

## APPENDIX B

Committee	PLANNING COMMITTEE B	
Report Title	Land to the rear of 215 and 217 Sydenham Road, SE26 4JF	
Ward	Sydenham	
Contributors	Geoff Whittington	
Class	PART 1	13 March 2014

<u>Reg. Nos.</u>	DC/12/82195
<u>Application dated</u>	13 November 2012, amended 7 January 2014 and 7 February 2014.
<u>Applicant</u>	Mr Taak
<u>Proposal</u>	The construction of a part one/ part three storey building at land to the rear of 215 and 217 Sydenham Road SE26 to provide 1 three bedroom bungalow, 4 one bedroom and 4 two bedroom self-contained flats, together with the provision of associated landscaping, 3 car parking and 11 bicycle spaces, and bin and recycling stores.
<u>Applicant's Plan Nos.</u>	D-110B, 111C, 115, 120C, 121B & 130B, Design and Access Statement, Site Location Plan and Lifetime Homes Mark-up.
<u>Background Papers</u>	<ul style="list-style-type: none"> <li>(1) Case File LE/172/B/TP</li> <li>(2) Lewisham Development Framework: Core Strategy (2011)</li> <li>(3) Unitary Development Plan (July 2004)</li> <li>(4) The London Plan (February 2011)</li> </ul>
<u>Zoning</u>	<p>Adopted UDP - Existing Use            PTAL 3            Major District Centre            Area of Archaeological Priority – Sydenham            Not in a Conservation Area            Not a Listed Building            Local Open Space Deficiency</p>

### **1.0 Property/Site Description**

- 1.1 The appeal site comprises two parcels of land that form garden land to the rear of nos 215 and 217 Sydenham Road, whilst fronting the southern side of Laurel Grove.
- 1.2 No.215 is a detached residential property that provides 6 two bedroom self-contained flats and 1 one bedroom self contained flat, together with the provision of 4 car parking spaces and cycle store to the rear. A 2-storey extension that accommodates habitable rooms has been constructed to the rear. No. 217 is a 4-storey block providing flattened accommodation.

- 1.3 The surrounding area is mostly residential, characterised by terraced and flatted dwellings. To the east of the site lies a residential development granted planning permission in 2010 that includes a one bedroom bungalow and 4 three bedroom, two storey houses that front Laurel Grove and Addington Grove.
- 1.4 Wesley Hall Methodist Church occupies land directly to the west of the application site, with an associated car park at the rear accessed from Laurel Grove.
- 1.5 A number of buses operate along nearby Sydenham Road, whilst Sydenham Train Station is a short distance away. The PTAL for this area is 3.
- 1.6 The site is not located within a conservation area and there are no listed buildings within the vicinity. The site is designated as being within an area of Local Open Space Deficiency.

## **2.0 Planning History**

- 2.1 Planning permission was granted in 1963 for residential purposes of land in Laurel Grove, Hazel Grove, Myrtle Grove, Addington Grove and at the rear of 215 Sydenham Road.
- 2.2 In 2003, planning permission was granted for the installation of powder coated aluminium windows at no.215. (DC/02/52905)
- 2.3 In 2004, permission was granted for the use of no.215 as a hostel.
- 2.4 In 2007, permission was granted for the alteration and conversion of 215 Sydenham Road to provide 5 one bedroom, self-contained flats, together with alterations to the side elevation and installation of a roof light in the roof. (DC/07/64676)
- 2.5 Permission was granted in 2010 for the change of use of 215 Sydenham Road from a hostel and the construction of a two storey extension to the rear and excavation to provide basement area, including the formation of light wells to the front and rear, to provide 6 two bedroom self-contained flats and 1 one bedroom self contained flat, together with the provision of 4 car parking spaces and cycle store to the rear, bin store to the front and associated landscaping. (DC/10/74294)
- 2.6 On 25 November 2010, Members granted permission at Committee (B) for the demolition of the existing building at 6-7 Addington Grove SE26 and the construction of 16 residential units comprising (A) a part 2/part 3 storey building to provide 2 one bedroom and 9 two bedroom self-contained flats, fronting Addington Grove and (B) 1 one bedroom bungalow and 4 three bedroom, two storey houses, fronting Laurel Grove, together with associated landscaping, provision of 8 car parking spaces, 11 cycle bays, an on-street car club parking space, refuse and recycling storage facilities. (DC/10/75322)

## **3.0 Current Planning Application**

- 3.1 The current application proposes the construction of a part one/ three-storey residential building fronting Laurel Grove. Nine dwellings would be provided, comprising 1, three bedroom bungalow, and 4, one bedroom and 4, two bedroom self-contained flats.

- 3.2 The applicant has advised all units would be built to Lifetime Homes standards, and would meet Code Level 4 for Sustainable Homes.
- 3.3 The application also includes associated landscaping around the proposed building. All ground floor dwellings would be afforded private garden space, whilst a communal garden would also be provided for all occupiers. Flat 9 at second floor level would have use of a 1 metre deep south facing balcony.
- 3.4 Refuse/ recycling stores, and secure cycle parking for 11 bicycles would be located to the front of the development, together with 3 off-street car-parking spaces.
- 3.5 The proposal is dependant upon the applicant purchasing part of the existing garden that serves 217 Sydenham Road, which would provide additional space for the proposed development and a communal garden, whilst ensuring sufficient outlook for the east facing occupiers.

#### **4.0 Consultation**

- 4.1 This section outlines the consultation carried out by the Council following the submission of the application and summarises the responses received. The Council's consultation exceeded the minimum statutory requirements and those required by the Council's adopted Statement of Community Involvement.
- 4.2 Site notices were displayed and letters were sent to residents and business in the surrounding area and the relevant ward Councillors.

##### Written Responses received from Local Residents and Organisations

- 4.3 Letters of consultation were sent to 150 local residents on 4 February 2013, together with a notice displayed on site. Ward Councillors were also consulted.
- 4.4 Subsequently one letter was received from 219 Sydenham Road, objecting to the proposed development on the following grounds:

- Insufficient parking provision;
- Will result in increased on-street parking, preventing access for emergency services and refuse collection;
- A 3-storey building is too high for this site;
- Overlooking concerns.

