

Committee	PLANNING COMMITTEE (A)	
Report Title	10 Round Hill, SE26 4RG	
Ward	Forest Hill	
Contributors	Geoff Whittington	
Class	PART 1	8 October 2015

Reg. Nos. DC/14/89254

Application dated 12 September 2014, revised 2 February 2015

Applicant Mr Rubano

Proposal The demolition of the existing garage and the construction of a two bedroom single-storey dwelling-house to land at the rear of 10 Round Hill SE26, incorporating a courtyard and green living roof, together with the erection of boundary fencing and the provision of refuse and cycle stores.

Applicant's Plan Nos. BA13343AE05 Rev A; BA13343AE06 Rev A; BA13343AP01; BA13343AP02; BA13343AP20; BA13343AP21 Rev A; BA13343AP22 received 2 February 2015; Lifetime Homes Assessment; Design & Access Statement; Sustainability Statement

Background Papers (1) Case File LE/455/10/TP
(2) Local Development Framework Documents
(3) The London Plan (2015)

Designation PTAL 3

1.0 Property/Site Description

- 1.1 The application site is a 212sq.m backland plot that is currently occupied by a single-storey garage used for storage purposes. The site is accessed via a 35 metre long passageway from Round Hill, measuring approximately 2.2 metres wide.
- 1.2 The surrounding area is comprised mostly of 2-storey residential dwellings. To the west of the site is a terrace of 2-storey houses with associated gardens at the rear that measure approximately 9 metres deep. To the north are 2-storey dwellings fronting Thorpewood Avenue, with rear gardens measuring approximately 25 metres deep.
- 1.3 To the south are 2-storey dwellings fronting Round Hill that have 20 metre deep rear gardens with garages sited to the rear end, which are accessed via the existing passageway to the side of no.10 Round Hill.
- 1.4 A church building and associated land lies to the east of the application site, accessed from Dartmouth Road.

- 1.5 The site is not located within a conservation area, nor within the vicinity of any Grade 1 or 2 Listed Buildings, however nos.2-10 Round Hill to the south are locally listed properties designed by Edward Christmas.
- 1.6 The site lies within a short walking distance of Dartmouth Road, which is served by bus routes. The PTAL for this area, on a scale of 1-6 is 3, where 6 is excellent. There are unrestricted on-street parking opportunities within the immediate area.

2.0 Planning History

- 2.1 In 2008, permission was refused for the construction of a detached, 2 bedroom dwelling-house upon the site at the rear of 10 Round Hill, for the following reasons:
- 1) The proposed development, by reason of its positioning within this restricted site and close proximity to neighbouring dwellings, would result in an unacceptable impact upon the amenities of the occupiers at 28 & 30 Round Hill by way of increased sense of enclosure and possible overshadowing to the bottom end of the garden areas, contrary to policies URB 3: Urban Design, HSG 4: Residential Amenity and HSG 5: Layout and Design of New Residential Development of the Council's adopted Unitary Development Plan (2004).
 - 2) The design and appearance of the proposed dwelling is considered to be unacceptable, including bulky dormers to the front elevation that would appear as unsightly and incongruous features, contrary to policy URB 3: Urban Design of the adopted UDP.
 - 3) The proposed standard of accommodation is considered to be unacceptable, particularly on the first floor of the building whereby both bedrooms would have insufficient headheight, contrary to policy HSG 5: Layout and Design of New Residential Development of the adopted UDP.
- 2.2 In 2011, permission was refused for the demolition of two garages on land at the rear of 10 Round Hill SE26 and the construction of a two bedroom bungalow and single garage, together with the provision of two car parking spaces with access onto Round Hill, for the following reasons:
- 1) The principle of constructing a dwelling-house in this location raises concern due to the remote nature of this backland site, with the only access to the dwelling being via a poorly lit 40 metre long single track, that would be likely to compromise pedestrian safety during night-time hours particularly, contrary to policies HSG 4 Residential Amenity and HSG 8 Backland and Infill Development in the adopted Unitary Development Plan (July 2004).
 - 2) The proposed dwelling is considered to be an unneighbourly and overbearing form of development, resulting in reduced outlook and an unacceptable sense of enclosure to neighbouring occupiers at nos 28-30 Round Hill, contrary to Policies URB 3 Urban Design, HSG 4 Residential Amenity and HSG 5 Layout and Design of New Residential Development in the adopted Unitary Development Plan (July 2004).

