

Committee	PLANNING COMMITTEE B	
Report Title	10 Lawrie Park Avenue, SE26	
Ward	Sydenham	
Contributors	Ann McCormick	
Class	PART 1	Date:20 October 2016

<u>Reg. Nos.</u>	DC/16/097415
<u>Application dated</u>	19.04.2016 (as revised 15.09.16)
<u>Applicant</u>	Michael Demetris
<u>Proposal</u>	Construction of a 1-bedroom, part single/part two storey dwelling to the side of No. 10 Lawrie Park Avenue, SE26 together with cycle and waste storage
<u>Applicant's Plan Nos.</u>	LP-01; BP01; 101; 102; 103; 104; 105 Rev H; 107 Rev G; 108 Rev G; Planning Statement and Design & Access Statement
<u>Background Papers</u>	(1) Case File LE/67/213/TP (2) Local Development Framework Documents (3) The London Plan
<u>Designation</u>	PTAL 3
<u>Screening</u>	N/A

Property/Site Description

- 1.1 The application relates to the garden space to the side of 10 Lawrie Park Avenue associated with the end of terrace property at No.10 Lawrie Park Avenue.
- 1.1 The host building forms part of a two storey 1950s/1960s terrace comprising 3 houses. At the opposite end of the terrace, the dwellings step down to single storey as the terrace wraps round the corner with Sheenewood. The properties are set back circa 7.2m from the street, with an area of grass separating the pavement and the houses.
- 1.2 To the north of the site, the building style slightly changes, including a set back in the building line of the adjoining fence. This group of houses consist of a semi-detached pair and a terrace of 5 houses. These properties have single storey integral garages that project forward of the front wall of the main house. The property immediately north of the application site also has a pagoda which projects from the front wall of the house, infilling the space to the south of the projecting garage.
- 1.3 No.10 Lawrie Park Avenue's rear garden wraps round to the side of the property. Officers have measured this space to be 218sqm. The site tapers slightly towards

the rear. There is a brick wall on the boundary line between No.10 Lawrie Park Avenue and the adjoining property which is No.1 Gable Court.

- 1.4 The surrounding street is residential in nature with varied building styles throughout the street. However, whilst the building styles vary, each style is grouped together with like buildings.
- 1.5 The site has a PTAL rating of 3.
- 1.6 The property is not located within a conservation area and is not subject to an Article 4 direction. It is not a listed building.

2.0 Planning History

- 2.1 DC/15/92867: Application for the construction of a two-storey, three bedroom dwelling to the site of 10 Lawrie Park Avenue, SE26. **Refused 15/10/2015** by Council for the following reasons:
 - Proposed development failed to respect and complement the alignment of the existing street, giving rise to an awkward and incongruent relationship between the proposed property and No.1 Gables Court detracting from the established spacious character and appearance of the streetscene resulting in a cramped appearance;
 - The proposed development fails to provide cycle parking facilities.
- 2.2 Appeal Reference AAP/C5690/W/15/3140035: Appeal dismissed due to harmful impact to the character and appearance of the area contrary to Policy 15 of Core Strategy, DM Policy 30 and DM Policy 33.
- 2.3 PRE/16/002289: Pre-application meeting (following refusal of DC/15/92867) for construction of two-storey, 2bedroom/4 person dwelling.

3.0 Current Planning Application

- 3.1 The application relates to the construction of a two storey 1B/2P dwelling to the side of 10 Lawrie Park Avenue, SE26 together with the provision of cycle and waste storage. Originally the application also proposed a basement and associated lightwell to provide 2no. additional bedrooms however, following discussions with officers, design changes were made to omit this element, leaving only a 2-storey, one-bedroom proposal. The amended drawings were received 15th September, and associated Addendum to Design and Access & Planning Statement received 19th September.
- 3.2 The proposed dwelling would be flush with the existing end of terrace property (No. 10 Lawrie Park) both with regards to the front building line and ridge height.
- 3.3 The proposed development would involve the subdivision of the existing garden space belonging to No. 10. It would result in 63.89sqm (8.5-9.8m in depth) rear garden for the proposed dwelling and c. 102.18sqm remaining for the existing property at No. 10 Lawrie Park as measured by Officers.

