

## PLANNING APPLICATIONS COMMITTEE 22 FEBRUARY 2018

**APPLICATION NO.**                      **DATE VALID**  
17/P3152                                      18.08.2017

**Address/Site**                      37-39 Rookwood Avenue, New Malden, KT3 4LY

**Ward**                                      West Barnes

**Proposal:**                              Demolition of office building and erection of a new 3x bedroom house

**Drawing Nos;**                      Site location plan and drawings 094-P-226 Rev D, 094-P-227 Rev D, 094-P-228 Rev D, 094-P-350 Rev D, 094-P-351 Rev D & 094-P-450 document 'BS 5837:2012 Arboricultural Report Impact Assessment & Method Statement' dated '17 August 2017' (Crown Ref: 09762) including the drawing titled: 'Tree Protection Plan' numbered 'CCL09762/TPP Rev.1' Flood Risk Assessment (FRA) Amended 12 December 2017/ 3257 v1.0 / Ambiantal Environmental Assessments Ltd, and correspondence from Daniel Cook 30th November 2017

**Contact Officer:** Leigh Harrington (020 8545 3836)

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### **RECOMMENDATION**

Grant planning permission subject to conditions.

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### **CHECKLIST INFORMATION.**

- Heads 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: 12
- Press notice – No
- Site notice – Yes
- External consultations: Environment Agency, Metropolitan Police, LB Kingston
- Archaeological Priority Zone – No
- Controlled Parking Zone - No
- Number of jobs created: N/A

### **1      INTRODUCTION**

1.1 The application has been brought before the Committee due to the level of public interest.

## 2. **SITE AND SURROUNDINGS**

- 2.1 The site is a roughly triangular plot of land located at the Cul-de-sac end of Rookwood Avenue in New Malden. The site adjoins existing residential housing on the southern boundary; the eastern rear end is adjacent to Beverley Brook. To the north of the site a Public Right of Way (No 48) allows pedestrian access along the side of the site to the Beverley Brook, this footpath is an identified Walking Route that leads to Blagdon and Onslow Roads in the Borough of Kingston. The land to the north of the site is a designated Open Space, Green Corridor and Green Chain in the Adopted Sites and Policies Plan 2014. The site does not fall within a Conservation Area, Archaeological Priority Zone or Controlled Parking Zone. It is located in a flood plain. The site has a low Public Transport Accessibility Level (PTAL) rating of 2.
- 2.2 The existing structure is a vacant single storey structure internally subdivided into a number of irregularly shaped rooms and currently has space for 2/3 vehicles to park on site. It was last in use by a printing company that went into liquidation in November 2016. The building is in relatively poor condition.

## 3. **CURRENT PROPOSAL**

- 3.1 The proposal involves demolition of the existing vacant former printing company premises and the erection of a new end of terrace three bedroom house with integral garage and off street parking.
- 3.2 The design currently before members has been amended following comments from officers and consultees. The new house would be attached to the side of the adjoining house by a set back section for the staircase with a 1m gap to the main front elevation of the house which would align with the front elevation of the adjoining terrace. The staircase element would feature a glazed roof that sloped up towards the rear running parallel to the stairs. The front door would open into a lobby with skylight above leading to a hallway from which a kitchen would be located to the front with protruding bay overlooking a parking bay. A ground floor WC and storage area would be accessed via the hallway which would lead to a lounge/dining room to the rear with doors out to the rear garden and to a patio area to the side, set behind a new attached garage.
- 3.3 The side staircase would lead up to the first floor where a double bedroom would be situated at the front a study space and ensuite bathroom above the front of the garage with an angled overhung front window, the main bathroom in the middle and a large single bedroom to the rear. The stairs would lead up to the roof where a purpose built dormer style roof provided a second double bedroom.
- 3.4 The ground floor would be finished in rendered walls and long format grey brick work. The first floor would be finished in vertically laid dark timber cladding. The front of the roof slope would feature a dark grey membrane finish whilst the gable end and dormer would continue the timber cladding. The windows would be 'pop out' style with light brown contrast colouring. The flat roof above

the single storey lounge element would be a sedum roof. The separating strip would be glass with light coloured timber strips.