- 3) The proposed development does not include any sufficient sustainability measures that would minimise the consumption, and achieve the sustainable use, of water, energy and materials, and is therefore contrary to CS Policy 8: Sustainable Design Construction and Energy Efficiency in the Local Development Framework: Core Strategy (May 2011).
- 4) The proposed development does not include sustainable urban drainage measures to reduce the risk of flooding, and is therefore contrary to CS Policy 10: Managing and Reducing the Risk of Flooding in the Local Development Framework: Core Strategy (May 2011).

2.3 The applicant appealed the decision, which was subsequently dismissed on 23 February 2012. The Planning Inspector raised no objections to the principle of a residential dwelling, however the scale of proposed development was considered excessive, and would result in visual harm to neighbouring occupiers.

3.0 Current Planning Applications

The Proposal

- 3.1 The current application proposes the demolition of an existing garage and the construction of a single-storey, two bedroom 4 person dwelling-house with private courtyard. Access would be from Round Hill along an existing 35 metre long passageway. The building and the associated central courtyard space would occupy much of the site, whilst being set away from the east and west boundaries by up to 1.7 metres.
- 3.2 The proposed building would measure 16 metres deep and 9.8 metres wide. The western flank nearest the existing dwellings at nos. 26, 28 & 30 Round Hill would measure a height of 2.4 metres above the established ground level, with 1.6 metres set below. Due to the slope of the site downwards to the east, the opposite side of the dwelling would stand 3.2 metres above the established ground level.
- 3.3 The dwelling would benefit from a 27.5sq.m private central courtyard space, which would be enclosed on all sides. A narrow passageway to the western side of the building would accommodate a bin store.
- 3.4 Proposed external materials would include a primary use of London Stock brick to all elevations and timber framed windows/ doors, whilst a biodiverse green living roof would be constructed.
- 3.5 No off-street parking would be provided, however secure cycle parking would be located on site.

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 in the surrounding area and the relevant ward Councillors.

Written Responses received from Local Residents and Organisations

4.3 Seven objections and a petition signed by 18 local residents have been received from neighbouring properties. The issues raised are summarised below.

- unsuitable site to build a dwelling-house;
- the design is not in keeping with surrounding properties;
- subsidence concerns;
- right of access;
- noise and disturbance during construction works;
- additional car parking/ traffic;
- the development would compromise an existing Oak tree in the rear garden of a Thorpewood Avenue dwelling.

4.4 On 6 August 2015, a further 21 day reconsultation process was undertaken. One letter was received, objecting on the following grounds:

- the principle of a residential dwelling – ‘the garages were supposed to be used as garages and therefore should be left as garages’;
- subsidence concerns;
- concerned regarding construction management during building works, including the narrow access into the site.

(Letters are available to Members)

Fire Brigade

4.5 Guidance states that for single family dwelling houses, there should be vehicle access for a pump appliance to within 45 metres of all points within the dwelling house, which would not be achievable as the access measures only 2.2 metres wide. Appliances require a minimum 3.1 metre width, therefore the applicant would be expected to engage with the Fire Brigade to discuss alternative safety measures, ie an internal sprinkler system.

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 Compulsory Purchase Act 2004 makes it clear that if regard is to be had to the development plan for the purpose of any

determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise'. The development plan for Lewisham comprises the Core Strategy, Development Plan Document (DPD) (adopted in June 2011) and Policies in the London Plan (2015). The NPPF does not change the legal status of the development plan.

National Planning Policy Framework

- 5.3 The NPPF was published on 27 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 in paragraph 211, that 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 Development Management Plan 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.

Other National Guidance

- 5.5 On 6 March 2014, DCLG launched the National Planning Practice Guidance (NPPG) resource. This replaced a number of planning practice guidance documents.

