

Committee	PLANNING COMMITTEE C	
Report Title	WOODSTOCK COURT, BURNT ASH HILL, LONDON SE12 9HT	
Ward	LEE GREEN	
Contributors	LUKE MANNIX	
Class	PART 1	15 th DECEMBER 2016

Reg. Nos. DC/15/094702

Application dated 04.12.15

Applicant HFBT Architects [on behalf of Mr Martin]

Proposal The demolition of existing garages and stores and the construction of 8 three bedroom part two/part three storey dwellings on land to the rear of Woodstock Court, Burnt Ash Hill SE12, together with alterations to the internal vehicle access and the provision of on-site parking, communal and private landscaping, commercial and residential refuse storage and cycle parking

Applicant's Plan Nos. PL-1000; EX 1001; EX 1002; EX 1003; PL-1102; PL-1103; PL-1104; PL-1110; PL-1111; PL-1112; PL-1113; PL-1114; Design and Access Statement; Transport Statement; Daylight and Sunlight Study (received 4th December 2015)

Arboricultural Method Statement (received 28th June 2016)

PL-1120 (received 14th July 2016)

PL-1101 Rev C (received 12th October 2016)

PL-1001 Rev A; PL-1100 Rev C (received 21st November 2016)

Background Papers (1) Case File LE/365/A/TP
(2) Local Development Framework Documents
(3) The London Plan

Designation None

Screening N/A

2.0 Introduction

2.1 This application was considered by Members at the meeting of Planning Committee C held on 11th August 2016. The report considered at that meeting which is included as an appendix to this report.

2.2 Officers recommended approval of the scheme at the previous meeting on the grounds that it would provide family sized housing, of an acceptable scale and appearance and without a significant impact on neighbours.

2.3 However, members resolved to defer the determination of the application for further information to be provided in relation to the amenity space for residents of Woodstock Court.

3.0 Current Planning Application

3.1 Following the previous meeting, the applicant has submitted amended plans and further information in relation to the proposed amenity space.

3.2 The amendments include removing four parking spaces to the side of the communal amenity area to increase the amount of space proposed. The plans also indicate children's play equipment and benches within the communal area, as well as hard landscaped paths.

3.3 These plans have been added to the application for member's consideration.

4.0 Consultation

4.1 No further re-consultation has taken place and, given the minor nature of the changes made from the original scheme, officers consider that residents would not be prejudiced in determining the application based on the amended plans.

4.2 Nonetheless, one written response was received from residents on Pitfold Road who had previously objected to the application. The response raised further concerns regarding the adverse impact the loss of amenity space would cause to existing residents at Woodstock Court, particularly impact to children living in the accommodation.

4.3 This is available for members viewing.

5.0 Policy Context

5.1 The policy used in the assessment of the application has not changed from that outlined in the original committee report.

6.0 Planning Considerations

6.1 DM Policy 33 states that:

proposals for new residential development on amenity areas of landscaped open space attached to existing residential development will only be permitted where they:

- a) repair or re-provide active street frontages*
- b) increase natural surveillance*
- c) retain existing private rear gardens where they are provided*
- d) retain adequate amenity space for the existing development according to the requirements of DM Policy 32 (Housing design, layout and space standards)*

- e) *provide no significant loss of privacy and amenity, and no loss of security for adjoining residential development and private back gardens and*
- f) *provide adequate privacy for the new development.*

- 6.2 As outlined in the original committee report, the proposed development would increase natural surveillance to the common amenity space. Given there are no existing private rear gardens for existing residents of Woodstock Court, there would be no loss of private amenity space and there are considered to be no adverse impacts in terms of amenity to either existing occupiers or future occupiers.
- 6.3 Therefore, the main issue to be considered is the acceptability of the loss of the communal amenity and the impact this would have on existing residents.
- 6.4 The existing building currently accommodates 56 residential units over the floors above the shops and all three floors of the side returns. Officers are unaware of the actual unit configuration of the flats within the development in terms of numbers of bedrooms and the applicant has not provided this information. However, a check on line reveals that a number of the units comprise 2 bedrooms flats and are described as spacious accommodation within well-kept communal gardens. It would appear that the flats are a mixture of leasehold occupiers and private rented accommodation. However, officers consider that it is more than likely that family types live within Woodstock Court.
- 6.5 The existing area of common amenity area in the form of green space is 1880 sqm and extends up to the edges of the side wings of Woodstock Court, which at ground floor comprises residential frontages, and almost up to the rear of the central block. It is separated by a road used to access the substation to the rear and areas of informal refuse storage and parking. The grounds appear well kept, although there is no dedicated equipment for younger children's play.
- 6.6 The applicant has made alterations to the proposed plans to increase the area of communal amenity space available within the proposed scheme from 234 sqm to 350 sqm and between 6-10m in width. It should also be noted that private amenity space would be introduced for the ground floor units along both sides of the existing building.
- 6.7 In addition to the extra space, further information such as children's play equipment has been provided. This includes a 'Rota Roka', 'Gora Swing' and 'Bob Springer' with photographic details of the equipment also sent through.
- 6.8 It is acknowledged that, given the scale of reduction in green area over what currently exists, there would be an overall impact on the amenity space available for the existing residents, particularly as it has been confirmed that the amenity space is well kept, and on-line information appears to suggest that this has been the case for a number of years and indeed even a selling point for some of the flats. However, officers remain of the opinion, particularly so since the applicant has increased the size of the available amenity by 116m², that the amount of amenity space provided is sufficient to meet the needs of the existing residents. Furthermore, with the proposed children's play equipment, it is considered that any harm to existing family units through the reduction in existing amenity space would be offset by the improvement proposed.