#### **4. PLANNING HISTORY**

- 4.1 17/P1347 Pre app advice for Demolition of existing vacant printing unit and the erection of 2 x 3 bedroom houses with associated off street parking.
- 4.2 02/P2642 Planning permission granted for change of use of rear part of premises from office (Class B1) to dental practice surgery (Class D1)
- 4.3 MM6958B Planning permission granted use of premises for builders yard for grinding trade tools. Permission granted use of part of existing store as offices & alterations to front elevation

#### **5. CONSULTATION**

- 5.1 The application as originally submitted was advertised by means of a site notice and letters to neighbouring occupiers including reconsultation on the amended design. As a result two letters of objection were received from neighbouring residents who supported the residential use but raised concerns relating to;
  - The design is out of character with the road
  - It will look dark and dismal to the eye
  - It will stick out like a sore thumb
  - Party wall issues
  - Loss of boundary wall and associated planting needs to be replaced
  - Loss of light to upstairs window
  - Disturbance during construction
- 5.2 Following alterations to the design of the building the application was re-consulted upon and letters of objection were received from five neighbours raising concerns that;
  - None of our concerns raised previously have been addressed in the slightest
  - Impact of deep foundations on foundations
  - Impact of destruction of boundary wall and mature planting
  - Light to upstairs window may be affected
  - Design out of keeping with rest of the road and in contrast to new houses being built on the land at the end of the road
  - Lack of consultation with residents by the developer
  - New house should match the others
  - New house is over-bearing, out of scale and character in terms of appearance
  - Will have a negative effect on character of the neighbourhood
  - Disruption during construction
- 5.3 Councillor Mary Jane Jeanes objected to the appearance of the proposals and choice of materials

- 5.4 **Climate change officers** were satisfied the proposals would meet current policy requirements and raised no objection subject to conditions.
- 5.5 The **council's arboricultural officer** raised no arboricultural objections to the proposed development provided the existing trees are protected, and that their root systems will be protected through the use of the proposed foundation types specified on the drawing marked 'Proposed Site Plan' and in the arboricultural report.
- 5.6 **Environmental health** officers raised no objection but requested a construction methodology plan be conditioned in order to protect the Beverly Brook watercourse.
- 5.7 The council's **flood risk manager** was consulted and was satisfied that the proposals were in accordance with the NPPF and relevant London plan and SPP policies but requested relevant conditions be imposed.
- 5.8 The **Environment Agency** originally objected to the proposals because of a lack of information but withdrew their objection in light of the updated flood risk assessment.
- 5.9 The Police **Safer by Design Officer** was consulted and the design amended in response to her comments.
- 5.10 **London Borough of Kingston** were consulted and raised no objections

## **6 POLICY CONTEXT**

- 6.1 Relevant policies in the London Plan 2015 are; 3.3 (Increasing housing supply), 3.4 (Optimising housing potential), 3.5 (Quality and design of housing developments), 3.8 (Housing choice), 5.1 (Climate change mitigation), 5.3 (Sustainable design and construction), 5.7 (Renewable energy), 5.13 (Sustainable drainage), 7.5 (Public realm), 7.6(Architecture) & 7.21 (Trees and woodlands).

DCLG Technical standards 2015

NPPF 2012 Key sections:

- 6. Delivering a wide choice of high quality homes.
- 7. Requiring good design.
- 10. Meeting the challenge of climate change and flooding.

- 6.2 Relevant policies in the Core Strategy 2011 are; CS8 (Housing choice), CS 11 Infrastructure, CS 12 Economic Development, CS 13 (Open Space, Nature conservation), CS 14 (Design), CS 15 (Climate change), CS 16 (Flood risk), CS 18 Transport & CS 20 Parking, Servicing & delivery
- 6.3 The relevant policies in the Sites and Policies Plan 2014 are; DM D1 (Urban Design and the public realm), DM D2 (Design considerations in all developments), DM E3 Protection of scattered employment sites, DM EP4 Pollutants, DM F1 (Flood risk management), DM F2 Sustainable urban drainage systems DM EP 2 (Reducing and mitigating noise), DM EP4

(Pollutants), DM H2 (Housing mix), DM 02 (Trees, hedges and landscape features), DM T2 (Transport impacts of development) & DM T3 (Car parking and servicing standards).