London Plan (2015)

- 5.6 The London Plan policies relevant to this application are:

Policy 3.3 Increasing housing supply
Policy 3.4 Optimising housing potential
Policy 3.5 Quality and design of housing developments
Policy 3.8 Housing choice
Policy 3.9 Mixed and balanced communities
Policy 5.1 Climate change mitigation
Policy 5.2 Minimising carbon dioxide emissions
Policy 5.3 Sustainable design and construction
Policy 5.7 Renewable energy
Policy 5.12 Flood risk management
Policy 5.13 Sustainable drainage
Policy 6.9 Cycling
Policy 6.10 Walking
Policy 6.13 Parking
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 8.3 Community infrastructure levy

London Plan Supplementary Planning Guidance (SPG)

- 5.7 The London Plan SPG's relevant to this application are:
Housing (2012)

London Plan Best Practice Guidance

- 5.8 The London Plan Best Practice Guidance's relevant to this application are:
Control of dust and emissions from construction and demolition (2006)

Core Strategy

- 5.9 The Core Strategy was adopted by the Council at its meeting on 29 June 2011. The Core Strategy, together with the Site Allocations, the London Plan and the Development Management 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
Policy 1 Housing provision, mix and affordability
Policy 7 Climate change and adapting to the effects
Policy 8 Sustainable design and construction and energy efficiency
Policy 15 High quality design for Lewisham
Policy 16 Conservation areas, heritage assets and the historic environment

Development Management Local Plan (2014)

- 5.10 The following policies are considered to be relevant to this application:
- | | |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------|
| DM Policy 1 | Presumption in favour of sustainable development |
| DM Policy 37 | Non designated heritage assets including locally listed buildings, areas of special local character and areas of archaeological interest |
| DM Policy 22 | Sustainable design and construction |
| DM Policy 23 | Air quality |
| DM Policy 25 | Landscaping and trees |
| DM Policy 30 | Urban design and local character |
| DM Policy 32 | Housing design, layout and space standards |
| DM Policy 33 | Development on infill sites, backland sites, back gardens and amenity areas |
| DM Policy 37 | Non designated heritage assets including locally listed buildings, areas of special local character and areas of archaeological interest |

- 5.11 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 and accessibility, and materials.

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) Standard of Accommodation
- d) Impact on Neighbouring Occupiers
- e) Highways and Traffic Issues
- f) Sustainability
- g) Landscaping

Principle of Development

- 6.2 Policy 3.4 'Optimising housing potential' of the London Plan seeks to optimise housing potential, taking into account local context and character, the design principles and public transport capacity.
- 6.3 DM Policy 33 of the Development Management Local Plan states that if a site is considered suitable for development, planning permission will not be granted unless the proposed development is of the highest design quality, relates successfully and is sensitive to the existing design quality of the streetscape, and sensitive to the setting of heritage assets. This includes the importance of spaces between buildings which may be as important as the character of the buildings themselves, and the size and proportions of adjacent buildings.
- 6.4 The application site is considered to be a backland site, defined in DM Policy 33 as 'land to the rear of street frontages not historically in garden use.' The policy does not preclude new development, however a proposed scheme must be sensitively designed to avoid 'visual and functional intrusion due to close proximity to existing housing.'
- 6.5 The acceptability of the principle of development depends upon the existing use of the site and whether it is designated for a specific purpose, together with the nature and character of the surrounding area. In this case, the application site is an undesignated backland plot that has been occupied by a garage for many years. The surrounding area is predominantly residential in character.
- 6.6 No objections are raised toward the proposed loss of the existing garage, considering it is of no architectural merit, and is used for storage purposes rather than for the parking of vehicles.
- 6.7 In 2011, an application for a single-storey building was refused permission due in part to visual harm upon neighbouring occupiers. A subsequent appeal was dismissed. The Planning Inspector raised no objection to the principle of a

residential dwelling upon the application site, more so the scale and height of the development, and the visual harm to neighbouring occupiers.