(Letter is available to members).

- 4.5 The Sydenham Society has objected on the following grounds:
- The drawings illustrate a scheme that is lacking in architectural quality;
  - The Society feels strongly that any new development would have to provide planning gain by improving the street frontage at this corner and creating a unifying built element to draw the two existing buildings into a coherent composition;
  - There is no materials schedule shown;

- Challenges the applicant that Lifetime Homes criteria have been suitably met;
- Concerned with 3-storey height and subsequent overlooking.

4.6 In response to the submission of amended plans, the occupiers of 219 Sydenham Road maintained their objections.

4.7 The Sydenham Society have stated the following:

'The Sydenham Society objected to the development proposals for this site deposited last year. Our previous letter of objection is copied below. We would draw your attention to its paragraphs numbered 1 - 3, inclusive. In the Society's opinion, the current revised proposals do nothing to mitigate the reasons for our earlier objections of February 2013.

The Society takes particular exception to the absence from these proposals of any demonstrable architectural competence in massing, configuration of outline and composition of openings in facades. This site ought to be the subject of concerted efforts devoted to the design of any new building so that it created a local architectural hub of visual distinction that linked together the Methodist church and Grove Court. In this regard, please refer to item 1 of our previous letter. The current proposals do nothing of the sort. Instead, they introduce further confusion and incoherence to the southeast corner of Laurel Grove. The designer has been so disdainful of the customary attention paid to the proportion and positioning of window and door openings in prominent elevations that two glaring drafting errors in the west elevation have gone un-corrected in the deposited drawings. The north end entrance door is the wrong way round relative to what is shown on the plan and the large window at the southern end does not appear on the plan at all. The chaotic assembly of spur landings at the first and second floor levels adjoining the main staircase will create unnecessary and obtrusive accretions on the facades, none of which is properly depicted on the elevation drawings.

The second floor single bedroom flats are unacceptably cramped, in the Society's view. The living room part of the main reception rooms in these dwellings scale at only 3.30 metres square, giving a total plan area of 10 square metres. This is smaller than the generally accepted minimum size for a second double bedroom. What is more, part of this supposed living area sits directly above the single bedroom on the floor beneath, thus creating an insoluble problem of excessive sound transmission into a bedroom through a party floor. As with the previous application, only two of the eight flats in this proposed development could possibly meet "Lifetime Homes" standards, because the central, split-level access stair could not easily be traversed by anyone with impaired mobility. We believe that Lewisham standards for residential development have been flouted. This alone provides sufficient reason for refusal of the current application.

Finally, the Society maintains that the removal of balconies and large second and third floor windows from the southern elevation, which are the principal changes in the amended proposals, do not remove the threat of invasion of privacy and loss of garden amenity that was such a contentious feature of the 2013 application. In the current proposals, the two storey elevation now proposed will loom above the rear garden walls to the properties in Sydenham Road, immediately to the south, at a distance of only 3.70m from the boundary. This is the width of the average living room. Noise from televisions, record players and mobile phones in all four living rooms on the southern boundary is bound to reach the existing

gardens, even when the living room windows are closed. In summer, they are more likely to be open, in which case, domestically generated sounds of various and often annoying sort will be certain to cross the boundary into neighbouring gardens. The Society believes that the intrusive character of this development in the matter of noise pollution and loss of visual amenity is also at variance with Lewisham adopted planning policy. For this reason, too, we strongly object to the proposals and hope that the current application will be refused.'

#### Highways and Transportation

4.8 No objections raised.

#### Environmental Health

4.9 No objections raised.

#### Design Officers

4.10 Whilst officers raised no objections to the principle of a residential scheme upon the site, they were concerned with the proximity of the 3-storey element of the building close to the boundary with 215 Sydenham Road. Subsequently, the applicants have repositioned the highest part of the building 5 metres further away from the boundary.

### **5.0 Policy Context**

#### Introduction

5.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) sets out that in considering and determining applications for planning permission the local planning authority must have regard to:-

- (a) the provisions of the development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

A local finance consideration means:

- (a) a grant or other financial assistance that has been, or will or could be, provided to a relevant authority by a Minister of the Crown, or
- (b) sums that a relevant authority has received, or will or could receive, in payment of Community Infrastructure Levy (CIL)

5.2 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) makes it clear that any determination under the planning acts must be made in accordance with the development plan unless material considerations indicate otherwise. The development plan for Lewisham comprises the Core Strategy, Development Plan Document (DPD) (adopted in June 2011), those saved policies in the adopted Lewisham UDP (July 2004) that have not been replaced by the Core Strategy and policies in the London Plan (July 2011). The NPPF does not change the legal status of the development plan.

## National Planning Policy Framework

- 5.3 The NPPF was published on 27th March 2012 and is a material consideration in the determination of planning applications. It contains at paragraph 14 a 'presumption in favour of sustainable development'. Annex 1 of the NPPF provides guidance on implementation of the NPPF. In summary this states that (paragraph 211), policies in the development plan should not be considered out of date just because they were adopted prior to the publication of the NPPF. At paragraphs 214 and 215 guidance is given on the weight to be given to policies in the development plan. As the NPPF is now more than 12 months old paragraph 215 comes into effect. This states in part that '...due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)'.
- 5.4 Officers have reviewed the Core Strategy and saved UDP policies for consistency with the NPPF and consider there is no issue of significant conflict. As such, full weight can be given to these policies in the decision making process in accordance with paragraphs 211, and 215 of the NPPF.

## Ministerial Statement: Planning for Growth (23 March 2011)

- 5.5 The Statement sets out that the planning system has a key role to play in rebuilding Britain's economy by ensuring that the sustainable development needed to support economic growth is able to proceed as easily as possible. The Government's expectation is that the answer to development and growth should wherever possible be 'yes', except where this would compromise the key sustainable development principles set out in national planning policy.

## Other National Guidance

- 5.6 The other relevant national guidance is:

By Design: Urban Design in the Planning System - Towards Better Practice (CABE/DETR 2000);  
Planning and Access for Disabled People: A Good Practice Guide (ODPM, March 2003);  
Safer Places: The Planning System and Crime Prevention (ODPM, April 2004);  
Code for Sustainable Homes Technical Guide (DCLG/BRE, November 2010).

