

Committee	PLANNING COMMITTEE (A)	
Report Title	LAND ADJACENT TO 62 WESTBOURNE DRIVE SE23 2UN	
Ward	Perry Vale	
Contributors	Miheer Mehta	
Class	PART 1	Date: 19 MAY 2011

<u>Reg. Nos.</u>	DC/10/75292
<u>Application dated</u>	13.08.2010 and completed 06.09.2010
<u>Applicant</u>	Ansham UK Ltd on behalf of Mr H Symonds
<u>Proposal</u>	The construction of a part single/part two storey house with courtyard and roof terrace on land to the side.
<u>Applicant's Plan Nos.</u>	43.09.DWG040710, 43.09.DWG050710, 43.09.DWG080710, 43.09.DWG070710, 43.09.DWG060710, 43.09.DWG020710 & 43.09.DWG030710, 43.09.DWG020710 & 43.09.DWG030710, DWG090710, 43.09.DWG100710, 43.09.DWG010710, Design & Access Statement, Coloured Elevations Booklet, (received on 23 Sept 2010), Materials Schedule, CfSH assessment ref 2, 3 & 4, Artists Impression (received on 10 February 2011).
<u>Background Papers</u>	(1) Case File LE/622/62/TP (2) Adopted Unitary Development Plan (July 2004) (3) Emerging Local Development Framework (May 2007) (4) The London Plan
<u>Zoning</u>	Adopted UDP - Existing Use

1.0 Property/Site Description

- 1.1 The application site is an irregular shaped plot of land located on the corner junction fronting both Perry Vale and Westbourne Drive. The site is predominantly garden land that previously formed part of 62 Westbourne Drive, a large three storey property with roof extensions which has been converted into self-contained flats. According to Council records the site has remained vacant since the previous planning application in 2003.
- 1.2 The application site lies on the southern end of Westbourne Drive. To the north of the site lies both 62 Westbourne Drive and 105 Perry Vale, a two-storey cottage, with pedestrian access off Perry Vale. To the east is a purpose built block of flats known as 1-32 Valentine Court. Immediately, to the west is garden land that forms part of 103 and 105 Perry Vale. To the south is 33-112 Valentine Court, a further purpose built block of flats with 2 storey terraced dwellings nearby.

- 1.3 There are no parking restrictions along Westbourne Drive. In respect of public transport, a number of bus routes operate along Perry Vale and Forest Hill train station is within walking distance to the application site.
- 1.4 Council records show the site originally had four protected trees. However, currently the site only has two mature trees which are registered as T3 and T4 within the tree preservation order, which are located within the south eastern corner of the site. Permission was granted for the removal of the 2 other protected trees in 2007.
- 1.5 The site is not within a Conservation Area, however there are 2 listed buildings within 10 metres of the application site, 101 and 103 Perry Vale.

2.0 Planning History

2.1 There have been a number of previous applications at 62 Westbourne Drive and the adjacent land (application site), which previously formed part of 62 Westbourne Drive SE23. The relevant history has been attached:

2.2 Jan 1996 – Lawful – Certificate of Lawfulness in respect of 62 Westbourne Drive SE23 as three flats.

2.3 June 1996 – Granted – Alterations and conversion of the first and second floor maisonette at 62 Westbourne Drive SE23 to provide 2 flats together with the erection of an extension at the side at second floor level above the existing entrance porch and the provision of 4 car parking spaces

2.4 Oct 1996 – Refused – The erection of a detached three bedroom chalet bungalow with integral garage on land to the side of 62 Westbourne Drive SE23 with access onto Perry Vale. Reasons for refusal as follows:

(1) The proposed development, by reason of its size, bulk and relationship to adjoining residential accommodation is considered to represent an over dominant and obtrusive feature on this site, resulting in a loss of outlook and light to the detriment of the amenities of adjoining occupiers, the loss of amenity garden land to the existing residential flats, and would be out of character with the established pattern of development.

(2) The proposed access arrangement, by reason of its position on this busy road and inadequate sightlines, would be likely to be prejudicial to traffic and pedestrian safety to the detriment of the amenities of local residents and the area generally.

2.5 March 1997 – Refused - The erection of a detached three bedroom chalet bungalow with integral garage on land to the side of 62 Westbourne Drive SE23 with access onto Westbourne Drive. The reason for refusal was:

“The proposed development, by reason of its size, bulk and relationship to adjoining residential accommodation is considered to represent an over dominant and obtrusive feature on this site, resulting in a loss of outlook and light to the detriment of the amenities of adjoining occupiers, the loss of amenity garden land to the existing residential flats, and would be out of character with the established pattern of development”.

