construction plant and materials; wheel cleaning facilities; control of dust, smell and other effluvia; control of surface water run-off and removal of waste materials. No development shall be take place that is not in full accordance with the approved method statement.

Reason: It is necessary for the condition to be discharged prior to the commencement of development ensure vehicle and pedestrian safety and to protect the amenities of neighbouring occupiers and to comply with policy CS20 of the Adopted Merton Core Planning Strategy 2011 and policy DM D2 of Merton's Sites and Policies Plan.

- 7) Standard condition [External lighting]: Any external lighting shall be positioned and angled to prevent any light spillage or glare beyond the site boundary.

Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties and to protect nature conservation in the area, in accordance with policies DM D2 and DM EP4 and DM O2 of Merton's Sites and Policies Plan 2014.

- 8) Non-standard condition [Contamination]: If during construction works contamination is encountered which has not previously been identified and considered, the Council's Environmental Health Section shall be notified immediately and no further development shall take place until remediation proposals (detailing all investigative works and sampling, together with the results of analysis, risk assessment to any receptors and proposed remediation strategy detailing proposals for remediation) have been submitted to and approved by the Local Planning Authority and the approved remediation measures/treatments implemented in full.

Reason: To protect the health of future occupants and surrounding areas in accordance with the following Development Plan policies for Merton: policy 5.21 of the London Plan 2016 and policy DM EP4 of Merton's Sites and Policies Plan 2014.

- 9) Non- standard condition [Vehicle crossover]: No development shall commence until the vehicle crossover to Orchard Lane has been increased in width with details of the proposed vehicular crossover to be submitted for approval to the Local Planning Authority. No works that are subject of this condition shall be carried out until those details have been approved.

Reason: In the interests of the safety of pedestrians and vehicles and to comply with the following Development Plan policies for Merton: policies CS18 and CS20 of Merton's Core Planning Strategy 2011 and policies DM T2, T3, T4 and T5 of Merton's Sites and Policies Plan 2014.

- 10) Standard condition [Construction logistic plan]: Prior to the commencement of the development hereby permitted, a Construction Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented prior to the development hereby permitted is commenced and shall be so maintained for the duration of the construction period, unless the prior written approval of the Local Planning Authority is first obtained to any variation.

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 2016, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T2 of Merton's Sites and Policies Plan 2014.

- 11) Standard condition [Cycle storage]: Prior to occupation of the development hereby approved, details of secure cycle parking facilities for the occupants of the development shall be submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be fully implemented and made available for use prior to the first occupation of the development and retained thereafter for use at all times.

Reason: To ensure satisfactory facilities for cycle parking are provided and to comply with the following Development Plan policies for Merton: policy 6.13 of the London Plan 2016, policy CS18 of Merton's Core Planning Strategy 2011 and policy DM T1 of Merton's Sites and Policies Plan 2014.

- 12) Standard condition [Refuse storage]: Prior to occupation of the development hereby approved, details of refuse and recycling storage shall be submitted in writing for approval to the Local Planning Authority. No works which are the subject of this condition shall be carried out until the scheme has been approved, and the development shall not be occupied until the scheme has been approved and has been carried out in full. Those facilities and measures shall thereafter be retained for use at all times from the date of first occupation.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling material and to comply with the following Development Plan policies for Merton: policy 5.17 of the London Plan 2015, policy CS17 of Merton's Core Planning Strategy 2011 and policy DM D2 of Merton's Sites and Policies Plan 2014.

- 13) Non-standard condition [Sustainability]: 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 not less than a 19% improvement on Part L of the Building

Regulations 2013 and internal water usage 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 2016 and Policy CS15 of Merton's Core Planning Strategy 2011.

- 14) Standard condition [Tree protection]: No development [including demolition] pursuant to this consent shall commence until an Arboricultural Method Statement and Tree Protection Plan, drafted in accordance with the recommendations and guidance set out in BS 5837:2012 has been submitted to and approved in writing by the Local Planning Authority and the approved details have been installed. The details and measures as approved shall be retained and maintained, until the completion of all site operations.

Reason: It is necessary for the condition to be discharged prior to the commencement of development to protect and safeguard the existing retained trees in accordance with the following Development Plan policies for Merton: policy 7.21 of the London Plan 2016, policy CS13 of Merton's Core Planning Strategy 2011 and policy O2 of Merton's Sites and Policies Plan 2014.

- 15) Amended-standard condition [Foundation design]: No development other than demolition shall be commenced until details of the proposed design, materials and method of construction of the foundations to be used within the root protection areas of trees T4, T11 and T15, as depicted on 'Arboricultural Impact Assessment Plan' within the submitted 'Arboricultural Impact Assessment Report', shall be submitted to and approved in writing by the Local Planning Authority and the work shall be carried out in accordance with the approved details.

Reason: It is necessary for the condition to be discharged prior to the commencement of development to protect and safeguard the existing retained trees in accordance with the following Development Plan policies for Merton: policy 7.21 of the London Plan 2016, policy CS13 of Merton's Core Planning Strategy 2011 and policy O2 of Merton's Sites and Policies Plan 2014.

- 16) Standard condition [Tree works notification]: The Local Planning Authority's Tree Officer shall be informed of the proposed commencement of development on site by a minimum of two weeks' notice.

Reason: To protect and safeguard the existing retained trees in accordance with the following Development Plan policies for Merton: policy 7.21 of the London Plan 2016, policy CS13 of Merton's Core Planning Strategy 2011 and policy O2 of Merton's Sites and Policies Plan 2014.