- 6.8 The principle of a residential dwelling remains appropriate considering the immediate area is predominantly residential in character.
- 6.9 The locally listed status of the dwellings at 2-10 Round Hill would not preclude development upon the site, however the proposed building would be expected to respect their character, significance and contribution to the local setting.
- 6.10 The site lies a short walking distance from Dartmouth Road, which is served by bus routes, albeit the site itself lies within an area of a PTAL 3 rating, where on a scale of 1-6, 6 is excellent.
- 6.11 The proposal would not result in the loss of any existing residential gardens or public open space.
- 6.12 In summary, considering the immediate area is predominantly residential in character, the principle of a new dwelling upon this plot is acceptable provided the design is of the highest quality, and other policies are met, such as ensuring there would be no adverse impact upon neighbouring amenity, the nearby locally listed dwellings or the character of the streetscene.
- 6.13 The proposal has been designed to utilise the restricted nature of the site whilst seeking to respect the character of the surrounding streetscape, which will be demonstrated within this report.

Design

- 6.14 Paragraph 63 of the NPPF states that 'in determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area'.
- 6.15 Policy 3.5 'Quality and design of housing developments' of the London Plan states that housing developments should be of the highest quality internally, externally and in relation to their context.
- 6.16 Core Strategy Policy 15 states that the Council will apply national and regional policy and guidance to ensure highest quality design and is sensitive to the local context and responds to local character. DM Policy 30 of the Development Management Local Plan states that the Council will require all developments to attain a high standard of design.
- 6.17 In this case, the applicant has proposed a modern design approach that would not seek to replicate the appearance of neighbouring properties. 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.
- 6.18 The applicants engaged in pre-application discussions with officers to seek advice on what would constitute an acceptable form of development upon the site. Officers were presented with different options, and the current proposal was considered to be of good, modern design that would respect the character of the

surrounding area. The design approach of the single-storey building is considered to be appropriate, incorporating distinctive features including a mono pitched biodiverse green living roof and an internal courtyard space. Whilst the approach is in contrast to more traditionally designed neighbouring dwellings, it is considered the proposed development would compliment the immediate area.

- 6.19 The overall height of the building would be minimised to the western side by submerging the building approximately 1.6 metres below the existing slope of the site, with 2.4 metres being above ground level. On the eastern side, the building would lie 0.8 metres below the established ground level, and 3.2 metres above. The siting of the building would serve to reduce visual harm upon neighbouring occupiers, whilst minimising the overall scale, height and massing of the development.
- 6.20 The building would be predominantly brick faced (London Stock), with extensive glazing around the perimeter of the courtyard and high level openings to the front. Window frames would be painted timber throughout. The proposed materials are considered to be appropriate in principle, however it is suggested a Condition be included to request samples for further assessment.
- 6.21 Considering the development would be a relatively small two bedroom single dwelling-house, the density of development is unlikely to result in demonstrable harm to the character of the local area or the amenities of neighbouring residential occupiers.
- 6.22 In summary, the proposed dwelling is considered to be appropriate in respect of scale, height and massing, respecting the general form of development within the immediate area, and befitting of this location. The applicants will be requested by way of planning conditions to provide external material samples, together with detailed plans of the green living roof.

Locally Listed Buildings:

- 6.23 DM Policy 37 states the Council 'will seek to retain and enhance locally listed buildings and structures and may use its powers to protect their character, significance and contribution made by their setting, where appropriate.'
- 6.24 The existing dwellings at 2-10 Round Hill to the south of the site are locally listed properties, being a terrace of five suburban houses designed by Edward Christmas in the late 1920s. They are considered to be of 'high design and build quality', and are 'externally, largely unaltered and of excellent group value.'
- 6.25 Officers are satisfied the proposed dwelling would not adversely harm the character of the locally listed houses, considering it would lie a sufficient distance away - approximately 25 metres - whilst being only single-storey in height.