- 2.6 Jan 1998 – Refused – The erection of a three metre high boundary fence to part of the garden area at the side of 62 Westbourne Drive SE23 fronting Perry Vale and Westbourne Drive. The reason for refusal was:

“The proposed boundary fencing, by reason of its height and general appearance is considered to represent an over dominant and visually obtrusive feature on this site to the detriment of the visual amenities of the area and out of character with the established pattern of development”.

- 2.7 March 2002 – Refused - The erection of three metre high palisade green powder coated fencing and gates on land adjacent to 62 Westbourne Drive SE23, together with the formation of a vehicular crossover. The reason for refusal was:

“The proposed boundary fencing and gates, by reason of their height and general appearance are considered to represent an over dominant and visually obtrusive feature on this site to the detriment of the visual amenities of the area and the setting of the listed buildings at 101-103 Perry Vale and are out of character with the established pattern of development”.

- 2.8 June 2002 – Refused – The construction of two detached houses at 62 Westbourne Drive SE23. (Outline Application). The reason for refusal was:

“The proposed development, by reason of its size, bulk and relationship to adjoining residential development is considered to represent an over dominant and obtrusive feature on this site, resulting in a loss of outlook to the detriment of the amenities of adjoining occupiers, the loss of amenity garden land to the existing residential flats, and would be out of character with the established pattern of development”.

- 2.9 August 2003 – Refused - The construction of a single storey dwelling house on land adjacent to 62 Westbourne Drive SE23. (Outline Application). The reason for refusal was:

“The proposed development, by reason of its size, bulk and relationship to adjoining residential development is considered to represent an over dominant and obtrusive feature on this site, resulting in a loss of outlook to the detriment of the amenities of adjoining occupiers and out of character with the established pattern of development”.

- 2.10 December 2007 – Granted - Remove two Sycamore trees T1 and T2 from 62 Westbourne Drive, SE23.

3.0 Present Planning Application

- 3.1 The present application is for the construction of a part single/part two storey house with an internal courtyard and roof terrace on land to the side of 62 Westbourne Drive SE23. The proposal would be set with a ground floor level set approximately 1m below ground level, which would provide a three bedroom dwelling, with a living/dining/kitchen and a car parking space to the front.
- 3.2 The application site measures 150 sq metres - 25 metres wide fronting Westbourne Drive, 22 metres wide fronting Perry Vale and approximately 18 metres deep.

The proposed dwelling would front onto Westbourne Drive, with its footprint measuring approximately 16m in width and 13m in depth, equating to 208 sq metres.

- 3.3 The proposed dwelling would be of a contemporary appearance, incorporating a roof terrace at first floor level. Private amenity space would be provided to the front and within the main building as an open courtyard, whilst secure off-street parking would be located to the front of the building.
- 3.4 The proposal would incorporate a number of renewable energy measures with the applicant confirming the proposal would be built to meet the requirements of level 6 – code for sustainable homes.

4.0 Policy Context

National Policy

- 4.1 Planning Policy Statement 3, 'Housing' (June 2010)

The London Plan

- 4.2 The London Plan includes general policies in favour of the provision of new housing, including 3A.1 Increasing London's Supply of Housing, 3A.2 Borough Housing Targets, 3A.3 Efficient Use of Stock and 3A.4 Housing Choice. Although, inevitably the London Plan policies are very broad, there is a general encouragement for increased housing provision throughout the London area.
- 4.3 The London Plan sees high-quality design as central to its objectives and emphasises that high standards of design have a strong role in making London a better city to live in (Policy 4B.1 and 4B.2)

Adopted Unitary Development Plan (July 2004)

- 4.4 Relevant policies include URB 3 Urban Design, HSG 4 Residential Amenity, HSG 5 Layout and Design of New Residential Development, HSG 7 Gardens, HSG 8 Infill and Backland Development, HSG 12 Residential Extensions, URB 12 Landscape and Development, URB 13 Trees, URB 16 New Development, Changes of Use and Alterations to Buildings in Conservation Areas, URB 18 Preserving Listed Buildings & TRN 26 Car Parking Standards.