- 3.4 As originally submitted, part of the existing boundary wall between No. 10 Lawrie Park and No. 1 Gables Court was proposed to be replaced with a timber fence. Following positive discussions subsequently, it has been agreed with the applicant that the wall would be retained. This can be secured by condition. A 2m high timber fence would be erected along the front elevation to replace the existing fence between the subject property and the existing wall along the boundary with No.1 Gables Close.
- 3.5 The property would form a continuation of the existing terrace and would therefore be two storey in height with a pitched roof. At the rear building line of this terrace, the proposed building would step down to single storey for a depth of 3.85m. The single storey element would abut the boundary with the new boundary line of No. 10 Lawrie Park and would be 2.8m from the side wall of No. 1 Gables Close. The single storey would have a flat roof with an eaves height of 3.0m and would include two rooflights.
- 3.6 The proposed dwelling would have a gross internal area of 68sqm with a 2.5m floor to ceiling height across both levels. One bedroom would be provided (double room) and bathroom at first floor, and an open plan kitchen/living/dining and WC at ground floor. The standard of accommodation will be assessed later in this report.
- 3.7 The proposed materials would match the existing No. 10 Lawrie Park Avenue.
- 3.8 The proposal has increased the distance between No.1 Gables Close and has adapted the design of the proposal in response to the previously refused application (DC/15/92867) and subsequent dismissed appeal as well as discussions with officers.

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 twenty-one neighbouring properties and the relevant ward Councillors were consulted. The Council's Highways and Environmental Sustainability teams as well as Thames Water were also consulted.
- 4.3 Four objections were received from neighbouring residents at No. 1 and No.7 Gable's Court and No. 15 and No.17 Lawrie Park.
- 4.4 Occupants of No. 15 Lawrie Park
- Concerns that the proposal would result in overdevelopment
- 4.5 Occupants of No. 17 Lawrie Park
- Concerns of loss of privacy
 - Proposed basement is not in line with current style of property situated on the road.

4.6 Occupants of No. 7 Gable's Court

- Concerns that the proposal would look out of character with surrounding area.

4.7 Occupants of No. 1 Gable's Court:

- No objection in principle but concerns regarding the development;
- Would not be happy with brick wall along boundary being replaced by timber fence. Would be amenable to new brick wall built to same height and length;
- Concerns regarding proposed basement and impact on the existing sewer (This no longer applies as basement has been removed from proposal).

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 '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, the Development Management Local Plan, the Site Allocations Local Plan and the Lewisham Town Centre Local Plan, and the London Plan. 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 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 The DCLG launched the National Planning Practice Guidance (NPPG) resource on the 6th March 2014. This replaced a number of planning practice documents.

London Plan (2015 as amended)

- 5.6 In March 2016 the London Plan (March 2015) was updated with minor amendments. The policies relevant to this application are:

Policy 3.5 Quality and design of housing developments
Policy 7.4 Local character

Core Strategy

- 5.7 The Core Strategy was adopted by the Council at its meeting on 29 June 2011. The Core Strategy, together with the Site Allocations, the Lewisham Town Centre Local Plan, the Development Management Local Plan and the London 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 5 Areas of Stability and Managed Change
Core Strategy Policy 15 High quality design for Lewisham
Policy 8 Sustainable Design and Construction

Development Management Local Plan

- 5.8 The Development Management Local Plan was adopted by the Council at its meeting on 26 November 2014. The Development Management Local Plan, together with the Site Allocations, the Lewisham Town Centre Local Plan, the Core Strategy and the London Plan is the borough's statutory development plan. The following lists the relevant strategic objectives, spatial policies and cross cutting policies from the Development Management Local Plan as they relate to this application:

- 5.9 The following policies are considered to be relevant to this application:

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

Residential Standards Supplementary Planning Document (updated 2012)

5.10 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.

6.0 Planning Considerations

6.1 The main considerations for this application are:

Principle of Development

6.2 The proposed development would infill a gap in the street frontage between No. 10 Lawrie Park Avenue and No.1 Gables Court. The subdivision of the existing garden belonging to No. 10 Lawrie Park Avenue would also facilitate the development. The garden space accessible to the occupiers would be reduced from 218sqm to 102.18sqm.