- 17) Standard condition [Site supervision]: The details of the Arboricultural Method Statement and Tree Protection Plan shall include the retention of an arboricultural expert to supervise, monitor and report to the LPA not less than monthly the status of all tree works and tree protection measures throughout

the course of the construction period. At the conclusion of the construction period the arboricultural expert shall submit to the LPA a satisfactory completion statement to demonstrate compliance with the approved protection measures.

Reason: To protect and safeguard the existing retained trees in accordance with the following Development Plan policies for Merton: policy 7.21 of the London Plan 2016, policy CS13 of Merton's Core Planning Strategy 2011 and policy O2 of Merton's Sites and Policies Plan 2014.

- 18) Amended-standard condition [Landscaping/Planting Scheme]: No works above ground (other than site clearance, preparation and demolition) shall take place until full details of a landscaping and planting scheme has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved before the commencement of the use or the occupation of the development hereby approved, unless otherwise agreed in writing by the Local Planning Authority. The details shall include on a plan, full details of the size, species, spacing, quantities and location of proposed plants, together with any hard surfacing, means of enclosure, and indications of all existing trees, hedges and any other features to be retained, and measures for their protection during the course of development.

Reason: To enhance the appearance of the development in the interest of the amenities of the area, to ensure the provision sustainable drainage surfaces and to comply with the following Development Plan policies for Merton: policies 5.1, 7.5 and 7.21 of the London Plan 2015, policies CS13 and CS16 of Merton's Core Planning Strategy 2011 and policies DM D2, F2 and O2 of Merton's Sites and Policies Plan 2014.

- 19) Amended-standard condition [Restriction on permitted development]: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouses, or hard surfaces/patios/terraces, other than that expressly authorised by this permission shall be carried out without planning permission first obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties, to the character of the area or damage retained trees, and for this reason would wish to control any future Development plan policies for Merton: policy 7.6 of the London Plan 2016, policies CS13 and CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and O2 of Merton's Sites and Policies Plan 2014.

- 20) Amended-standard condition [Use of flat roof]: Access to the flat roof parts of the development hereby permitted, excluding those areas specifically designed as terraces/balconies as shown on the approved plans, shall be for

maintenance or emergency purposes only and shall not be used as a roof garden, terrace, patio or similar amenity area.

Reason: To safeguard the amenities and privacy of the occupiers of adjoining properties and to comply with the following Development Plan policies for Merton: policy 7.6 of the London Plan 2015, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

- 21) Non-standard condition [Details of drainage]: Prior to the commencement of the development hereby permitted (other than site clearance, preparation and demolition), a detailed scheme for the provision of surface and foul water drainage shall be submitted to and approved in writing by the local planning authority. The drainage scheme will dispose of surface water by means of a sustainable drainage system (SuDS), the scheme shall:
- i. Provide details of the design storm period and intensity, attenuation volume to be provided, and maximum rate at which surface water is to be discharged to be from the site;
 - ii. Include a timetable for its implementation;
 - iii. Provide a management and maintenance plan for the lifetime of the development, including arrangements for adoption to ensure the schemes' operation throughout its lifetime.

No works which are the subject of this condition shall be carried out until the scheme has been approved, and the development shall not be occupied until the scheme is carried out in full. Those facilities and measures shall be retained for use at all times thereafter.

Reason: To reduce the risk of surface and foul water flooding and to ensure the scheme is in accordance with the drainage hierarchy of London Plan policies 5.12 & 5.13 and the National SuDS standards and in accordance with policies CS13 and CS16 of the Core Strategy and DMF2 of the Sites and Policies Plan.

- 22) Standard condition [Site levels]: No development shall take place until details of the proposed finished floor levels of the development, together with existing and proposed site levels, have been submitted to and approved in writing by the Local Planning Authority, and no development shall be carried out except in strict accordance with the approved levels and details.

Reason: To safeguard the visual amenities of the area along with existing retained trees and to comply with the following Development Plan policies for Merton: policies 7.6 & 7.21 of the London Plan 2016, policies CS13 & CS14 of Merton's Core Planning Strategy 2011 and policies DM D2, D3 & O2 of Merton's Sites and Policies Plan 2014.

INFORMATIVES:

a) The applicant is advised that the demolition and tree felling works should avoid the bird nesting and bat roosting season. This avoids disturbing birds and bats during a critical period and will assist in preventing possible contravention of the Wildlife and Countryside Act 1981, which seeks to protect nesting birds/bats and their nests/roosts. Buildings should also be inspected for bird nests and bat roosts prior to demolition. All species of bat in Britain and their roosts are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, Natural England should be contacted for advice (telephone: 020 7831 6922).

b) In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, The London Borough of Merton takes a positive and proactive approach to development proposals focused on solutions. The London Borough of Merton works with applicants or agents in a positive and proactive manner by suggesting solutions to secure a successful outcome; and updating applicants or agents of any issues that may arise in the processing of their application. In this instance the Planning Committee considered the application where the applicant or agent had the opportunity to speak to the committee and promote the application.

c) No surface water runoff should discharge onto the public highway including the public footway or highway. When it is proposed to connect to a public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required (contact no. 0845 850 2777).

d) Carbon emissions evidence requirements for Post Construction stage assessments must 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; **AND**
- 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

e) 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'
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