## London Plan (July 2011)

- 5.7 The London Plan policies relevant to this application are

Policy 1.1 Delivering the strategic vision and objectives for London  
Policy 2.2 London and the wider metropolitan area  
Policy 2.18 Green infrastructure: the network of open and green spaces  
Policy 3.1 Ensuring equal life chances for all  
Policy 3.2 Improving health and addressing health inequalities  
Policy 3.3 Increasing housing supply  
Policy 3.4 Optimising housing potential  
Policy 3.5 Quality and design of housing developments  
Policy 3.6 Children and young people's play and informal recreation facilities  
Policy 3.8 Housing choice  
Policy 3.9 Mixed and balanced communities

Policy 3.14 Existing housing  
 Policy 3.15 Co-ordination of housing development and investment  
 Policy 3.16 Protection and enhancement of social infrastructure  
 Policy 5.1 Climate change mitigation  
 Policy 5.2 Minimising carbon dioxide emissions  
 Policy 5.3 Sustainable design and construction  
 Policy 5.4 Retrofitting  
 Policy 5.5 Decentralised energy networks  
 Policy 5.6 Decentralised energy in development proposals  
 Policy 5.7 Renewable energy  
 Policy 5.8 Innovative energy technologies  
 Policy 5.9 Overheating and cooling  
 Policy 5.10 Urban greening  
 Policy 5.11 Green roofs and development site environs  
 Policy 5.12 Flood risk management  
 Policy 5.13 Sustainable drainage  
 Policy 5.14 Water quality and wastewater Infrastructure  
 Policy 5.15 Water use and supplies  
 Policy 5.16 Waste self-sufficiency  
 Policy 5.17 Waste capacity  
 Policy 5.18 Construction, excavation and demolition waste  
 Policy 6.9 Cycling  
 Policy 6.10 Walking  
 Policy 6.12 Road network capacity  
 Policy 6.13 Parking  
 Policy 7.1 Building London's neighbourhoods and communities  
 Policy 7.2 An inclusive environment  
 Policy 7.3 Designing out crime  
 Policy 7.4 Local character  
 Policy 7.5 Public realm  
 Policy 7.6 Architecture  
 Policy 7.14 Improving air quality  
 Policy 7.18 Protecting local open space and addressing local deficiency  
 Policy 7.19 Biodiversity and access to nature  
 Policy 8.2 Planning obligations  
 Policy 8.3 Community infrastructure levy

London Plan Supplementary Planning Guidance (SPG)

5.8 The London Plan SPG's relevant to this application are

Accessible London: Achieving an Inclusive Environment (2004)  
 Housing (2012)  
 Sustainable Design and Construction (2006)  
 Shaping Neighbourhoods: Play and Informal Recreation (2012)

London Plan Best Practice Guidance

5.9 The London Plan Best Practice Guidance's relevant to this application are:

Development Plan Policies for Biodiversity (2005)  
 Control of dust and emissions from construction and demolition (2006)  
 Wheelchair Accessible Housing (2007)  
 Health Issues in Planning (2007)

## London Housing Design Guide (Interim Edition, 2010)

### Core Strategy

- 5.10 The Core Strategy was adopted by the Council at its meeting on 29 June 2011. The Core Strategy, together with the London Plan and the saved policies of the Unitary Development Plan, is the borough's statutory development plan. The following lists the relevant strategic objectives, spatial policies and cross cutting policies from the Lewisham Core Strategy as they relate to this application

Spatial Policy 1 Lewisham Spatial Strategy

Spatial Policy 2 Regeneration and Growth Areas

Spatial Policy 3 District Hubs

Spatial Policy 4 Local Hubs

Spatial Policy 5 Areas of Stability and Managed Change

Core Strategy Policy 1 Housing provision, mix and affordability

Core Strategy Policy 7 Climate change and adapting to the effects

Core Strategy Policy 8 Sustainable design and construction and energy efficiency

Core Strategy Policy 9 Improving local air quality

Core Strategy Policy 10 Managing and reducing the risk of flooding

Core Strategy Policy 12 Open space and environmental assets

Core Strategy Policy 14 Sustainable movement and transport

Core Strategy Policy 15 High quality design for Lewisham

Core Strategy Policy 21 Planning obligations

### Unitary Development Plan (2004)

- 5.11 The saved policies of the UDP relevant to this application are:

STR URB 1 The Built Environment

URB 3 Urban Design

URB 12 Landscape and Development

URB 13 Trees

HSG 4 Residential Amenity

HSG 5 Layout and Design of New Residential Development

HSG 7 Gardens

HSG 8 Backland and In-fill Development

### Residential Standards Supplementary Planning Document

- 5.12 This document sets out guidance and standards relating to design, sustainable development, renewable energy, flood risk, sustainable drainage, dwelling mix, density, layout, neighbour amenity, the amenities of the future occupants of developments, safety and security, refuse, affordable housing, self containment, noise and room positioning, room and dwelling sizes, storage, recycling facilities and bin storage, noise insulation, parking, cycle parking and storage, gardens and amenity space, landscaping, play space, Lifetime Homes and accessibility, and materials.

### Planning Obligations Supplementary Planning Document (January 2011)

- 5.13 This document sets out guidance and standards relating to the provision of affordable housing within the Borough and provides detailed guidance on the

likely type and quantum of financial obligations necessary to mitigate the impacts of different types of development.

### Emerging Plans

5.14 According to paragraph 216 of the NPPF decision takers can also give weight to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF, (the greater the weight that may be given).

5.15 The following emerging plans are relevant to this application.

### Development Management Plan

5.16 The Development Management Local Plan – Proposed Submission Version, is a material planning consideration and is growing in weight. Following the close of public consultation on 4 October 2013 the Proposed Submission Version will be submitted to the Planning Inspectorate for an Examination in Public. Therefore, in accordance with the NPPF, the weight decision makers should accord the Proposed Submission Version should reflect the advice in the NPPF paragraph 216.