## 7. PLANNING CONSIDERATIONS

7.1 The principle of the loss of the commercial premises, the use of the site for the provision of dwellings, the standard of accommodation provided, the design of the building, the impact on local residents, parking and servicing and sustainable construction.

### 7.2 Loss of the scattered employment site

Sites and Policies Plan policy DM E3 Protection of scattered employment sites seeks to ensure that there is a diverse mix of size, type, tenure and location of employment facilities which can support a range of employment opportunities within the borough. For the purposes of this policy 'employment' and business refers to premises or land that operates within the B1 (a), B1 (b), B1 (c), B2 and B8 Use Classes.

7.3 Applications proposing a loss of a scattered employment site will have to show that full and proper marketing has been undertaken to demonstrate that employment uses are no longer viable on the site. Applicants should demonstrate that:

- the site has been marketed for 30 months unless otherwise agreed with the council;
- Site is in a predominantly residential area
- Size, configuration and access make it unsuitable and financially unviable for whole site employment use.
- the site has been marketed using new (on the internet) and traditional marketing tools available; and
- the site has been marketed at a price which is considered reasonable (based on recent and similar deals or transactions).

7.4 The applicant has provided information that the site has been marketed for a number of years but has only attracted one tenant who has subsequently gone out of business and the site has been empty for a number of months. The site is within a residential area and the combination of limited access for larger vehicles, the confined nature of the site and the age and condition of the existing building mean that officers are satisfied that a commercial or community use for the site is not viable and neighbours have welcomed redevelopment of the site.

### 7.5 Provision of housing.

Currently Policy CS. 9 within the Council's Adopted Core Strategy [July 2011] and policy 3.3 of the London Plan state that the Council will work with housing providers to provide a minimum of 4,107 additional homes [411 new dwellings annually] between 2015 and 2025. This proposal will provide an additional a new family house and is therefore considered to accord with these policies.

7.6 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 although this proposal site would be relatively poorly provided for in terms of public transport as it has a ptal rating of 2.

7.7 Bulk/Massing/Design/Appearance/Layout.

Sites and Policies Plan policies DM D1 (Urban design), DM D2: (Design considerations) as well as LBM Core Strategy Policy CS14 are all policies designed to ensure that proposals are well designed and in keeping with the character of the local area.

7.8 The proposal would represent a modern house forming a continuation of the existing terrace of houses, although the design is such that a small visual rather than physical gap between the neighbouring and proposed house would be provided. The scale has been revised so that the width would appear to accord with that of the other houses in the terrace whilst the height has been designed to accord with the ridge height of the adjoining terrace. The design will be more contemporary than the surrounding houses to set it apart visually although given its end of Cul-de-sac location the impact on the wider street scene would be considered lessened. The materials have generated objections and been the subject of protracted discussions with the applicants. The site is not located in a conservation area

7.9 Standard of accommodation and the amenity of future occupiers.

SPP Policy DM D2, Core Strategy 2011 policies CS 9 Housing Provision and CS 14 Design and London Plan policies 3.3 Increasing Housing Supply, 3.4 Optimising Housing Potential, 3.5 Quality and Design of Housing Developments are all policies that seek to provide additional good quality residential accommodation.

7.10 The proposal is for a three bedroom 5 person unit over three floors with a floor area of 127sqm and as such it readily exceeds the minimum Gross Internal Area requirement of 99sqm as set by the London Plan and DCLG Technical Guidance. The proposals would also provide 147sqm of garden space which also exceeds the required 50sqm of garden space in a single usable area.

7.11 The design has been amended to reflect initial concerns regarding the security of the development in addition to improving the internal layout such that officers are now satisfied that the proposals will provide a good standard of accommodation for future occupiers.