Standard of Accommodation

- 6.26 The Council's adopted Residential Standards SPD (updated 2012) sets out criteria for new residential units but this document is largely superseded by Core Strategy and London Plan requirements. The London Plan Housing SPG sets out guidance to supplement London Plan policies. Part 2 of the Housing SPG deals with the quality of residential accommodation setting out baseline and good practice standards for dwelling size, room layouts and circulation space, storage facilities, floor to ceiling heights, outlook, daylight and sunlight, external amenity

space (including cycle storage facilities) as well as core and access arrangements.

- 6.27 Table 3.3 of the London Plan and Standard 4.1.1 of the SPG sets out minimum space standards for new development, including unit and room sizes.

Table 1

	Proposed	Required
Dwelling Size	90m ²	70m ²
Living/ dining/kitchen	46m ²	27m ²
Bedroom 1 (double)	13.1m ²	12m ²
Bedroom 2 (single)	11.8m ²	8m ²
Floor-Ceiling Height	2.6 m	2.5 m

- 6.28 The proposal is for a single family dwelling in private tenure, that would provide 2 bedrooms and a kitchen/ living/ diner. The 2 bedroom, 4 person dwelling would have a gross internal area (GIA) of 90 square metres, which comfortably exceeds the minimum 70sq.metres set out in the London Plan SPG.
- 6.29 All rooms would be appropriately sized, in accordance with guidelines. The main bedroom would be 13.1 sq.m, exceeding the minimum 12sq.m as stated in the London Plan SPG, whilst the second bedroom would be 11.8sq.m. The kitchen/ living/ diner would measure in excess of 40sq.m, exceeding the minimum 27sq.m requirement. Storage space would be provided within a cupboard and a void area within the ceiling.
- 6.30 Floor to ceiling heights would meet with the minimum requirement of 2.5 metres. As identified in the London Plan, high ceilings can positively impact on how spacious, light and comfortable the dwelling is, and can improve the amount and quality of natural light and ventilation and provide flexibility in the use of a room.
- 6.31 All habitable rooms within the new dwelling would be provided with sufficient outlook and privacy, whilst assured of natural light intake.
- 6.32 New residential development is no longer required to meet the Lifetimes Home Criteria at planning stage, however it remains a design consideration. Lifetime Homes Criteria seeks to incorporate a set of principles that should be implicit in good housing design enabling housing that maximizes utility, independence and quality of life. Annotated plans have been submitted demonstrating that the dwelling would be capable of meeting Lifetime Homes, with the exception of criterion 1 (car parking) as this is a car free scheme.
- 6.33 In regard to private amenity space, a courtyard would be provided measuring 27.5sq.m area, located to the central area of the building between the bedrooms and kitchen/ living/ diner. The provision of amenity space within the development is considered to be acceptable.
- 6.34 In summary, the proposed standard of residential accommodation is considered to be accordance with policy guidance.

Impact Upon Neighbouring Properties

- 6.35 DM Policy 32 states that new residential development must *'provide a satisfactory level of privacy, outlook and natural lighting for both its future residents and for its neighbours.'*
- 6.36 The nearest residential dwelling-houses lie directly to the west at nos 26-30 Round Hill. These are 2-storey and have rear gardens measuring approximately 9 metres deep. The applicant has acknowledged the shallowness of the gardens by setting the development into the slope of the site, measuring 2.4 metres above ground level nearest the dwellings, which would serve to minimise the visual impact of the development. The construction of a biodiverse living roof would also serve to provide a greener outlook for neighbouring occupiers.
- 6.37 The existing boundary fence to the rear of the nearest Round Hill dwellings is relatively low and in poor condition. The applicant has proposed to erect a new 1.5 metre high close boarded fence, with trellising affixed to allow for planting that would further reduce the impact of the new dwelling. Details of boundary treatment would be requested by Condition, whilst ensuring the fence is erected prior to first occupation and retained thereafter. A 2 metre high close boarded fence is shown on the proposed plans, however the applicant acknowledges this is too high and would appear oppressive to the existing occupiers.
- 6.38 It is not considered that the development would result in any significant visual harm upon other neighbouring occupiers, with no overlooking or loss of privacy. A Condition would prevent the formation of access to the roof or use for amenity purposes.
- 6.39 It is recommended that given the backland nature of the site, and proximity to neighbouring buildings, all permitted development rights are removed should permission be granted. This would afford officers an opportunity to formally assess any alterations to the building, and to safeguard the amenities of neighbouring occupiers.
- 6.40 Due to the single-storey nature of the proposed building, it would be unlikely to result in an increased sense of enclosure or any significant level of overshadowing to neighbouring occupiers.
- 6.41 The applicant has advised verbally that external lighting measures are intended to the proposed dwelling and passageway, however the application does not provide any information. A Condition will therefore ensure any external lighting would be of a maximum lux level that would not adversely affect neighbouring occupiers.
- 6.42 Details of construction works and methods will be requested by Condition. Possible subsidence has also been raised as a concern by some residents, however this is a matter for Building Control - or their equivalent - to formally assess.
- 6.43 Rights of access in respect of the existing passageway is a civil matter to be resolved between the interested parties.
- 6.44 In summary, officers are satisfied the siting, scale and height of the proposed dwelling would not be to the detriment of existing neighbour amenity.