5.17 The following policies are considered to be relevant to this application:

DM Policy 1 Presumption in favour of sustainable development

DM Policy 22 Sustainable design and construction

DM Policy 23 Air quality

DM Policy 25 Landscaping and trees

DM Policy 29 Car parking

DM Policy 30 Urban design and local character

- *General principles*
- *Detailed design issues*

DM Policy 32 Housing design, layout and space standards

- *Siting and layout of development*
- *Internal standards*

DM Policy 33 Development on Infill Sites, Backland Sites, Back Gardens and Amenity Areas

- *General principles*
- *A: Infill sites*
- *B: Backland sites*
- *C: Back gardens*
- *D: Amenity areas*

## **6.0 Planning Considerations**

6.1 The main issues to be considered in respect of this application are:

- a) Principle of Development
- b) Design
- c) Density
- d) Housing/ Standard of Accommodation
- e) Impact on Neighbouring Properties
- f) Highways and Traffic Issues
- g) Sustainability and Energy
- h) Landscaping
- i) Refuse/ Recycling
- j) Planning Obligations
- k) Community Infrastructure Levy

### Principle of Development

- 6.2 The application proposes the construction of a part single/ 3-storey building that would accommodate 9 self-contained dwellings upon land to the rear of 215 and 217 Sydenham Road.
- 6.3 The applicant has confirmed they own the land at the rear of 215 Sydenham Road, which is currently a hard landscaped area measuring 409 sq.metres. The plot is separated from the main rear garden of no.215 by a high level fence.
- 6.4 They are also in the process of purchasing part of the rear garden owned by 217 Sydenham Road, subject to the outcome of this application. The development relies significantly upon the garden of 217 forming part of the application site as it would provide additional space for the proposed building and communal garden, whilst ensuring sufficient outlook for the ground floor occupiers. It is clear that should the applicant be unable to purchase the land at the rear of 217, the development would be significantly compromised and so could not be granted planning permission in its current form.
- 6.5 When viewed from Laurel Grove, the site appears unsightly and unkempt, contributing to a poor public realm. Generally, the southern side of Laurel Grove is harsh in appearance, characterised by the hard landscaped area to the rear of the neighbouring church, a motor mechanic's garage and a rear parking area serving a flatted development fronting Sydenham Road, together with on-street car-parking.
- 6.6 Considering the size and location of the application site, a redevelopment would have the potential to enhance the quality of the streetscene, whilst bringing into use a long redundant plot.
- 6.7 The nature of the site and immediate surroundings determines that the principle of a residential development upon this site is appropriate, subject to matters including design, scale and visual impact upon neighbouring occupiers.

## Design

- 6.8 Paragraph 15 of the National Planning Policy Framework (p15) states: “local planning authorities should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.
- 6.9 The proposed building would seek to replicate the design and appearance of the recent development directly to the north-east of the application site, which comprises low level, red brick dwellings that incorporate flat roofs.
- 6.10 In comparison with that development, the ‘West Elevation’ shown on Plan no. D120C indicates the proposal would replicate the stepped design of the neighbouring building from single to 2-storey. The change in ground levels means that despite the proposal reaching 3 stories, it would be no higher than the highest point of the neighbouring development.
- 6.11 The submitted plans indicate proposed facing materials would include a predominant use of brick, with the upper floor being of zinc clad. However, the Design Statement confirms ‘a palette in white render, and a penthouse level clad in grey/ black slate or zinc cladding, mirroring adjacent roofing materials’.
- 6.12 Officers would prefer the building to incorporate a brick finish rather than render, which the applicant has agreed to in principle, as it would relate much better with the neighbouring residential development.
- 6.13 It is apparent that a condition is therefore required to request the formal submission of facing material samples and a concise materials schedule for further assessment, thereby ensuring the development contributes positively to the streetscene generally.
- 6.14 It is also considered appropriate for a condition requesting further detailed elevational plans that ensures a high quality finish would be achieved. Detailed 1:10 and 1:20 plans /sections of external windows, doors and brick detailing should be formally submitted.
- 6.15 In summary, the proposal is considered to be appropriate in appearance, scale and massing, respecting the general form of development within the immediate area, and befitting of this location, whilst representing good, modern design. The proposed height ranging between one and three storeys is considered to be suitable for this locality.
- 6.16 The height of the proposed building and the topography of the site means the majority of the development is no higher than existing dwellings fronting Laurel Grove or Sydenham Road. It is considered that the development effectively utilises the topography of the site, and would avoid appearing excessive in height, general mass or bulk.

## Density

- 6.17 The Council’s former density policy (HSG 16) was not among those saved by the Secretary of State, therefore the London Plan now contains the detailed density policies for Development Plan purposes.

- 6.18 The Council's assessment of the nature of the immediate area is that the site falls within a suburban setting, therefore any development upon this site must respect the existing character.
- 6.19 The London Plan refers to 'suburban' as being areas with predominantly lower density development such as, for example, detached and semi-detached houses, predominantly residential, small building footprints and typically buildings of two to three storeys.
- 6.20 Guidance states that the Council should make the best use of previously developed land, however such aspirations should not negate the requirement for developments to blend with the surrounding character.
- 6.21 Laurel Grove is not a particularly busy highway, used predominantly by local residents. In contrast, nearby Sydenham Road experiences high vehicular movement, with a number of bus routes operating along it, whilst Sydenham Train Station lies within walking distance of the application site. This is reflected in the Public Transport Accessibility Level (PTAL) being 3 for the area. The London Plan Matrix table 3.2 advises that densities in suburban areas should be between 150-250 habitable rooms per hectare.
- 6.22 The density of the proposed scheme is 288 habitable rooms per hectare. Whilst this exceeds the upper limit of the density range given in The London Plan, officers consider that the density would not result in demonstrable harm to the character of the local area or the amenities of neighbouring residential occupiers. Together with the overall quality of the proposal, it is considered that the scheme is compliant with density policies and is therefore acceptable.

### Housing

#### *a) Size and Tenure of Residential Accommodation*

##### **Residential Tenure and Size Mix**

	<b>1 Bed</b>	<b>2 Bed</b>	<b>3 Bed</b>	<b>4 Bed +</b>	<b>Total</b>
<b>Private</b>	0	0	0	0	0
<b>Social Rent</b>	0	0	0	0	0
<b>Affordable Rent</b>	4	4	1	0	9
<b>Shared Ownership</b>	0	0	0	0	0
<b>Total</b>	4	4	1	0	9

- 6.23 The applicant has confirmed their intention to provide 9 affordable units, despite there being no planning requirement to undertake this as less than 10 units are being proposed. The applicant has held an initial meeting with the Council's Strategy, Policy & Development Manager to discuss the principle of the local authority being the registered social landlord of the new units.