Local Development Framework - Core Strategy

- 4.5 Lewisham is in the process of replacing the UDP with the documents that comprise the Local Development Framework (LDF). The most important document in the LDF is the Core Strategy, Development Plan Document (DPD). The Lewisham Core Strategy was submitted to the Secretary of State on 29th October 2010 and its Examination in Public was held on 1st and 2nd February 2011. The Council has now received the Inspector's report. The Inspector has found the Core Strategy to be sound provided certain amendments, identified in his report, are made. In accordance with the regulations Officers will make the necessary changes with the intention of adopting the Core Strategy subject to its approval at the full Council meeting in June 2011.

4.6 For development control purposes the Core Strategy will become part of the development plan when adopted by resolution of the full Council. Government advice on the weight to be attached to emerging DPD policies is that this is determined on the stage of preparation or review, increasing as successive stages are reached. As the Core Strategy has been found sound all that remains for legal adoption is a resolution of full Council. As such very considerable weight can be attached to the Core Strategy in the decision making process.

5.0 Consultation

Neighbours & Local Amenity Societies etc

5.1 Letters of consultation were sent to 25 properties and a notice was displayed on site. Ward Councillors were also consulted. A second consultation process also took place as additional information was provided by the applicant.

5.2 In total 1 petition against the proposal from 5 addresses and 5 letters of objection have been received. Also, 1 letter in support has been received. The petition and letters of objection are from residents of: 101 & 103 Perry Vale, 62A, 62B, 62C & 62D Westbourne Drive and 62 Como Road. A letter in support of the application was received from 11 Garlies Road. The residents are objecting to the proposal on the following grounds:-

- (1) Over-development;
- (2) No supporting statements in regards sustainable infrastructure or 'green' technology
- (3) Increases overlooking, diminish daylight/sunlight to habitable rooms and loss of privacy;
- (4) Traffic, highway safety and parking issues;
- (5) The first floor terrace overlooks onto adjoining properties and gardens;
- (6) The visual impact, size and height of the development would overshadow / block out light and views and is too high.
- (7) No dimensions shown on the drawings;
- (8) Incorrect drawings and misleading. 62A Westbourne Drive is in fact 0.5 metres lower than the level shown.
- (9) Sense of enclosure
- (10) Hard edged development with no separation

5.3 The petition objects to the proposal on the following grounds:

- (1) Incorrect and misleading drawings.
- (2) No separation between the proposed house and the boundary with 62 Westbourne Drive and 105 Perry Vale
- (3) No energy statement has been provided to support the claim of providing a development of this size.

- (4) No information has been provided in relation to how the 'green' technology would work, including how the 'sun room' would function.
- (5) Concerns with how the 'sun room' could be used as a habitable room as the Council has no control on this room and the level of impact on adjoining occupiers by way of the first floor level where the 'sun room' would be housed.
- (6) Material provided by the Architects, the artistic impressions, is misleading.
- (7) Diminish daylight/sunlight to habitable rooms, impinge on the privacy of residents and overlook private amenity space and create an unacceptable sense of enclosure, thus diminishing outlook from these properties.

(Letters and Petition are available to Members)

5.4 Local Meeting

To confirm, 10 or more objections or a petition with more than 25 signatures would trigger a Local Meeting, in accordance with Lewisham Council's Statement of Community Involvement. Therefore, in this instance a Local Meeting was not required.

5.5 Highways and Transportation

No objection raised subject to an application to Highways Group for the provision of a pavement crossover.

5.6 Conservation & Listed Buildings Officer

No objection, there would be no adverse impact on the listed buildings.

5.7 Tree Officer

No objection subject to following conditions:

- (1) Tree protection measures according to BS 5837 shall be put in place prior to any work commencing on site. These shall be to the full extent of the trees' crown.
- (2) No storage of equipment, plant or building materials shall be stored under the canopy of the trees.
- (3) No fires shall be lit under the canopy of the trees.
- (4) Replacement trees should include fruit trees to return, in part, the site to a family garden.

6.0 Planning Considerations

- 6.1 The main planning considerations in determining this application are the principle of development, the siting, design, scale and height of the development and its impact upon the amenities of neighbouring occupiers and the character of the streetscene generally, the standard of proposed accommodation including amenity space and parking provision.