6.3 DM Policy 33 relates to 'Development on infill sites, backland sites, back gardens and amenity areas' and will be applied to the proposed development.

6.4 The policy defines various types of development sites, outlining the suitability of residential development on each type of site. It does however recognise that there will be some instances where a particular site will not fall squarely within any one of these definitions. The policy states that in these cases, the principles that will be applied will be taken from the appropriate parts of this policy.

6.5 The proposal is considered to have features that liken it to both infill development and back garden development. Whilst the Council's policy framework seeks to resist back garden and backland development, the application site has many characteristics that would deem the proposed development successful when considered an infill development. As the proposed development would not be located on a landlocked site nor within an enclosed rear garden, but instead have a street frontage, a development of this kind could be considered acceptable in principle as long as sufficient garden space is retained for the host building.

6.6 Therefore, whilst the principle of the proposed development may be considered to be acceptable, the proposed development would also be expected to meet the following policy tests as required under Part A 'Infill Sites' of DM Policy 33:

- a. Make a high quality contribution to an area
- b. Provide a site specific creative response to the character and issues of the street frontage typology

- c. Result in no significant overshadowing or overlooking, and no loss of security or amenity to adjacent houses and gardens
 - d. Provide amenity space in line with DM Policy 32
 - e. Retain appropriate garden space for adjacent dwellings
 - f. Repair the street frontage and provide additional natural surveillance
 - g. Provide adequate privacy for the new development and
 - h. Respect the character, proportions and spacing of existing houses
- 6.7 As outlined above, the acceptability of the proposed development is dependent upon its ability to meet the policy tests above. In order to ensure this, officers will have regard to design, standard of accommodation, impact on neighbours, sustainability and highways/transport.
- 6.8 It should also be noted that the acceptability of the principle of development in this instance is based upon whether the subdivision of the rear garden belonging to No. 10 Lawrie Park Avenue gives rise to an acceptable amount and quality of amenity space for both the proposed house and the adjoining property at No. 10.

Design

- 6.9 Urban design is a key consideration in the planning process. The NPPF makes it clear that national government places great importance on the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people. The NPPF states that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.
- 6.10 The NPPF requires Local Planning Authorities to undertake a design critique for planning proposals to ensure that developments would function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.
- 6.11 London Plan and Core Strategy design policies further reinforce the principles of the NPPF setting out a clear rationale for high quality urban design, whilst the Development Management Local Plan, most specifically DM Policy 30 and 31, seeks to apply these principles. The Councils Residential standards SPD provides officers with further detailed guidance to apply to such residential proposals.
- 6.12 As existing, No.10 forms an end of terrace property, the last house of its style before a transition is made to Gables Court which is a development from a similar era, but with different form, detailing and characteristics. With this transition, the building line takes a step backwards. The front wall of the main house at No.1 Gables Court is set approximately 2.9m back from the building line at No.10. The properties at Gables Court have single storey integral garages that project beyond the front wall of the main house by approximately 2.6m.

- 6.13 The brick boundary wall that runs along the boundary with the application site and No.1 Gables Court varies between 2.0-2.5m in height. In the existing streetscene, this wall is considered to mask the change in building line between the two groups of buildings.
- 6.14 As noted above, following positive discussions with the applicant/agent, it has been confirmed via email dated 5th October 2016 that the boundary wall between the subject site and No. 1 Gable's Court would be retained. This can be secured through condition.
- 6.15 The proposed house would adjoin the existing building at No.10 Lawrie Park Avenue and would have a flush front elevation continuing the existing building line of this terrace.
- 6.16 The proposed dwelling would be situated 2.81m from the neighbouring property at No. 1 Gables Court. The distance between the neighbouring property has been considered in line with the comments and indeed, the reasons for refusal of the previous planning application and the subsequent dismissal of the Appeal. It is considered that the distance between the neighbouring property and the proposed dwelling adequately addresses the previous concerns and would be acceptable in terms of siting of the proposed dwelling.
- 6.17 Following discussions with the Council to remove the basement element of the proposal, an Addendum to the Planning Statement and Design & Access Statement was received, dated 19th September, to advise that the front façade will no longer be set back from the existing building line of the adjoining properties and the roof ridge will match the height of No. 10 Lawrie Park Avenue.
- 6.18 The proposed single storey addition to the rear of the property is considered to be acceptable in terms of its design and would be a sensitive addition to the rear elevation.
- 6.19 The subject site lies within a suburban typology categorised by detached, semi-detached and terrace properties however, while the building design and configurations vary, there is a relatively consistent approach and any new proposals should respond appropriately and sensitively to this context. The proposed development, as amended is considered to be of an acceptable design.
- 6.20 As such, it is considered that the design of the proposed extension complies with the provisions of Policy 15 of the Core Strategy (2011) and DM Policy 30 'Urban Design and local character' of the Development Management Local Plan (2014).