#### *b) Standard of Residential Accommodation*

- 6.24 The layout and circulation of the proposed units is considered to be acceptable, and would provide a good standard of accommodation for future occupiers. Flat sizes would accord with minimum guidance stated in The London Plan (2011). In terms of room sizes, the combined lounge/ dining/ kitchen areas within the second floor units would measure 30.88sq.m, which exceeds the 23sq.m stated in Standard 4.4.1 of the GLA Housing SPG (2012).
- 6.25 All flats would be dual aspect, whilst each habitable room would be assured of sufficient natural light intake and outlook.
- 6.26 The application proposes the provision of 1, 2 and 3 bedroom units, thereby in accordance with the adopted Core Strategy, which requires a mix of residential units to be provided in schemes to meet housing needs.
- 6.27 The single-storey 3 bedroom family sized dwelling would be located to the north-east of the site, with the provision of an enclosed garden at the rear measuring 8 metres wide. The plans originally proposed a second private garden at the front, however this is now shown as an open landscaped area in light of officer concerns toward access into the dwelling and the configuration of the internal floor layout.
- 6.28 Ground floor units within the 3-storey building would have use of generously sized private garden spaces.
- 6.29 The upper floor units would have access to the communal garden at the side of the building (directly to the rear of 217 Sydenham Road), whilst Unit 9 on the second floor would be afforded a 1 metre deep balcony.
- 6.30 Alternative outdoor public space is located at nearby Home Park approximately 300 metres to the east, and Mayow Park approximately 500 metres to the west.
- 6.31 The Council requires all new residential development to be built to Lifetime Home Standards, in accordance with London Plan policies. The applicant has confirmed the development is fully compliant with these standards. Ground floor unit 2 located at the front of the development would be a wheelchair compliant unit, in accordance with South-East London Housing Partnership Wheelchair Design Standards.
- 6.32 Conditions will be included requesting further floor plans demonstrating that Lifetime Homes criteria would be suitably achieved, and to ensure the disabled unit is fully adaptable prior to first occupation.
- 6.33 Officers raise no concerns toward the proposed standard of accommodation within the development.

#### Impact Upon Neighbouring Occupiers

- 6.34 The proposed development would be single/ 2-storey at its Laurel Grove frontage, with the staggered elevation of the third storey set 5 metres back. Officers are satisfied the development would not significantly harm the visual amenities of the neighbouring Laurel Grove dwellings.

- 6.35 In regard to visual impact to the south of the application site, concern has been raised by the occupier of a dwelling fronting Sydenham Road to the 3-storey height of the building and resulting overlooking from the flank windows and upper floor terrace.
- 6.36 The proposed building would be sited 8 metres from the bottom end of the garden of no.219, which measures approximately 25 metres in length. Crucially, the existing dwelling lies 32 metres from the nearest flank wall window of the development, which is considered to be a considerable distance that would avoid direct overlooking. Existing trees close to the side boundary of no.217 Sydenham Road would provide natural screening that would serve to further reduce the visual impact of the building.
- 6.37 The application originally proposed east facing terraces at second floor, however these were removed when officers showed concern to potential overlooking, in particular when the boundary trees shed their leaves.
- 6.38 The first floor living room window/ Juliette balcony (flat 8) nearest no.219 would look in the direction of the rear parking area of Grove Court that fronts Addington Grove. Due to the size of the opening, there is scope for a partial frosting to avoid overlooking toward the rear garden of no.219 whilst maintaining sufficient outlook, should Members consider this necessary.
- 6.39 The rear elevation of the new building would provide only high level windows at first floor to provide additional natural light into the habitable rooms, whilst avoiding overlooking to neighbouring occupiers.
- 6.40 No.215 Sydenham Road has been extended at the rear, in association with a conversion into self-contained flats granted planning permission in 2010. The extension measures 4 metres deep, and so would lie approximately 17 metres from the new building. Officers are satisfied their outlook would remain sufficient, and would not be overlooked, considering the second floor of the proposed building has been reduced in length by 5 metres (9.3 metres away from the southern boundary.)
- 6.41 A 1 metre deep balcony would be afforded to Flat 9, and due to its siting, would be unlikely to result in significant overlooking, however, it is considered appropriate to request screening details by a condition.
- 6.42 In regard to no.217, it lies approximately 25 metres from the proposed siting. As explained in para.6.4, the applicant is seeking to purchase part of the rear garden used by 217 to ensure sufficient amenity space provision and outlook for the future occupiers.
- 6.43 The remaining garden space for 217 would be approximately 22 metres, therefore the acquisition of the land would not impact significantly upon the level of amenity they currently enjoy. In regard to visual impact, officers are satisfied the proposed siting would not impact detrimentally upon their visual amenities.
- 6.44 The west facing elevation would also have habitable room windows, however they would look into the direction of the neighbouring church and associated car-park, thereby resulting in no overlooking to neighbouring residential occupiers.

- 6.45 Overall, officers are satisfied the level of visual impact, including overshadowing and overlooking, to existing occupiers would not be significant, and therefore the development would be in compliance with policies.

#### Highways and Parking

- 6.46 The development proposes three off-street parking spaces, including one disabled bay, to the front of the development accessed from Laurel Grove. This is attributed to the lack of available space to the frontage and the need for sufficient space for pedestrian movement. The provision of additional parking spaces is therefore unfeasible.
- 6.47 Policy 6.13 of The London Plan states; 'The Mayor wishes to see an appropriate balance being struck between promoting new development and preventing excessive car-parking provision that can undermine cycling, walking and public transport use.' 'In locations with high PTAL, car-free developments should be promoted.'
- 6.48 The PTAL rating for this area is 3, with very good bus and train links locally. As a result, the applicants consider this represents an opportunity to seek a development that does not generate a significant increase in private car use in the area, and instead promotes sustainable modes of travel.
- 6.49 The development seeks to encourage cycling as an everyday means of transport for future occupiers, with the provision of secure cycle areas to the front accommodating 11 bicycles for the flat occupiers.
- 6.50 It is acknowledged that vehicles do park partly upon the pavement on either side of Laurel Grove, thereby reducing the width of the highway, however officers are satisfied there would remain sufficient space for larger vehicles to manoeuvre should the proposed development be granted permission.
- 6.51 There is unrestricted on-street parking to neighbouring streets, although existing parking pressures are acknowledged, particularly within Laurel Grove.
- 6.52 Officers subsequently raise no objections to the development on Highways grounds, attributed to the PTAL rating and good public transportation within the area.