7.12 Neighbour Amenity.

Any application would be assessed against adopted planning policies London Plan policy 7.6 and SPP policy DM D2 which require that proposals will not have a negative impact on neighbour amenity in terms of loss of light, privacy visual intrusion or noise and disturbance.

7.13 The proposals have been designed to mitigate against adverse amenity impacts on neighbours such that overlooking would be very limited. The property is located to the north of the only adjoining neighbour and therefore the direct impact on sunlight/daylight to neighbouring windows is minimal. The

adjoining neighbour raised concerns in relation to loss of light to the staircase window in their gable end but this window does not serve a habitable room and the glass section above the staircase is angled so as not to impact that window. Whilst the proposals include a first floor rear element that extends beyond the main rear elevation a combination of a 2m separation distance and its northerly position mean that it is not considered detrimental to neighbour amenity through loss of light.

7.14 Neighbour concerns regarding the loss of the wall can be addressed through conditions relating to details of boundary walls whilst a party wall agreement can deal with matters of replacement planting etc.

7.15 Flood risk

The site is located within a flood plain with the section closest to the Beverly Brook being in Flood Zone 3 and the front of the site falling within Flood Zone 2. Therefore, the application was subject to consideration by the council's flood risk manager and the Environment Agency to ensure that the proposals did not increase the risk of flooding, negatively impacted the operation of the Beverly Brook to the rear of the site or put future occupiers at risk from flooding. The Council's flood risk manager noted 'The flood risk assessment produced by Ambiental (ref: 3257 dated Aug 2017) and the report appears to be acceptable in accordance with the NPPF, the London Plan policies 5.12 and 5.13 and Merton's policies DM F1 and F2.

The site is located in Flood Zone 2 and 3a and is in close proximity to the Beverley Brook which is at the rear boundary and is designated a main river. Floor levels of the proposed dwelling are to be raised to 15.07m AOD, which is 300mm above the 1 in 100 year +35% climate change flood level. Topography of the existing site varies between 14.58m and 14.69m AOD.

No development shall be within 8m from top of the bank. Any development in this zone will require the prior written consent of the Environment Agency. It is recommended that a flood warning and evacuation plan is produced and the future occupants of the dwelling sign up to flood alerts. The FRA states that the scheme will comply with the London Plan policy 5.13, however, further details regarding SuDS and the attenuation of runoff will be required by way of planning condition. '

Following discussions between these parties and the applicants consultant the flood risk assessment was satisfactorily updated and clarified such that these matters are now resolved and the EA have withdrawn their initial objection and there are no longer any concerns relating to flooding.

7.16 Parking, servicing and deliveries.

Core Strategy Policy CS 20 requires proposals to have regard to pedestrian movement, safety, servicing and loading facilities for local businesses and manoeuvring for emergency vehicles as well as refuse storage and collection. The proposals will provide a garage and an off street parking space which is considered acceptable whilst the garage will provide space for secure cycle storage and there is room in front of the new house for refuse storage.

7.17 Sustainable design and construction.

The Council advise that any new building must comply with the Mayor's and Merton's objectives on carbon emissions, renewable energy, sustainable design and construction, green roofs, flood risk management and sustainable drainage (see policies in the London Plan (2016) – Chapter 5 and the Council's LDF Core Planning Strategy (2011) policies CS15 and CS16). Climate change officers were satisfied the design was policy compliant.

7.18 Trees

Although the site does not include any trees there are attractive mature trees on the park side boundary and in order to protect them and preserve their amenity value conditions to this effect are recommended.

**8. SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS.**

8.1 The proposal does not constitute Schedule 1 or Schedule 2 development. Accordingly there is no requirement for an EIA submission.

8.2 In order to ensure that the development is policy compliant a condition to that effect requiring 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 is recommended.