Standard of Accommodation

- 6.21 Paragraph 17 of the NPPF details within its core planning principles that new development should seek to enhance and improve the health and wellbeing of the places in which people live their lives. London Plan Policy 3.5 'Quality and Design of Housing Developments' sets out minimum space standards which should be applied to all new housing developments. London Plan Policy 3.5 also seeks convenient and efficient room layouts to meet the changing needs of Londoners over their lifetimes.

6.22 Guidance on the implementation of the London Plan Policy 3.5 has been produced in the form of the Housing SPG (2016) which responds to the Department for Communities and Local Government’s publication Technical housing standards – nationally described space standard (in March 2015).

6.23 Specifically regarding housing developments, Policy DM 32 of the Lewisham Development Management Local Plan expects development to respond positively to site specific constraints and opportunities as well as to the existing and emerging context for the site and the surrounding area. Policy DM 32 also reinforce the prescribed minimum standards for housing development as set out in London Plan Policy 3.5. It states it will assess whether new housing development including conversions provides an appropriate level of residential quality and amenity in terms of size, a good outlook, with acceptable shape and layout of room, with main habitable rooms receiving direct sunlight and daylight, adequate privacy and storage facilities to ensure the long term sustainability and usability of the homes.

- Unit Type and Size

6.24 With regards to unit type, the development seeks to deliver a 1 bedroom, two person dwelling house. The provision of a 1 bedroom dwellinghouse in this locality is considered to be acceptable. The development is however expected to meet further policy requirements. An assessment of the proposed residential property against required space standards is considered below in line with the Technical Housing Standards – Nationally described space standard (2015). The proposed occupancy has been outlined as being 1bedroom/2person.

Unit Type	Room	Size	Policy Requirement	Pass/Fail
1 bedroom/ 2 person	Overall Floor Area	68sqm	58sqm	Pass
	Floor to ceiling height	2.5m	2.5m (under DM Policy 32)	Pass
	Kitchen/Dining/Living	32sqm	N/A	N/A
	Bedroom (Double)	24sqm	11.5sqm	Pass
	Built-in storage	0.6sqm	1.5sqm	Fail

6.25 As can be seen from the table above, the proposed development is considered to provide a good quality standard of accommodation. While it is noted that the proposed storage falls below the minimum policy requirement, it is recognised that there is sufficient space within the proposed dwellinghouse to meet this requirement.

- Outlook, privacy and natural lighting

6.26 Further to the above, the ground and first floor of the proposed dwelling house is dual aspect; it has windows to the front and rear elevations. As a result, it would be

expected to give rise to a good level of outlook and natural lighting in all habitable rooms.