#### Sustainability and Energy

- 6.53 The London Plan requires that all new residential developments meet Code Level 4 for Sustainable Homes, together with a reduction in carbon emissions.
- 6.54 In this case, the applicant has advised that the development would meet Code Level 4, with measures including the use of double glazing, condensing boilers, water efficient devices to reduce water consumption and energy efficient lighting.
- 6.55 The flat roof areas of the development would incorporate green living roofs, in compliance with Policy 5.3 Sustainable design and construction of the London Plan (2011). Construction details of the green roof have been provided, however further details are required by condition, including confirmation of use of species.
- 6.56 Officers are satisfied with the sustainability methods proposed, and is considered in principle to be compliant with London Plan policies.

## Landscaping

- 6.57 The areas to the rear and sides of the development would be lawned garden spaces, providing a communal garden to the eastern side and private gardens serving all ground floor occupiers.
- 6.58 A hedge within the communal garden would provide defensible space for Unit 3, thereby safeguarding the privacy of their two bedrooms.
- 6.59 Existing side boundary trees to the rear of no.215 would be felled, however a Silver Birch tree would be planted to the front.
- 6.60 Also fronting Laurel Grove would be a hard landscaped area for the car-parking bays and refuse store, together with some planting/ soft landscaping to the front of the single-storey element of the building. However, as acknowledged in the Design Statement, an overall landscaping scheme has yet to be developed, therefore a condition will be included requesting the formal submission of detailed plans. The applicant would be expected to alleviate rain water run-off by proposing permeable materials and/ or suitable drainage measures.
- 6.61 Generally, officers are satisfied with the principle of proposed landscaping works, however clearly more details are required.

## Refuse

- 6.62 An enclosed refuse and recycling store would be located to the front of the building. The applicant has confirmed that 2no. 1,100 litre wheeled refuse eurobins would be provided, together with 2no. 1,100 litre recycling eurobins.
- 6.63 Construction and elevation details of the store are requested by way of a condition.

## Community Infrastructure Levy

- 6.64 The Community Infrastructure Levy (CIL) is a levy which was implemented by the London Mayor on 1 April 2012.
- 6.65 This development is considered to be CIL liable. The chargeable development is £35 per m<sup>2</sup>, which must be paid to the Council prior to the commencement of building works.

## 7.0 Equalities Considerations

- 7.1 Section 149 of the Equality Act 2010 (“the Act”) imposes a duty that the Council must, in the exercise of its functions, have due regard to:
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
  - (b) advance equality of opportunity between persons who share a relevant protected characteristic and those who do not
  - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

- 7.2 The protected characteristics under the Act are: Age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 7.3 The duty is a “have regard duty” and the weight to attach to it is a matter for the decision maker bearing in mind the issues of relevance and proportionality.
- 7.4 The planning issues set out above do not include any factors that relate specifically to any of the equalities categories set out in the Act, and therefore it has been concluded that there is no impact on equality.

## **8.0 Consultations**

- 8.1 With regard to procedural matters, neighbour notifications have been carried out in accordance with the Council’s usual procedure. Officers are satisfied that all statutory Council procedures have been followed and all neighbour concerns have been addressed.

## **9.0 Conclusion**

- 9.1 Officers consider the design and massing of the proposed development to be acceptable, respecting the general character of the area. The proposal accords with Policy URB 3 Urban Design, which expects a high standard of design that seeks to complement the scale and character of existing development and its setting, and HSG 5 Layout and Design of New Residential Development, which expects all new residential development to be attractive, to be neighbourly and to meet the functional requirements of all future inhabitants. The standard of proposed accommodation and on-site parking provision is in compliance with guidelines.
- 9.2 The applicants will be requested by way of a planning condition to provide external material samples, together with detailed plans of the windows, entrances and brick detailing to ensure the development would impact positively upon the streetscene.
- 9.3 For these reasons, it is therefore recommended that planning permission be granted.

## **10.0 RECOMMENDATION**

- 10.1 **GRANT PERMISSION** subject to the conditions set out below and such amendments as considered appropriate to ensure the acceptable implementation of the development:-

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

**Reason:** As required by Section 91 of the Town and Country Planning Act 1990.

- 2) The development shall be carried out strictly in accordance with the application plans, drawings and documents hereby approved and as detailed below:

D-110B, 111C, 115, 120C, 121B & 130B, Design and Access Statement, Site Location Plan and Lifetime Homes Mark-up.

**Reason:** To ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application and is acceptable to the local planning authority.

- 3)
  - (a) The building hereby approved shall achieve a minimum Code for Sustainable Homes Rating Level 4.
  - (b) No development shall commence until a Design Stage Certificate for each residential unit (prepared by a Code for Sustainable Homes qualified Assessor) has been submitted to and approved in writing by the local planning authority to demonstrate compliance with part (a).
  - (c) Within 3 months of occupation of any of the residential units, evidence shall be submitted in the form of a Post Construction Certificate (prepared by a Code for Sustainable Homes qualified Assessor) to demonstrate full compliance with part (a) for that specific unit.

**Reason:** To comply with Policies 5.1 Climate change and mitigation, 5.2 Minimising carbon dioxide emissions, 5.3 Sustainable design and construction, 5.7 Renewable energy, 5.15 Water use and supplies in the London Plan (2011) and Core Strategy Policy 7 Climate change and adapting to the effects, Core Strategy Policy 8 Sustainable design and construction and energy efficiency (2011).