Highways and Traffic Issues

a) Access

- 6.45 Access into the site would be from the existing passageway from Round Hill, which is 35 metres in length. The applicant advises that low level security lighting would be installed to ensure the passageway is 'well lit and inviting'.
- 6.46 It is considered the development would accord with DM Policy 33 which seeks a 'proper means of access and servicing which is convenient and safe for drivers and pedestrians', however as advised earlier, the applicant should contact the Fire Brigade to discuss appropriate safety measures as the 2.2 metre width of the passageway is less than the minimum 3.1 metre requirement for a fire vehicle to access.

b) Cycle Parking

- 6.47 The Design and Access Statement advises 'cycle stores' would be provided, however it does not confirm the construction of the stores, or where they would be located. A Condition would therefore require further information to ensure the cycle parking would be secure and dry, and appropriately sited.

c) Car Parking

- 6.48 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.'
- 6.49 The proposal does not include off street car parking. The site is located within close proximity to bus routes that operate along Dartmouth Road, whilst there are on-street parking opportunities within the immediate area. A car free approach in this case is considered to be acceptable.

d) Refuse

- 6.50 Refuse and recycling bins would be stored within an external area to the western side of the proposed dwelling. On collection day, the bins would be wheeled to the front of 10 Round Hill.
- 6.51 The refuse details reflect the arrangement to other properties in the street and are therefore considered acceptable.

Sustainability and Energy

- 6.52 Policy 5.3 Sustainable Design and Construction of the London Plan states that the highest standards of sustainable design and construction should be achieved in London to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime.
- 6.53 Policy 5.2 Minimising Carbon Dioxide Emissions of the London Plan states that development should make the fullest contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy:
1. Be Lean: use less energy
 2. Be clean: supply energy efficiently
 3. Be green: use renewable energy

- 6.54 Achieving more sustainable patterns of development and environmentally sustainable buildings is a key objective of national, regional and local planning policy. London Plan and Core Strategy policies advocate the need for sustainable development. All new development should address climate change and reduce carbon emissions. Core Strategy policies advocate the need for sustainable development. All new development should address climate change and reduce carbon emissions.
- 6.55 Following a review of technical housing standards in March 2015, the government has withdrawn the Code for Sustainable Homes, though residential development is still expected to meet code level in regard to energy performance and water efficiency.
- 6.56 The scheme would achieve Code Level 4 for Sustainable Homes, with an overall 22% saving in carbon emissions from renewables over Building Regulations Part L 2013 Target Emissions Rate.
- 6.57 From 1 October 2015, the Ministerial Statement advised that the standard for energy efficiency in new residential development will be a 19% reduction in CO2 emissions over Building Control requirements, which is equivalent to Code Level 4.
- 6.58 In regard to water efficiency, from 1 October 2015 new development is expected to achieve a consumption of 110 litres per person per day, including a 5 litre allowance for external water use. A Condition will ensure this is achieved.