- 6.27 The proposal is therefore considered to be acceptable with regards to outlook.
- Amenity Space
- 6.28 The proposed development involves the subdivision of the garden space that serves the existing property at No. 10 Lawrie Park Avenue. As existing, the property has 218sqm of private garden space. The proposal would involve the provision of a rear garden to the proposed house, resulting in No. 10 having 102.18sqm of garden space remaining with a depth of between 11.4-11.7m. The proposed house would have 63.89sqm of rear garden space with a depth of 8.5-9.8m.
- 6.29 Therefore, although the proposal would result in a reduction of amenity space for the host building, the resultant garden space for both properties would be considered to provide a sufficient and high quality area of private amenity space.
- 6.30 In light of this, the proposal is considered to result in an acceptable provision of amenity space for both No. 10 and the new house.
- Functional requirements of future residents
- 6.31 Where appropriate, the Council would seek the provision of new homes designed, or capable of adaption, to housing for long term needs. London Plan Policy 3.8 and Core Policy 1 require all new homes to be built to Joseph Rowntree Foundation's Lifetime Homes Standards. The practical application of the Lifetime Homes Standard is to apply the criteria where relevant as many sites would not lend themselves to all of the criteria and some flexibility in their application is required, particularly when dealing with conversions.
- 6.32 New residential development is no longer required to meet the Lifetimes Home Criteria at planning stage, however this remains a matter to consider. 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.
- 6.33 The Planning Statement outlines that the proposed development would be capable of meeting the 16 Lifetime Homes criteria. This is acceptable.

Impact on residential amenity

- 6.34 Core Strategy Policy 15 states that new development should be designed in a way that is sensitive to the local context. More specific to this, DM Policy 31, 32 and 33 seek to ensure that new residential development should result in no significant loss of privacy and amenity to adjoining houses and their back gardens. It must therefore be demonstrated that proposed extensions are neighbourly and that significant harm will not arise with respect to overbearing impact, loss of outlook, overshadowing, loss of light, loss of privacy or general noise and disturbance.
- 6.35 The Appeal Decision (Reference APP/C5690W/15/3140035) in relation to the previous proposal for a 3bed/4 person property outlined that the proposal would have an impact on No. 1 Gables Court owing to the new property being built along the

boundary, reducing the existing separation distance and indeed creating '*an awkward and close juxtaposition of the two properties and their contrasting building lines*' (to the front elevation) as a result.

- 6.36 The current proposal would have a separation distance of 2.2m from the front building line to the existing boundary wall. This is considered to be sufficient and would resolve the impact outlined above by the Inspector in relation to the previous refusal.
- 6.37 As outlined above, the proposed development would not be considered to give rise to a loss of privacy or a harmful increase in overlooking. The proposed house would be 2.8m from the side wall of No.1 Gables Close and together within the existing brick wall along the boundary, is considered to provide an adequate distance from the neighbouring property. The separation distance would reduce to 2.2m from the rear building line of the proposed dwelling to the flank of the neighbouring property at No. 1 Gable's Court. However this is considered adequate.
- 6.38 In addition to the above, the two proposed windows (1.2m x 1.3m and 0.6m x 1.3m) on the side elevation would be visible for 0.2m above the height of the boundary wall (2.2m). In addition, the proposed windows would be obscured and fixed and as such, are not considered to impact on the amenity or privacy of the adjoining property.
- 6.39 The single storey element of the proposed house would extend beyond the rear wall of the house at No.10 Lawrie Park Avenue. It would extend 3.85m and would be the full width of the two storey part of the house. It would have a flat roof with an eaves height of 3m. Due to the orientation of the application site, the proposal would not be expected to give rise to a significant overshadowing impact upon No.10. Whilst the presence of the building would be noticeable and perhaps change the feel in the front part of this garden, due to its depth it would not be expected to give rise to a significant overbearing impact.
- 6.40 The proposed dwelling would be flush with the building line of the adjoining property at 10 Lawrie Park Avenue and would sit c.3m forward from the front building line of 1 Gable's Court. As a result of the proposed two-storey height, the proposal would have a potential impact on No. 1 Gable's Court in relation to overshadowing and loss of daylight. However, as there are no windows on the flank of No. 1 Gables Court, and taking the height of the existing boundary wall into consideration and indeed the use of the front of the property at No. 1 Gables Court for the use of the driveway, on balance, any potential overshadowing is considered to be negligible to the enjoyment of the property for occupants of No. 1 Gable's Court.
- 6.41 In light of the above, the proposed development is considered to be acceptable with regards to neighbouring amenity.