Principle of Development

- 6.2 The Central government issued a new PPS 3 "Housing" in June 2010, which includes a revised definition of "brownfield land", insofar as residential gardens have been removed from this classification. Previously, residential curtilage in its entirety constituted brownfield or Previously Developed Land.
- 6.3 The fact that 'brownfield land' now excludes residential garden land does not mean per se that the Council should refuse all developments affecting such land without considering their merits. As such, Officers consider that this application should be considered on its merits and not on principle.
- 6.4 In any case, the Council's Unitary Development Plan contains policies to refuse inappropriate backland and infill developments should the proposal be considered to cause demonstrable harm to neighbours or other 'interests of the acknowledged importance'.
- 6.5 Policy HSG 8 Backland and In-fill and Development states of the adopted Unitary Development Plan states backland and in-fill development will be permitted provided:
- (a) sufficient garden depth and area shall be retained by existing dwellings;
 - (b) the scheme must respect the character of the area;
 - (c) the scheme must be particularly sensitively designed;
 - (d) proper means of access;
 - (e) no appreciable loss of privacy and amenity for adjoining houses.
- 6.6 There is no special designation which would pre-determine the use of this land. Therefore, taking into account all of the above matters, the principle of development for a residential building on separated garden land located to the side of 62 Westbourne Drive would be considered acceptable subject to all other planning considerations being in accordance with Council policies.

Design, Scale, Siting

- 6.7 The Council would expect any new development to be of a high quality in terms of design and the materials to be used. Policy URB 3 is concerned with the scale and massing of development and seeks to ensure it complements the existing townscape and surroundings.
- 6.8 Pre-application and on-going discussions have taken place since May 2010. The applicant has subsequently substantially altered the previous two-storey proposal, as seen in the Design and Access Statement. The applicant has submitted a proposal that has alleviated some of the concerns raised at pre-application stage producing a far less bulky and dominant proposal. Further concerns with the height of the proposal and the boundary treatment, in particular impact on neighbouring amenity, have been reduced. The current proposal as originally submitted has not been amended, however additional information in terms of materials to be used has been provided.

- 6.9 The properties along both sides of this part of Westbourne Drive and Perry Vale differ, with varied plot sizes and varied patterns and types of development. Within close proximity to the proposal, there are 2 storey houses which are link detached at 103 to 105 Perry Vale. The proposal is on garden land, which historically formed part of the curtilage of 62 Westbourne Drive, however, sometime during the last 10 years the application site has been sectioned off. The proposal due to its position and siting would project forward of both the existing pattern of development and the existing front building line of properties along Westbourne Drive and Perry Vale.
- 6.10 The proposed dwelling would front onto Westbourne Drive and would cover the majority of the site. The front building line of the proposal would be set forward, stepping forward gradually from the adjoining properties on Westbourne Drive.
- 6.11 The proposed flat roofed part one, part two-storey building would measure a maximum height of 4.3 metres from ground level, 18 metres in width and 11 metres in depth, with the majority of the building set-back 4.8 metres from the public footpath on Westbourne Drive.
- 6.12 The ground floor of the new building would be set down a maximum of 1.2m below ground level, incorporating excavation works. The ground floor would have an internal height of 2.5m with the part first floor areas having a head room of 2.3m.
- 6.13 The proposed dwelling would be of a contemporary appearance, with a rendered exterior at ground floor elevation and with brise soleil at first floor level. A large proportion of glazing would be provided within the internal courtyard. At first floor level the proposal would incorporate a roof terrace, with hardwood decking and green living roofs. The proposal whilst providing obvious sustainable measures, would also assist in reducing the visual impact of the new building when viewed from the upper floors of neighbouring properties. The internal courtyard would include glazing to provide additional natural light to the living/kitchen/dining and bedroom areas.
- 6.14 The proposal is considered to provide an extensive footprint, acceptable in terms of scale and massing as a result of it only being mainly single-storey, whilst satisfactory in terms of its siting, appearance and relationship with existing properties. Therefore due to the high quality nature of the proposal and its renewable energy measures it is considered this would overcome the previous planning refusals for mainly outline planning applications within the extensive planning history.

Impact on Amenity

- 6.15 Policy HSG 4 Residential Amenity expresses the desire to improve and safeguard the character and amenities of residential areas in a number of ways. These include the siting of new dwellings appropriately seeking higher standards of design and landscaping in all new development in residential areas.
- 6.16 The applicants have attempted to reduce overlooking to existing residents by way of siting windows away from adjoining properties at ground and first floor level. They have also prevented any additional impact by not inserting windows within the side and rear elevations of the dwelling. The proposal would have 2 roof terraces, one of which when in use, could overlook part of the front garden to 105 Perry Vale. However, on balance, It is therefore considered that there would be minimal impact to neighbours in terms of loss of privacy and this impact would not be significant to

warrant refusal of this application. In any case, it is considered that this situation would not increase overlooking significantly or loss of privacy as the proposed ground floor would have an identical height to the existing boundary fence currently on site, due to the ground level being excavated and the first floors would only have a limited floorspace area compared to the ground floor area.