- 4) The proposed refuse facilities shall be provided in full prior to occupation of the development and shall thereafter be permanently retained and maintained.

**Reason:** In order that the local planning authority may be satisfied with the provisions for recycling facilities and refuse storage in the interest of safeguarding the amenities of neighbouring occupiers and the area in general, in compliance with Saved Policies URB 3 Urban Design and HSG 4 Residential Amenity in the Unitary Development Plan (July 2004) and Core Strategy Policy 13 Addressing Lewisham waste management requirements (2011).

- 5)
  - (a) A minimum of 11 secure and dry cycle parking spaces shall be provided within the development as indicated on the plans hereby approved.
  - (b) No development shall commence on site until full details of the cycle parking facilities have been submitted to and approved in writing by the local planning authority.
  - (c) All cycle parking spaces shall be provided and made available for use prior to occupation of the development and maintained thereafter.

**Reason:** In order to ensure adequate provision for cycle parking and to comply with Policy 14: Sustainable movement and transport of the Core Strategy (2011).

- 6) Details of the proposed boundary treatments including any gates, walls or fences shall be submitted to and approved in writing by the local planning authority prior to construction of the above ground works.

**Reason:** To ensure that the boundary treatment is of adequate design in the interests of visual and residential amenity and to comply with Saved Policies URB 3 Urban Design and HSG 4 Residential Amenity in the Unitary Development Plan (July 2004) and Policy 15 High quality design for Lewisham of the Core Strategy (June 2011).

- 7) (a) A scheme of soft landscaping (including section details of the private and communal gardens, proposed plant numbers, species, location and size of trees and tree pits) and details of the management and maintenance of the landscaping for a period of five years shall be submitted to and approved in writing by the local planning authority prior to construction of the above ground works.
- (b) All planting, seeding or turfing shall be carried out in the first planting and seeding seasons following the completion of the development, in accordance with the approved scheme under part (a). Any trees, hedges or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.
- (c) The proposed hedge within the communal garden adjacent to Flat 3 shall be planted in full prior to first occupation.

**Reason:** In order that the local planning authority may be satisfied as to the details of the proposal and to comply with Core Strategy Policy 12 Open space and environmental assets, Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Saved Policies URB 3 Urban Design, URB 12 Landscape and Development and URB 13 Trees in the Unitary Development Plan (July 2004).

- 8) (a) Prior to occupation of the development a scheme for any external lighting that is to be installed at the site, including measures to prevent light spillage shall be submitted to and approved in writing by the local planning authority.
- (b) Any such external lighting as approved under part (a) shall be installed in accordance with the approved drawings and such directional hoods shall be retained permanently.
- (c) The applicant should demonstrate that the proposed lighting is the minimum needed for security and working purposes and that the proposals minimise pollution from glare and spillage.

**Reason:** In order that the local planning authority may be satisfied that the lighting is installed and maintained in a manner which will minimise possible light pollution to the night sky and neighbouring properties and to comply with Saved Policies ENV.PRO 12 Light Generating Development and HSG 4 Residential Amenity in the Unitary Development Plan (July 2004).

- 9) Notwithstanding the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking, re-enacting or modifying that Order), no windows (or other openings) shall be constructed in any elevation of the building other than those expressly authorised by this permission.

**Reason:** To enable the local planning authority to regulate and control any such further development in the interests of amenity and privacy of adjoining properties in accordance with Saved Policy HSG 4 Residential Amenity in the Unitary Development Plan (July 2004).

- 10) The whole of the amenity spaces (including terrace) hereby approved shall be provided prior to first occupation, and shall thereafter be retained permanently for the benefit of the occupiers of the residential units hereby permitted.

**Reason:** In order that the local planning authority may be satisfied as to the amenity space provision in the scheme and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Saved Policy HSG 7 Gardens in the Unitary Development Plan (July 2004).

- 11) The whole of the car parking accommodation shown on drawing no.D-110B hereby approved shall be provided prior to the occupation of any dwelling and retained permanently thereafter.

**Reason:** To ensure the permanent retention of the space for parking purposes, to ensure that the use of the building does not increase on-street parking in the vicinity, to ensure highway safety, and to comply with Policies 1 Housing provision, mix and affordability and 14 Sustainable movement and transport of the Core Strategy (June 2011) and Table 6.1 of the London Plan (July 2011).

- 12) Prior to first occupation, details of second floor terrace screening shall be submitted to and approved in writing by the local planning authority, and shall thereafter be fully installed and maintained prior to first occupation of the residential units hereby approved, and retained thereafter.

**Reason:** To avoid the direct overlooking of neighbouring properties and consequent loss of privacy thereto and to comply with Policy 15 High quality design for Lewisham of the adopted Core Strategy (2011), and saved policies URB 3 Urban Design and HSG 5 Layout and Design of New Residential Development in the adopted Unitary Development Plan (2004).

- 13) No development shall commence on site until such time as a Construction Management Plan has been submitted to and approved in writing by the local planning authority. The plan shall cover:-
- (a) Dust mitigation measures.
  - (b) The location and operation of plant and wheel washing facilities
  - (c) Details of best practical measures to be employed to mitigate noise and vibration arising out of the construction process
  - (d) Details of construction traffic movements including cumulative impacts which shall demonstrate the following:-
    - (i) Rationalise travel and traffic routes to and from the site.
    - (ii) Provide full details of the number and time of construction vehicle trips to the site with the intention and aim of reducing the impact of construction related activity.
    - (iii) Measures to deal with safe pedestrian movement.
  - (e) Security Management (to minimise risks to unauthorised personnel).

**Reason:** In order that the local planning authority may be satisfied that the demolition and construction process is carried out in a manner which will minimise possible noise, disturbance and pollution to neighbouring properties and to comply with Saved Policies ENV.PRO 9 Potentially Polluting Uses and HSG 4 Residential Amenity in the Unitary Development Plan (July 2004).

- 14) No development above ground level shall commence on site until a detailed schedule and samples of all external materials and finishes to be used on the building have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

**Reason:** To ensure that the local planning authority may be satisfied as to the external appearance of the building and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Saved Policy URB 3 Urban Design in the Unitary Development Plan (July 2004).