Sustainability

- 6.42 The NPPF requires Local Planning Authorities to adopt proactive strategies to mitigate and adapt to climate change. The NPPF requires planning policies to be consistent with the Government's zero carbon buildings policy and adopt nationally described standards. In determining planning applications, Local Planning Authorities should expect new development to comply with adopted policies on local requirements for decentralised energy supply unless it can be demonstrated by the

applicant, having regard to the type of development involved and its design, that this is not feasible or viable and take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

- 6.43 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 7 and 8 support the London Plan principles and also require all new residential development to meet a minimum of Level 4 standards in the Code for Sustainable Homes and non-residential development to meet a minimum of BREEAM 'Excellent'
- 6.44 Following a review of technical housing standards in March 2015, the government has withdrawn the Code for Sustainable Homes and it has been fully absorbed into the new Part L of Building Regulations. As such, energy and water savings to meet CfSH equivalent on minor residential schemes are secured through Building Regulations and do not therefore need to be secured through the planning process.
- 6.45 Therefore, the proposed development is considered to be acceptable with regards to sustainability.

Transport/Highways

- 6.46 The NPPF recognises that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Plans and decisions should take account of whether the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, safe and suitable access to the site can be achieved for all people. The NPPF clearly states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.
- 6.47 London Plan and Core Strategy Policies encourage sustainable transport modes whilst recognising the need for operational parking for commercial uses and disabled parking facilities. Car parking standards within the London Plan should be used as a basis for assessment. Priority should be given to enhancing pedestrian and cycle routes and promoting use of sustainable transport modes through a Travel Plan.
- 6.48 Policy 6.9 of the London Plan maintains that development should provide secure, integrated and accessible cycle parking facilities. A dwelling of the proposed scale must provide 1 secure and dry cycle parking spaces.
- 6.49 The proposal includes three secure and covered cycle parking spaces. As such, the proposal is considered to be acceptable in terms of cycle parking provision.
- 6.50 The proposed development may give rise to an additional car(s) in the street. However, due to the scale of the development, the proposal would not be expected to give rise to additional parking stress in the street and surrounding area.
- 6.51 The proposed development is considered to be acceptable with regards to highways/transport.

7.0 Conclusion

- 7.1 This application has been considered in the light of policies set out in the development plan and other material considerations.
- 7.2 The proposal would not give rise to any additional impact on residential amenity in terms of overlooking or general noise and disturbance.
- 7.3 In light of the above, it is recommended that planning permission is granted on the basis that the proposal is of acceptable design and will not create a negative impact on the host building or the surrounding environment.

8.0 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 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:

BP01; LP01; 103; 104; 101; 102 (Received 11 July)

105H; 107 Rev G; 108 Rev G (Received 15 September 2016)

Design and Access Statement (Addendum dated 19 September 2016)

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 above ground level on site until a detailed schedule and specification of all external materials, including windows, doors, roof coverings and boundary treatments 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 highest quality demonstrated in the plans and submission is delivered so that local planning authority may be satisfied as to the external appearance of the building(s) 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.

- (4) No deliveries in connection with construction works shall be taken at or despatched from the site other than between the hours of 8am and 6pm on Mondays to Fridays and 8am and 1pm on Saturdays and not at all on Sundays or Public Holidays.

No work shall take place on the site other than between the hours of 8am and 6pm on Mondays to Fridays and 8am and 1pm on Saturdays and not at all on Sundays or Public Holidays.

Reason: In order to safeguard the amenities of adjoining occupants at unsociable periods and to comply with Paragraph 120 of the National Planning Policy Framework and DM Policy 26 Noise and Vibration, and DM Policy 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).

- (5) No extensions or alterations to the building(s) hereby approved, whether or not permitted under Article 3 to Schedule 2 of 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).

- (6) 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 flat roof on 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 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).

- (7) 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 policies DM 25 Landscaping and trees and 30 Urban design and local character of the Development Management Local Plan (November 2014).

- (8) Notwithstanding the approved drawings, the existing boundary wall with No.1 Gables Court shall be retained.

Reason: 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).

INFORMATIVES

- (A) 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 pre-application advice was sought for the construction of a two-storey 2-bedroom/4 person dwelling and advice was given regarding the proposal being unacceptable. Discussions took place during the application process which resulted in further information being submitted.

- (B) 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 webpage.