- 6.17 The proposal would also not inhibit adjoining neighbours in terms of loss of daylight or sunlight. Due to the siting, size and orientation of the new dwelling, it is considered that there would be limited levels of loss of light to neighbouring properties, in particular the bedroom window to the lower ground floor flat 62A Westbourne Drive. However, it is considered the loss of light would be for limited periods throughout the day. To prevent the possibility that further extensions could be built to the property under permitted development, a condition is proposed as part of the recommendation that would restrict normal permitted development rights on the proposal. This would ensure that extensions which could have a more detrimental impact could not be built without further planning permission.
- 6.18 Overall, officers are satisfied that the proposal would not have a significant impact on the amenities of local residents.

Standard of Accommodation

- 6.19 It is considered that the current proposal would result in a generously-sized family house. The room sizes, in particular, the living/dining area and bedrooms on the ground floor are also spacious. The level of accommodation provided exceeds Council Standards, allowing adequate space, outlook and lighting to the rooms. It is considered the proposal would provide good standard of accommodation overall with good levels of natural light and outlook.
- 6.20 Policy HSG 7 seeks to ensure that all new dwellings will have private and useable external space. The proposed dwelling has three bedrooms each and therefore would be considered as a family dwelling. The main garden area is essentially to the front and side of the property with additional areas in the form of a courtyard in the centre and roof terraces at first floor level. The depth of the amenity space would meet the minimum 9m required. Officers consider that on balance, the house would provide good standards of accommodation for a family.

Sustainability and Renewable Energy

- 6.21 London Plan Policy 4B.3 Sustainable Design and Construction requires that boroughs should ensure that developments meet the highest standards of sustainable design and construction.
- 6.22 The applicant has proposed a number of sustainable features which include grey water recycling, living roofs and the provision of providing a Code Level 6 Sustainable Home. Therefore, a number of conditions have been attached as part of this recommendation to ensure the submission of detailed information prior to first occupation of the dwelling.

Protected Trees

- 6.23 Two trees remain on the site, noted as T3 and T4, which are subject to a Tree Preservation Order (TPO).

- 6.24 In order to ensure that both these trees are protected during construction works and are both retained after occupation of the dwelling a further condition has been provided.

Parking

- 6.25 London Plan Policies 3C.21 Improving conditions for walking, 3C.22 Improving conditions for cycling and 3C.23 Parking strategy in the London Plan seek to develop walking and cycling in London while keeping car parking to a minimum. UDP Policy TRN 1 Location of Development requires that development proposals that generate a large volume of traffic or person movement must be located close to good public transport facilities.
- 6.26 Highways have assessed the proposal and have subsequently raised no objections. In light of the single off-street parking space provided as part of the development and the availability of on-street parking in the area, it is considered the provision of parking for the dwelling would be acceptable and unlikely to impact significantly upon existing parking pressures in the immediate area.
- 6.27 The site lies within an area that is reasonably well served by public transport links, with buses operating along nearby Perry Vale and trains close by at Forest Hill Train Station.

7.0 Conclusion

- 7.1 It is considered, on balance, that the proposed dwelling is of a size and scale that would be considered appropriate in its location, whilst the level of impact upon the visual and residential amenities of neighbouring occupiers would not be significant enough to warrant refusal of the scheme. The proposed dwelling is considered to represent a high level of renewable energy measures, provide a good standard of design and with an internal courtyard, would provide a good standard of accommodation and sufficient amenity space. It is considered as the proposal aspires to be the first Code Level 6 Sustainable Home within the borough, it would be a welcomed addition to the existing housing stock within the borough. It is therefore recommended that permission be granted.