- 15) Notwithstanding the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking, re-enacting or modifying that Order), the use of the flat roofs of the building hereby approved shall be as set out in the application and no development or the formation of any door providing access to the roofs shall be carried out, nor shall the roof areas be used as a balcony, roof garden or similar amenity area.

**Reason:** In order to prevent any unacceptable loss of privacy to adjoining properties and the area generally and to comply with Saved

Policy HSG 4 Residential Amenity in the Unitary Development Plan (July 2004).

- 16) The wheelchair dwelling (Flat 2) hereby approved shall be constructed to be easily adapted in full accordance with the SELHP Wheelchair Homes Design Guidelines (November 2012) as shown on drawing no.D-115 hereby approved prior to first occupation. For the avoidance of doubt a parking space should be provided for the wheelchair unit.

**Reason:** To ensure that there is an adequate supply of wheelchair accessible housing in the Borough in accordance with Saved Policy HSG 5 Layout and Design of New Residential Development in the Unitary Development Plan (July 2004) and Core Strategy Policy 1 Housing provision, mix and affordability and Core Strategy Policy 15 High quality design for Lewisham (June 2011).

- 17) (a) The development shall be constructed with a biodiversity living roof, as indicated on plan no. D-111C. No development shall commence until sectional details and a species list have been submitted to and approved in writing by the local planning authority.
- (b) Thereafter, the living roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.
- (c) Evidence that the roof has been installed in accordance with (a) shall be submitted to and approved in writing by the local planning authority prior to the first occupation of the development hereby approved.

**Reason:** To comply with Policies 5.10 Urban greening, 5.11 Green roofs and development site environs, 5.12 Flood risk management, 5.13 Sustainable Drainage and 7.19 Biodiversity and access to nature conservation in the London Plan (2011) and Core Strategy Policy 10 managing and reducing flood risk and Core Strategy Policy 12 Open space and environmental assets.

- 18) No development shall commence on site until detailed plans demonstrating compliance with Lifetime Home Standards (in accordance with the 2010 (Revised) document) have been submitted to and approved in writing by the local planning authority. Thereafter, the plans as approved shall be implemented in full prior to first occupation.

**Reason:** In order to ensure an adequate supply of accessible housing in the Borough in accordance with Saved Policy HSG 5 Layout and Design of New Residential Development in the Unitary Development Plan (July 2004) and Core Strategy Policy 1 Housing provision, mix and affordability and Core Strategy Policy 15 High quality design for Lewisham (June 2011).

- 19) (a) No development above ground level shall commence on site until drawings showing hard landscaping of any part of the site not occupied by buildings (including details of the permeability of hard surfaces) have been submitted and approved in writing by the local planning authority.
- (b) All hard landscaping works which form part of the approved scheme under part (a) shall be completed prior to occupation of the development.

**Reason:** In order that the local planning authority may be satisfied as to the details of the proposal and to comply with Policies 5.12 Flood risk management and 5.13 Sustainable Drainage in the London Plan (2011), Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Saved Policies URB 3 Urban Design and URB 12 Landscape and Development of the Unitary Development Plan (July 2004).

- 20) None of the trees shown as being retained on the permitted plans shall be lopped or felled without the prior written consent of the local planning authority

**Reason:** To comply with Policy 12 Open space and environmental assets of the Core Strategy (June 2011) and Saved Policies URB 3 Urban Design, URB 12 Landscape and Development and URB 13 Trees in the Unitary Development Plan (July 2004).

- 21) No development shall commence until section plans indicating the means of access from the building into the private and communal gardens hereby granted have been submitted to and approved in writing by the local planning authority.

**Reason:** To ensure that the boundary treatment is of adequate design in the interests of residential amenity and to comply with Saved Policies URB 3 Urban Design and Policy 15 High quality design for Lewisham of the Core Strategy (June 2011).

- 22) (a) Notwithstanding the details hereby approved, no development above ground level shall commence until detailed plans at a scale of 1:10 and 1:20 including windows, external doors and brick detailing have been submitted to and approved in writing by the local planning authority.
- (b) The development shall be carried out in accordance with the approved details.

**Reason:** In order that the local planning authority may be satisfied as to the detailed treatment of the proposal and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Saved Policy URB 3 Urban Design in the Unitary Development Plan (July 2004).

## **Informatives**

- 1) Positive and Proactive Statement: The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, positive discussions took place which resulted in further information being submitted.
  
- 2) As you are aware the approved development is liable to pay the Community Infrastructure Levy (CIL) which will be payable on commencement of the development. The Council will issue you with a CIL liability notice detailing the CIL payable shortly. For CIL purposes, planning permission permits development as at the date of this notice. However, before development commences you must submit a CIL Commencement Notice to the council. More information on the CIL is available at: -  
<http://www.communities.gov.uk/publications/planningandbuilding/communityinfrastructurelevymay11> (Department of Communities and Local Government) and  
<http://www.legislation.gov.uk/ukdsi/2010/9780111492390/contents>

## **MINUTES**

### Land to the rear of 215 and 217 Sydenham Road SE26 4JF (Item 13 on the Agenda)

The Planning Officer outlined the proposal for the construction of a part one/ part three storey building to provide 1 three bedroom bungalow, 4 one bedroom and 4 two bedroom self-contained flats, together with the provision of associated landscaping, 3 car parking and 11 bicycle spaces, and bin and recycling stores.. He said the details of the proposal were insufficient because the application had been submitted when such detail had not been required, hence the need to impose the pre-commencement conditions requesting details as recommended in the report.

The Committee received verbal representation from the applicant, Mr Taak who said he had complied with everything that the local authority had requested, and asked that permission be granted.

Following deliberation whereby Members expressed dissatisfaction about the lack of detail submitted for the proposal, Councillor Harris moved a motion to defer decision on the item DC/12/82195 pending the provision by the applicant of plans that reflect the conditions proposed in the report.

FOR: Councillors Till (Chair), Clarke, Foreman, Harris, Ibitson, Maines, Muldoon, Nisbet and Whittle

RESOLVED: that planning permission be deferred in respect of application DC/12/82195 to enable the applicant to provide plans that reflect the conditions that are proposed in the report.

Councillor Clarke further asked that pictures showing proposals in context be provided so that Members can make informed decisions.