6.9 It is recommended that the condition relating to landscaping considered under the previous committee report be updated to include children's play equipment in the wording. This would ensure that the play equipment, including its location and management, is appropriately secured prior to the construction of above ground works.

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. Officers consider that the level of external amenity space provided for existing residents is sufficient under the proposed development. Furthermore, with the added play equipment, the impact on children's playspace is considered appropriate.

7.2 Therefore, officers consider that the scheme is acceptable, subject to conditions.

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 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:

PL-1000; EX 1001; EX 1002; EX 1003; PL-1102; PL-1103; PL-1104; PL-1110; PL-1111; PL-1112; PL-1113; PL-1114; Design and Access Statement; Transport Statement; Daylight and Sunlight Study (received 4th December 2015)

Arboricultural Method Statement (received 28th June 2016)

PL-1120 (received 14th July 2016)

PL-1101 Rev C (received 12th October 2016)

PL-1001 Rev A; PL-1100 Rev C (received 21st November 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 on site until such time as a Construction Management Plan has been submitted to and approved in writing by the local planning authority. The plan shall cover:-

- (a) Dust mitigation measures.

- (b) The location and operation of plant and wheel washing facilities

- (c) Details of best practical measures to be employed to mitigate noise and vibration arising out of the construction process
- (d) Details of construction traffic movements including cumulative impacts which shall demonstrate the following:-
 - (i) Rationalise travel and traffic routes to and from the site.
 - (ii) Provide full details of the number and time of construction vehicle trips to the site with the intention and aim of reducing the impact of construction related activity.
 - (iii) Measures to deal with safe pedestrian movement.
- (e) Security Management (to minimise risks to unauthorised personnel).
- (f) Details of the training of site operatives to follow the Construction Management Plan requirements and any Environmental Management Plan requirements (delete reference to Environmental Management Plan requirements if not relevant).

Reason: In order that the local planning authority may be satisfied that the demolition and construction process is carried out in a manner which will minimise possible noise, disturbance and pollution to neighbouring properties and to comply with Policy 5.3 Sustainable design and construction, Policy 6.3 Assessing effects of development on transport capacity and Policy 7.14 Improving air quality of the London Plan (2016).

- (4) (a) The development shall be constructed in those materials as submitted namely: Danehill Yellow brick, natural slate tiles, aluminium windows, timber doors and PPC metal railings.
- (b) Prior to the commencement of development, a sample panel of the brick and natural slate tiles shall be constructed on site and photographic evidence submitted to and approved in writing by the Local Planning Authority.
- (b) The scheme shall be carried out in full accordance with those details, as approved.

Reason: To ensure that the design is delivered in accordance with the details submitted and assessed so that the development achieves the necessary high standard and detailing in accordance with Policies 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).

- (5) (a) No development shall commence on site until details of proposals for the storage and collection of refuse and recycling facilities for scheme hereby approved, have been submitted to and approved in writing by the local planning authority.

- (b) The facilities as approved under part (a) shall be provided in full prior to occupation of the development and shall thereafter be permanently retained and maintained.

Reason: In order that the local planning authority may be satisfied with the provisions for recycling facilities and refuse storage in the interest of safeguarding the amenities of neighbouring occupiers and the area in general, in compliance with DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014) and Core Strategy Policy 13 Addressing Lewisham waste management requirements (2011).

- (6)
 - (a) No development shall commence on site until drawings showing hard landscaping of any part of the site not occupied by buildings (including details of the permeability of hard surfaces) have been submitted and approved in writing by the local planning authority.
 - (b) All hard landscaping works which form part of the approved scheme under part (a) shall be completed prior to occupation of the development.

Reason: In order that the local planning authority may be satisfied as to the details of the proposal and to comply with Policies 5.12 Flood risk management and 5.13 Sustainable Drainage in the London Plan (2016), 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)
 - (a) No development shall commence on site until a Parking Management Plan, which includes (but is not limited to):-
 - (i) signage and details of how parking areas are defined;
 - (ii) measures to deter informal parking; and,
 - (iii) monitoring and review systems.has been submitted to and approved in writing by the local planning authority.
 - (b) The measures specified in the approved details shall be implemented prior to commencement of development and shall be adhered to in perpetuity.

Reason: To ensure satisfactory parking management and reduce the impact of parking activity in accordance 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 (2016).

- (8)
 - (a) A scheme of soft landscaping (including details of any trees or hedges to be retained and proposed plant numbers, species, location and size of trees and tree pits, as well as children's play equipment) and details

of the management and maintenance of the landscaping for a period of five years shall be submitted to and approved in writing by the local planning authority prior to construction of the above ground works.