8.0 Summary of Reasons for Grant of Planning Permission

- 8.1 On balance, it is considered that the proposal satisfies the Council's Land Use and environmental criteria, and is in accordance with Policies URB 3 Urban Design, HSG 4 Residential Amenities, HSG 5 Layout and Design of New Residential Development, HSG 7 Gardens, HSG 8 Backland and In-fill Development and TRN 26 Car Parking Standards in the adopted Unitary Development Plan (July 2004).
- 8.2 It is considered that the proposal is appropriate in terms of its form and design and would not result in material harm to the appearance or character of the surrounding area, or the amenities of neighbouring occupiers. The proposal is thereby in accordance with Policies URB 3 Urban Design, HSG 4 Residential Amenities, HSG 5 Layout and Design of New Residential Development, HSG 7 Gardens, HSG 8 Backland and In-fill Development and TRN 26 Car Parking Standards in the adopted Unitary Development Plan (July 2004).

9.0 RECOMMENDATION GRANT PERMISSION subject to the following conditions:-

- (1) B01 Facing Materials – New Buildings
- (2) B06 Reveals (1) - New Buildings
- (3) B09 Plumbing or Pipes
- (4) H09 Parking – Residential
- (5) L01 Planting, Paving Walls, etc.
- (6) L10 Retention Of Amenity Space
- (7) N13 External Lighting - Residential
- (8) RF2 Refuse Collection
- (9) Details shall be submitted to and approved in writing by the local planning authority prior to the commencement of building work on site confirming the permitted building would be in compliance with Code for Sustainable Homes Level 6 and the Lifetimes Home Standards.
- (10) No extensions or alterations to the permitted building, whether or not permitted under Article 3 and Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2008 or any subsequent re-enactment thereof, shall be carried out without the prior written permission of the local planning authority.
- (11) Detailed sections at a scale of not less than 1:20 and a specification of the proposed living roof, shall be submitted to and approved in writing by the local planning authority prior to the implementation of the development hereby approved. The development shall be carried out in accordance with the approved details prior to first occupation, unless otherwise approved in writing by the local planning authority and maintained in that manner thereafter.
- (12) No development shall commence on site until adequate steps have been taken in accordance with Section 8 of BS 5837 Trees to safeguard the two protected trees to be retained on site against damage prior to or during building works, including the erection of fencing, details of which shall be submitted to the Council for subsequent written approval. These fences shall be erected to the extent of the crown spread of the trees, or where circumstances prevent this, to a minimum radius of 2 metres from the trunk of the tree and such protection shall be retained until the development has been completed. No excavations, site works, trenches or channels shall be cut, or pipes or services laid in such a way as to cause damage to the root structure of the trees.

- (13) (i) Details of all proposed boundary treatments, means of enclosure and gates (which shall include vehicular and pedestrian access gates from Westbourne Drive) shall be submitted to and approved in writing by the local planning authority prior to commencement of development. This shall include detailed drawings of a scale of 1:5 or 1:10 and material samples.
- (ii) The approved boundary treatments, means of enclosure and gates shall be implemented before use of any part of the buildings is commenced.
- (14) The development hereby permitted shall not be occupied until an application has been submitted to and agreed by the Highways Group for the provision of a pavement crossover serving the premises.

Reasons:

- (9) To ensure that the development meets the Code for Sustainable Homes Level 6 and the Lifetimes Home Standards and to ensure compliance with London Plan Policy 3A.5 Housing choice.
- (10) In the interest of the amenities of neighbouring residents, in accordance with Policies HSG 4 and HSG 12 of the adopted Unitary Development Plan (July 2004).
- (11) To ensure the proper construction of the living roof and so that its appearance and functioning are satisfactory and to accord with Policies URB 3 Urban Design in the adopted Unitary Development Plan (July 2004).
- (12) To safeguard the health and safety of trees during building operations and the visual amenities of the area generally and to comply with Policies URB 3 Urban Design, URB 12 Landscape and Development and URB 13 Trees in the adopted Unitary Development Plan (July 2004).
- (13) To ensure that the development is of a satisfactorily high design standard to ensure that it makes a positive contribution to the appearance of the locality and to safeguard the amenities of the occupiers at nos 62 Westbourne Drive, 103 & 105 Perry Vale and future occupiers of the permitted dwelling and to comply with Policy URB 3 Urban Design, HSG 4 Residential Amenity and HSG 7 Gardens in the adopted Unitary Development Plan (July 2004).
- (14) To confine access to the permitted points in order to ensure that the development does not prejudice the free flow of traffic or conditions of general safety along the neighbouring highway and to comply with the Policies in Chapter 6 Sustainable Transport & Parking in the adopted Unitary Development Plan (July 2004).

Informative

Construction Sites Code of Practice.