

Committee	PLANNING COMMITTEE (C)	
Report Title	LAND TO REAR OF 97 HONOR OAK PARK SE23 3LB	
Ward	Forest Hill	
Contributors	Geoff Whittington	
Class	PART	Date: 20 OCTOBER 2011

Reg. No. DC/08/68743 as revised

Application dated 19.4.08, completed 6.5.08,
revised/consolidated 5.11.10

Applicant Mr I Greig, Axial Design on behalf of Mr & Mrs
Rzadkiewicz

Proposal The construction of 2, two-storey, two
bedroom houses at the rear of 97 Honor Oak
Park, SE23, together with associated
landscaping, provision for refuse and cycle
storage and two car-parking spaces.

Applicant's Plan Nos. P1249.21A, 120E, 122C, 123C, 124D, 125 &
Design and Access Statement

Background Papers

- (1) Case File - LE/340/97/TP
- (2) Lewisham Development Framework:
Core Strategy (2011)
- (3) The London Plan (2011)
- (4) PPS 1: Delivering Sustainable
Development
- (5) PPS 3: Housing
- (6) Lifetime Homes Standards
- (7) Residential Development Standards: SPD
adopted August 2006
- (8) Unitary Development Plan (2004)
- (9) London Housing Supplementary Planning
Guidance (2010)
- (10) PPG 13: Transport (2001)

Zoning Adopted UDP – Housing/Existing Use

1.0 Background

- 1.1 The current application proposes the construction of 2, two-storey dwelling-houses within the rear garden of 97 Honor Oak Park, SE23.
- 1.2 The application was considered by Planning Committee (B) on 14 July 2011, where Members were advised of concerns regarding the Council's consultation procedures. The merits of the actual proposal were not discussed during the meeting.

- 1.3 Neighbours were initially re-consulted in April 2011 of the proposed development due to the length of time that had passed since the original submission. Members were advised a letter sent to a neighbour during this time referred to the name of the previous occupier, thereby failing to afford the current occupier an opportunity to comment upon the proposal. The Committee resolved unanimously to defer consideration of the application until a further 21 day re-consultation period.
- 1.4 Letters were sent to neighbours on 8 August 2011, addressed to 'the occupier' rather than by name. Subsequently, a further 6 letters were received from the occupiers of 21 Boveney Road, 93 Honor Oak Park, and 253, 255, 257, & 263 Devonshire Road, objecting to the proposal on the following grounds:-
- (1) Parking concerns;
 - (2) Over-development;
 - (3) Overlooking;
 - (4) The proposal would set an undesirable precedent of backland development should permission be granted;
 - (5) Loss of mature trees;
 - (6) Contrary to Council policies;
 - (7) Privacy and Security;
 - (8) Access concerns, including refuse collection point;
 - (9) Removal of trees and replanting may result in subsidence to neighbouring properties;
 - (10) Environmental impact – development will have a destructive effect on local green space and biodiversity;
 - (11) Out of character with local Victorian and Edwardian houses;
 - (12) Increased noise from garden area.
- 1.5 A petition signed by 34 residents was received on 5 August 2011, objecting to the development on similar grounds to the above.

Honor Oak Park Residents' Association

- 1.6 The Association has objected to the proposal on grounds including:-
- (1) The backland development is contrary to Council policies, representing a 'garden grab';
 - (2) Additional strain upon existing services;
 - (3) Sets an undesirable precedent;

(4) Flooding and ecology concerns.

2.0 Policy Context

The London Plan (2011)

2.1 Members are advised that since the current application was last presented to Committee (B), a new London Plan document was adopted on 22 July 2011. Whilst policy numbers and descriptions are different to the 2008 version, their content are in a similar spirit to the original policies. The new policies relevant to this application include:-

3.3 Increasing housing supply; 3.4 Optimising housing potential; 3.5 Quality and design of housing developments; 3.8 Housing choice; 3.16 Protection and enhancement of social infrastructure; 5.2 Minimising carbon dioxide emissions; Sustainable design and construction; 5.7 Renewable energy; 5.12 Flood risk management; 5.13 Sustainable drainage; 6.9 Cycling; 6.13 Parking; 7.3 Designing out crime; 7.4 Local character; 7.5 Public realm, 7.6 Architecture & Policy 7.19 Biodiversity and Nature Conservation in the London Plan.