- (b) All planting, seeding or turfing shall be carried out in the first planting and seeding seasons following the completion of the development, in accordance with the approved scheme under part (a). Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species. All children's play equipment in connection with the central communal area shall be retained and maintained in perpetuity.

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

- (9) (a) Details of the proposed boundary treatments including any gates, walls or fences shall be submitted to and approved in writing by the local planning authority prior to construction of the above ground works.
- (b) The approved boundary treatments shall be implemented prior to occupation of the buildings 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).

- (10) (a) Details of the number and/or location of electric vehicle charging points to be provided and a programme for their installation and maintenance shall be submitted to and approved in writing by the local planning authority prior to construction of the above ground works.
- (b) The electric vehicle charging points as approved shall be installed prior to occupation of the Development and shall thereafter be retained and maintained in accordance with the details approved under (a).

Reason: To reduce pollution emissions in an Area Quality Management Area in accordance with Policy 7.14 Improving air quality in the London Plan (2016), and DM Policy 29 Car parking of the Development Management Local Plan (November 2014).

- (11) (a) Prior to occupation of the development a scheme for any external lighting that is to be installed at the site, including measures to prevent light spillage shall be submitted to and approved in writing by the local planning authority.

- (b) Any such external lighting as approved under part (a) shall be installed in accordance with the approved drawings and such directional hoods shall be retained permanently.
- (c) The applicant should demonstrate that the proposed lighting is the minimum needed for security and working purposes and that the proposals minimise pollution from glare and spillage.

Reason: In order that the local planning authority may be satisfied that the lighting is installed and maintained in a manner which will minimise possible light pollution to the night sky and neighbouring properties and to comply with DM Policy 27 Lighting of the Development Management Local Plan (November 2014).

- (12) The development hereby approved shall not be occupied until the vehicular access and the whole of the car parking accommodation as shown on plans PL-1001 Rev A and PL-1101 Rev B has been constructed and shall be retained permanently thereafter.

Reason: In order to ensure that satisfactory means of access is provided and to comply with the Policy 14 Sustainable movement and transport of the Core Strategy (June 2011), DM Policy 29 Car Parking of the Development Management Local Plan (November 2014) and Table 6.2 of the London Plan (2016).

- (13) No extensions or alterations to the buildings 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).

- (14) 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. The development shall be undertaken in accordance with the Tree Protection Plan (TPP) hereby approved within the Arboricultural Method Statement.

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).

- (15)
 - (a) A minimum of 16 secure and dry cycle parking spaces shall be provided within the development as indicated on the plans hereby approved.
 - (b) 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).

(16) The buildings hereby approved shall be constructed in accordance with the approved Sustainability Statement in order to achieve the following requirements:

- a minimum 19% improvement in the Dwelling Emission Rate over the Target Emission Rate as defined in Part L1A of the 2013 Building Regulations; and
- a reduction in potable water demand to a maximum of 110 litres per person per day

Reason: To comply with Core Strategy Policy 7 Climate change and adapting to the effects, Core Strategy Policy 8 Sustainable design and construction and energy efficiency (2011).

(17) No vehicles, including construction vehicles, shall enter the site from Burnt Ash Hill. The access road hereby approved shall not be used for the servicing of the ground floor commercial units of Woodstock Court.

Reason: To ensure the proposed development does not result in any adverse movements on the site which may endanger residential users or cause adverse impacts on the surrounding highway network in compliance with DM Policy 33 Development of infill sites, backland sites, back gardens and amenity areas of the Development Management Local Plan (November 2014) and Policy 14 Sustainable movement and transport of the Core Strategy (June 2011).

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, positive discussions took place which resulted in further information being submitted.
- (B) The applicant is advised that any works associated with the implementation of this permission (including the demolition of any existing buildings or structures) will constitute commencement of development. Further, all pre commencement conditions attached to this permission must be discharged, by way of a written approval in the form of an application to the Planning Authority, before any such works of demolition take place.
- (C) As you are aware the approved development is liable to pay the Community Infrastructure Levy (CIL) which will be payable on commencement of the development. An '**assumption of liability form**' must be completed and before development commences you must submit a '**CIL Commencement Notice form**' to the council. You should note that any claims for relief, where they apply, must be submitted and determined prior to commencement of the development. Failure to follow the CIL

payment process may result in penalties. More information on CIL is available at: -

<http://www.lewisham.gov.uk/myservices/planning/apply-for-planning-permission/application-process/Pages/Community-Infrastructure-Levy.aspx>

- (D) 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.
- (E) The applicant be advised that the implementation of the proposal will require approval by the Council of a Street naming & Numbering application. Application forms are available on the Council's web site.
- (F) The applicant is advised that Conditions 3 (Construction Management Plan), 4 (Materials), 5 (Refuse Storage), 6 (Hard Landscaping Scheme) and 7 (Parking Management Plan) require details to be submitted to the Council prior to the commencement of development, which includes demolition of the on site structures.

These details are required to ensure the design is of the highest quality and amenity and the surrounding highway network are not adversely effected as a result of the development prior to the commencement of development.