Landscaping

- 6.59 A mix of soft and hard landscaping is proposed to the courtyard area, with permeable paving to the areas around the building.
- 6.60 The landscaping approach is acceptable in principle, however it is appropriate to apply a Condition requiring further details, and to ensure the hard surfaces to be laid would be permeable to avoid rainwater run-off.
- 6.61 An objection has been received from a neighbouring occupier on Thorpewood Avenue who is concerned the development would harm the roots of their garden Oak tree. A tree protection condition is therefore suggested that would be formally assessed prior to the commencement of works.

7.0 Local Finance Considerations

- 7.1 Under Section 70(2) of the Town and Country Planning Act 1990 (as amended), 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).
- 7.2 The weight to be attached to a local finance consideration remains a matter for the decision maker.
- 7.3 The Mayor of London's CIL is therefore a material consideration. CIL is payable on this application and the applicant has completed the relevant form.

8.0 Community Infrastructure Levy

8.1 The proposed development is CIL liable.

9.0 Equalities Considerations

9.1 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.

9.2 The protected characteristics under the Act are: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

9.3 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.

9.4 In this matter there is considered to be no impact on equality.

10.0 Conclusion

10.1 The demolition of the existing garage structure and the construction of a single dwelling-house upon the site is considered acceptable due to the existing residential character of the immediate area.

10.2 The design and massing of the proposed development is considered to be appropriate, respecting the general character of the area. The proposal accords with Core Strategy Policy 15 High quality design for Lewisham, which expects a high standard of design that seeks to complement the scale and character of existing development and its setting, and DM Policy 32 Housing design, layout and space standards, which expects all new residential development to be attractive, to be neighbourly and to meet the functional requirements of all future habitants.

10.3 It is considered that the proposed standard of accommodation and provision of amenity space would be compliant with policies. Appropriate Conditions would ensure the development meets with design criteria, and would not result in visual harm to neighbouring occupiers.

10.4 For these reasons, it is therefore recommended that planning permission be granted.

11.0 RECOMMENDATION GRANT PERMISSION subject to the following conditions:

- (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:

BA13343AE05 Rev A; BA13343AE06 Rev A; BA13343AP01; BA13343AP02; BA13343AP20; BA13343AP21 Rev A; BA13343AP22 received 2 February 2015; Lifetime Homes Assessment; Design & Access Statement; Sustainability Statement

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) No development shall commence on site until a Construction Logistics Management Plan has been submitted to and approved in writing by the local planning authority. The plan shall demonstrate the following:-
 - (a) Rationalise travel and traffic routes to and from the site.
 - (b) 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 vehicle activity.
 - (c) Measures to deal with safe pedestrian movement.
 - (d) The measures specified in the approved details shall be implemented prior to commencement of development and shall be adhered to during the period of construction.

Reason: In order to ensure satisfactory vehicle management and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011), and Policy 5.3 Sustainable design and construction and Policy 6.3 Assessing effects of development on transport capacity of the London Plan (2015).

- (4) (a) Prior to any works commencing, full details of the proposed living roof shall be submitted to and approved in writing by the Local Planning Authority. These details shall include a 1:20 scale plan of the living roof that includes contoured information depicting the extensive substrate build up and a cross section showing the living roof components and details of how the roof has been designed to

accommodate any plant, management arrangements, and any proposed photovoltaic panels and fixings.

- (b) The development shall be carried out strictly in accordance with the details so approved under (a) and shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority. Evidence that the roof has been installed in accordance with (a) & (b) 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 (2015), Policy 10 managing and reducing flood risk and Policy 12 Open space and environmental assets of the Core Strategy (June 2011), and DM Policy 24 Biodiversity, living roofs and artificial playing pitches of the Development Management Local Plan (November 2014).

- (5) No development shall commence on site until a detailed schedule, specifications and samples of all external materials and finishes to be used on the building, including London Stock facing brick and timber framed windows/ doors as stated in the Design and Access Statement, 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 Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character.

- (6) (a) No works above ground level shall commence until drawings showing hard landscaping of any part of the site not occupied by the building hereby granted (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 (2015), Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Development Management Local Plan (November 2014)

Policy 25 Landscaping and trees, and DM Policy 30 Urban design and local character.