**9. CONCLUSION**

9.1 The proposed new house will provide a new family home for which there is an identified need in the Borough. Although of a modern design the scale bulk and massing of the new house have been designed to blend in with the established pattern of development in the area. The size and dimensions of the house and gardens will ensure it exceeds the minimum required standards in terms of internal room sizes and external amenity space without having a negative impact on the amenity of neighbouring occupiers. Therefore, subject to suitable planning conditions, the proposal is considered to be acceptable and in compliance with relevant planning policy and is therefore recommended for approval.

**10. RECOMMENDATION**

**Grant planning permission subject to planning conditions**

**Conditions**

1 Commencement of works

2 In accordance with plans; Site location plan and drawings 094-P-226 Rev D, 094-P-227 Rev D, 094-P-228 Rev D, 094-P-350 Rev D, 094-P-351 Rev D & 094-P-450 document 'BS 5837:2012 Arboricultural Report Impact Assessment & Method Statement' dated '17 August 2017' (Crown Ref: 09762) including the drawing titled: 'Tree Protection Plan' numbered 'CCL09762/TPP Rev.1' Flood Risk Assessment (FRA) Amended 12 December 2017/ 3257 v1.0 / Ambiental



Environmental Assessments Ltd, and correspondence from Daniel Cook 30th November 2017

- 3 B1 External materials to be approved; No construction 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 and doors, windows and tiles (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; To ensure a satisfactory appearance of the development 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 2015 and policies DM D2 and D3 of Merton's Sites and Polices Plan 2014
- 4 B5 Boundary treatments to be approved; No development shall take place until details of all boundary walls or fences including methods for the temporary security of the site during construction are 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 details are approved, and the development shall not be occupied / the use of the development hereby approved shall not commence until the details are approved and works to which this condition relates have been carried out in accordance with the approved details. The walls and fencing shall be permanently retained thereafter. Reason; To ensure a satisfactory and safe development in accordance with the following Development Plan policies for Merton: policies 7.5 and 7.6 of the London Plan 2015, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D1 and D2 of Merton's Sites and Polices Plan 2014.
- 5 D11 Construction Times 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 Polices Plan 2014.
- 6 H9 Construction Vehicles The development shall not commence until details of the provision to accommodate all site workers', visitors' and construction vehicles, loading /unloading and storage arrangements of construction plant and materials during the construction process have been submitted to and approved in writing by the Local Planning Authority. The approved details must be implemented and complied with for the duration of the construction process. 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 Polices Plan 2014.

7. Tree Protection: The details and measures for the protection of the existing trees as specified in the approved document 'BS 5837:2012 Arboricultural Report Impact Assessment & Method Statement' dated '17 August 2017' (Crown Ref: 09762) including the drawing titled: 'Tree Protection Plan' numbered 'CCL09762/TPP Rev.1' shall be fully complied with. The methods for the protection of the existing trees shall fully accord with all of the measures specified in the report. The details and measures as approved shall be retained and maintained until the completion of site works. Reason: To protect and safeguard the existing retained trees and those trees located in the neighbouring amenity space in accordance with the following Development Plan policies for Merton: policy 7.21 of the London Plan 2015, policy CS13 of Merton's Core Planning Strategy 2011 and policies DM D2 and 02 of Merton's Sites and Policies Plan 2014;

8. F8 Site supervision (trees)

9. Before development commences, the detailed design, specification and planting scheme for the sedum roof shall be submitted to and approved in writing by the Local Planning Authority. The design and planting shall be carried out as approved and retained in perpetuity thereafter.

**Reason:** To reduce the risk of surface and foul water flooding to the proposed development and future users, and ensure surface water and foul flood risk does not increase offsite in accordance with Merton's policies CS16, DMF2 and the London Plan policy 5.13.

10. Construction Methodology Plan to be Submitted

Prior to the commencement of the development hereby permitted, a Construction Methodology Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan should include measures to protect the nearby Beverly Brook water course from pollution by waste materials and other pollutants. The approved measures shall be implemented prior to demolition and maintained for the duration of the construction unless the prior written approval of the Regulatory Authority is first obtained. In addition no water extraction from the said watercourse shall take place without prior authorisation from the relevant authority.

Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties from pollution and to safeguard the water course in accordance with the following Development Plan policies for Merton, DM EP4 and DM 02.

- 11 No permitted development (extensions) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse 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 or to the

character of the area and for this reason would wish to control any future development 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 Polices Plan 2014.

- 12 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 ensure compliance with the following Development Plan policies for Merton: policies DM D2 and DM EP4 of Merton's Sites and Polices Plan 2014.
13. Hardstanding The hardstanding and vehicle accessway hereby permitted shall be made of porous materials, or provision made to direct surface water run-off to a permeable or porous area or surface within the application site before the development hereby permitted is first occupied or brought into use. Reason; To reduce surface water run-off and to reduce pressure on the surrounding drainage system in accordance with the following Development Plan policies for Merton: policy 5.13 of the London Plan 2015, policy CS16 of Merton's Core Planning Strategy 2011 and policy F2 of Merton's Sites and Polices Plan 2014.
14. Provision of vehicle parking The vehicle parking area (including any garages hereby approved) shown on the approved plans shall be provided before the commencement of the buildings or use hereby permitted and shall be retained for parking purposes for occupiers and users of the development and for no other purpose. 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 2015, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T3 of Merton's Sites and Polices Plan 2014.
- 15 The development hereby permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) Amended 12 December 2017/ 3257 v1.0 / Ambiental Environmental Assessments Ltd, and correspondence from Daniel Cook 30th November 2017 and the following mitigation measures detailed within the FRA:
1. Finished floor levels for non-sleeping accommodation are set no lower than 15.07m above Ordnance Datum (AOD).
  2. Finished floor levels for sleeping accommodation are set no lower than 15.37m above Ordnance Datum (AOD).
  3. Post development footprint should be no greater than 90 sq m

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason

To reduce the risk of flooding to the proposed development and increase floodplain capacity and decrease flood risk on and off site in accordance with Merton's policies CS16, DMF2 and the London Plan policy 5.13.

16. Non-Standard Condition: The development hereby permitted shall not be occupied until such time as a Flood Warning and Evacuation plan and procedure is implemented and agreed in writing to the satisfaction of the Local Planning Authority. The Flood Warning and Evacuation Plan shall be implemented in accordance with the Flood Risk Assessment and the procedures contained within the plan shall be reviewed annually for the lifetime of the development. Consultation of the plan shall take place with the Local Planning Authority and Emergency Services.

**Reason:** To reduce the risk of flooding to the proposed development and future users in accordance with Merton's CS16 and policy DM F1 and the London Plan policy 5.12.

- 17 No development approved by this permission shall be commenced until a scheme for the provision of surface and foul water drainage has been implemented in accordance with details that have been submitted to and approved in writing by the LPA. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system (SuDS) to ground, watercourse or sewer in accordance with drainage hierarchy contained within the London Plan Policy 5.13 and the advice contained within the National SuDS Standards. Where a sustainable drainage scheme is to be provided, the submitted details shall:
- i. provide information about the design storm period and intensity, the method employed to delay (attenuation provision of no less than 13m<sup>3</sup>) and control the rate of surface water discharged from the site to greenfield runoff rates (no more than 5l/s), and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
  - ii. include a timetable for its implementation; and
  - iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption authority and any other arrangements.

**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 CS16 of the Core Strategy and DMF2 of the Sites and Policies Plan.

18. 'No part of the development hereby approved shall be occupied until evidence has been submitted to, and approved in writing by, the Local Planning Authority confirming that the development has achieved CO<sub>2</sub> 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

**Informatives:**

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

Water efficiency evidence requirements for post construction stage assessments must provide:

- Documentary evidence representing the dwellings 'As Built'; detailing:
- the type of appliances/ fittings that use water in the dwelling (including any specific water reduction equipment with the capacity / flow rate of equipment);
- the size and details of any rainwater and grey-water collection systems provided for use in the dwelling; **AND**:
- Water Efficiency Calculator for New Dwellings; **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'

**Informative:**

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).

NPPF informative.

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

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