3.0 Considerations

- 3.1 The majority of objections received during the recent consultation period reiterate concerns previously raised, including the design, scale and siting of the two dwellings.
- 3.2 Officers remain satisfied that the scale of the proposed development is acceptable, appropriately sized for a site of this nature. The design of the building is simple and traditional, and would not appear over-dominant or obtrusive. Officers consider the dwellings would relate well with surrounding Edwardian and Victorian buildings, contrary to the views of an objection received. It must be acknowledged that the two dwellings would not impact upon the streetscene as they would be sited approximately 50 metres away from the nearest highway, Boveney Road.
- 3.3 Ecology matters were previously addressed, whereby the applicant declared informally there were no stag beetles or bats roosting within the application garden, however a neighbour has claimed otherwise by providing photographs of stag beetles upon the site. This has been brought to the attention of the applicants, who have acknowledged the need to undertake measures to mitigate the impact of the development.
- 3.4 As stated in the original committee report, the Council's Ecology Officer has suggested a planning condition be included seeking the submission of details regarding stag beetles, and how they would be protected during works should they inhabit the site. The applicants have proposed to implement biodiversity measures including the provision of log piles, which over time will rot and may encourage species to habitat on the site, such as stag beetles and other insects.
- 3.5 Officers accept the point raised by an objector that paragraph 6.5 of the committee report, which addressed UDP policy HSG 8: Backland and In-Fill Development,

should have included point (f) regarding no appreciable loss of wildlife habitat, however as demonstrated within the report, ecology has formed a material consideration of the planning recommendation.

- 3.6 Another objection states concern that a density assessment did not form part of the officer's considerations. Policy HSG 16 Density was deleted in 2009, therefore the Council now addresses the London Plan density matrix. For a suburban area with a PTAL of 2 to 3, the density range expected is 150-250 habitable rooms per hectare. The proposed dwellings would amount to 120 habitable rooms per hectare, falling below the density range, and therefore supporting officer opinion that the proposal would not result in an overdevelopment of the site.

4.0 Conclusion

- 4.1 Notwithstanding the above, officers have considered the further objections raised by the neighbouring occupiers, and found the proposal still to be acceptable in its current form, therefore the application is recommended for planning permission.
- 4.2 No additional conditions are recommended.

5.0 Summary of Reasons for the Grant of Planning Permission

- 5.1 On balance, it is considered that the proposal satisfies the Council's Land Use and environmental criteria and is in accordance with saved UDP policies URB 3 Urban Design and HSG 8 Backland and In-fill Development in the adopted Unitary Development Plan (July 2004), and Policy 15 High Quality Design for Lewisham of the Local Development Framework: Core Document (2011).
- 5.2 It is considered that the proposal is appropriate in terms of its form and design and would not result in material harm to the appearance or character of the surrounding area, or the amenities of neighbouring occupiers. The proposal is thereby, in accordance with saved UDP Policies URB 3 Urban Design, HSG 4 Residential Amenity, HSG 5 Layout and Design of New Residential Development and HSG 8 Backland and Infill Development, HSG 7 Gardens, and Policies 15 High Quality Design for Lewisham of the Local Development Framework: Core Document (2011).

6.0 RECOMMENDATION GRANT PERMISSION subject to the following conditions:-

- (1) B01 Facing Materials - New Buildings
- (2) B06 Reveals (1) - New Buildings
- (3) H09 Parking – Residential
- (4) L01 Planting, Paving, Walls Etc
- (5) N13 External Lighting - Residential
- (6) RF1 Refuse Storage

- (7) Details shall be submitted to and approved in writing by the local planning authority prior to the commencement of building work on site confirming the permitted building would be in compliance with Lifetimes Home Standards.
- (8) No extensions or alterations to the permitted buildings, whether or not permitted under Article 3 and Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2008 or any subsequent re-enactment thereof, shall be carried out without the prior written permission of the local planning authority.
- (9) The whole of the cycle parking accommodation shown on the drawings shall be provided and retained permanently and the dwellings hereby permitted shall not be occupied until such parking accommodation has been provided. Details of cycle stands shall be submitted to and approved in writing by the local planning authority and shall be provided prior to first occupation of the dwellings hereby approved and shall thereafter be maintained.
- (10) N13 External Lighting - Residential
- (11) L08 Trees – Protection During Works
- (12) Before the development hereby approved commences a report detailing methods for recognition, management and translocation of stag beetles and their larvae shall be submitted to and approved in writing by the local planning authority. Construction on site and translocation measures shall be undertaken in accordance with the approved details of the report

Reasons

- (7) To ensure that the development meets the Lifetime Home Standards and to ensure compliance with London Plan Policy 3.8 Housing choice.
- (8) In order that the local planning authority may have the opportunity of assessing the impact of any further development.
- (9) H12R Provision For Cyclists
- (12) To ensure that the development enhances biodiversity and complies with Policy 7.19 Biodiversity and Nature Conservation in the London Plan.

Informative

Construction Sites Code of Practice or any other such codes applicable at the time of construction.