- (7) Any planting, seeding or turfing comprised in the landscaping scheme hereby approved shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 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.

Reason: In order that the local planning authority may be satisfied as to the details of the proposal and to comply with Policy 12 Open space and environmental assets, and Policy 15 High quality design for Lewisham of the Core Strategy (June 2011), and DM Policy 25 Landscaping and trees and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014).

- (8) Any external lighting is required to meet with CIBSE and ILE criteria of a maximum 2 lux at the nearest neighbouring residential window.

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 DM Policy 27 Lighting of the Development Management Local Plan (November 2014).

- (9) Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), no windows (or other openings) shall be constructed in the elevations 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 DM Policy 31 Alterations and extensions to existing buildings including residential extensions, DM Policy 32 Housing design, layout and space standards, and DM Policy 33 Development on infill sites, backland sites, back gardens and amenity areas of the Development Management Local Plan (November 2014).

- (10) No extensions or alterations to the building hereby approved, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) of that Order, shall be carried out without the prior written permission of the local planning authority.

Reason: In order that, in view of the nature of the development hereby permitted, the local planning authority may have the opportunity of assessing the impact of any further development and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011).

- (11) (a) A minimum of 2 secure and dry cycle parking spaces shall be provided within the development.
- (b) No development shall commence on site until the 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).

- (12) The residential units hereby approved shall achieve the following energy efficiency and water efficiency standards :
- Energy efficiency - a 19% improvement in the Dwelling Emission Rate over the Target Emission Rate as defined in Part L1A of the 2013 Building Regulations;
 - Water efficiency - 110 litres per person per day (including a 5 litre allowance for external water use).

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 (2015) and Core Strategy Policy 7 Climate change and adapting to the effects, Core Strategy Policy 8 Sustainable design and construction and energy efficiency (2011).

- (13) The whole of the private amenity space as shown on the plans hereby approved shall be provided in full prior to first occupation, and retained permanently thereafter for the benefit of the occupiers of the residential dwelling 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 DM Policy 32 Housing Design, layout and space standards of the Development Management Local Plan (November 2014).

- (14) Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), the use of the roof 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 roof shall be carried out, nor shall the roof area 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 Policy 15 High Quality design for Lewisham of the Core Strategy (June 2011), and DM Policy 32 Housing design, layout and space standards, and DM Policy 33 Development on infill sites, backland sites, back gardens and amenity areas of the Development Management Local Plan (November 2014).

- (15) (a) No development shall commence on site until details of the proposed boundary treatments including replacement fencing to the shared boundary with nos.26-30 Round Hill, and any gates or walls have been submitted to and approved in writing by the local planning authority.
- (b) All approved boundary treatments shall be implemented prior to occupation of the building and retained in perpetuity.

Reason: To ensure that the boundary treatment is of adequate design in the interests of visual and residential amenity and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014).

- (16) No development shall commence on site until a Tree Protection Plan (TPP) has been submitted to and approved by the Council. The TPP should follow the recommendations set out in BS 5837:2012 (Trees in relation to design, demolition and construction – Recommendations). The TPP should clearly indicate on a dimensioned plan superimposed on the building layout plan and in a written schedule details of the location and form of protective barriers to form a construction exclusion zone, the extent and type of ground protection measures, and any additional measures needed to protect vulnerable sections of trees and their root protection areas where construction activity cannot be fully or permanently excluded.

Reason: To safeguard the health and safety of trees during building operations and the visual amenities of the area generally and to comply with Policy 12 Open space and environmental assets of the Core Strategy (June 2011), and DM Policy 25 Landscaping and trees and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014).

INFORMATIVES

(A) 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.

(B) You are advised that the application granted is subject to the Mayoral Community Infrastructure Levy ('the CIL'). 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>

(C) You are advised that all construction work should be undertaken in accordance with the "London Borough of Lewisham Code of Practice for Control of Pollution and Noise from Demolition and Construction Sites" available on the Lewisham web page.

(D) You are advised to contact the Fire Brigade to discuss suitable safety measures:- david.rowson@london-fire.gov.uk