
RECOMMENDATION LDD MONITORING FORM REQUIRED

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant	Mr J. Smart Bespoke Home Ltd	Reg. Number	12/AP/2619
Application Type	Full Planning Permission	Case	TP/2092-9
Recommendation	Grant permission	Number	

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Demolition of existing 2 storey dwelling and erection of 5 x 4-bedroom 3-storey plus basement houses with associated car parking, bin and bicycle storage and landscaped gardens (Use Class C3).

At: HILLSIDE, 9 FOUNTAIN DRIVE, LONDON, SE19 1UP

In accordance with application received on 09/08/2012 08:03:53

and Applicant's Drawing Nos. 018-300 Rev A, 018-301 A, 019-001 C, 019-011 C, 019-012, 019-015 C, 019-020 C, 019-021 B, 019-025 C, 019-030 A, 019-031-A, 019-032 C, 019-033 A, 019-034 A, 019-035, 019-040 C, 019-041 D, 019-042 D, 019-043 D, 019-044, 019-048 C, 019-049, 019-060 C, 019-061 C, 019-062 C, 019-063B, 019-070, 019-071, Design & Access Statement, Outline Construction Environmental Management Plan, Bat Assessment, Arboricultural Survey, Transport Statement, Phase 1 Habitat Survey

Reasons for granting permission.

This planning application was considered with regard to various policies including, but not exclusively:

Strategic policies of the Core Strategy 2011

Strategic Policy 1 – Sustainable development: requires new developments to help meet the needs of a growing population in a way that respects the planet's resources and protects the environment.

Strategic Policy 2 – Sustainable transport: requires new developments to help create safe attractive, vibrant and healthy places for people to live and work by reducing congestion, traffic and pollution.

Strategic Policy 5 – Providing new homes: requires that the housing needs of people who want to live in Southwark are met by providing as much housing as possible, whilst ensuring that land remains for other types of development.

Strategic Policy 7 – Family homes: encourages the provision of units with 3 or more bedrooms for people of all different incomes, and that developments provide enough space for the needs of occupants.

Strategic policy 11 - Open spaces and wildlife: States that development should improve, protect and maintain a network of open spaces and green corridors, provide sport and leisure and food growing opportunities, and protect and protect and improve habitats for a variety of wildlife.

Strategic Policy 12 – Design and conservation: Requires development to achieve the highest standard of design for buildings and public spaces, and to help create attractive and distinctive spaces.

Strategic Policy 13 – High environmental standards: Requires development to comply with the highest possible environmental standards, including in sustainability, flood risk, noise and light pollution and amenity problems.

Saved policies of the Southwark Plan 2007

3.2 Protection of Amenity (advises that permission would not be granted where it would cause a loss of amenity);

3.7 Waste Reduction (advises that developments should make adequate provision for the storage and collection of waste and recyclables);

3.11 Efficient Use of Land (seeks to ensure that developments make an efficient use of land as a key requirement of the sustainable use of land, whilst protecting amenity, responding positively to context, avoid compromising development potential, providing adequate access, circulation and servicing, and matching development to the availability of infrastructure);

3.12 Quality in Design (requires new development to achieve a high standard of architectural design);

3.13 Urban Design (advises that principle of good urban design should be taken into account in all new developments);

3.28 Biodiversity (states that the LPA will take biodiversity into account in its determination of all planning applications and will encourage the inclusion in developments of features which enhance biodiversity, requiring an ecological assessment where relevant).

4.2 Quality of Residential Accommodation (states that planning permission will be granted for new residential developments provided that they achieve good quality living conditions, high standards of accessibility, including seeking to ensure that new housing is built to Lifetime Homes standard, privacy and outlook, natural sunlight and daylight, space, including green space, safety, and protection from pollution);

5.2 Transport Impacts (states that permission will not be granted for developments that have an adverse affect on the transport network and that there is adequate provision for servicing, circulation and access;

5.3 Walking and Cycling (seeks to ensure that there is adequate provision for cyclists in and around the site);

5.6 Car Parking (states that all developments requiring car parking should minimise the number of spaces provided).

Policies of the London Plan 2011

Policy 3.3 Increasing housing supply

Policy 3.5 Quality and design of housing developments

Policy 6.9 Cycling

Policy 6.10 Walking

Policy 6.13 Parking

Policy 7.4 Local character

Policy 7.6 Architecture

Policy 7.21 Trees and woodlands

National Planning Policy Framework (2011)

Section 4 - Promoting sustainable transport

Section 6 - Delivering a wide choice of high quality homes

Section 7 - Requiring good design

Section 10 - Meeting the challenge of climate change, flooding and coastal change

Section 11 - Conserving and enhancing the natural environment

The proposed development would be acceptable in landuse terms, would provide an acceptable standard of accommodation for future occupiers and would not result in any significant loss of amenity to existing occupiers. The design of the proposal would be acceptable and replacement tree planting could be secured by condition. The houses would exceed the Council's Code for Sustainable Homes targets and there would be no adverse impacts with regard to ecology. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

Subject to the following conditions:

- 1 The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason

As required by Section 91 of the Town and Country Planning Act 1990 as amended

- 2 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

018-300 Rev A, 018-301 A, 019-001 C, 019-011 C, 019-012, 019-015 C, 019-020 C, 019-021 B, 019-025 C, 019-030 A, 019-031-A, 019-032 C, 019-033 A, 019-034 A, 019-035, 019-040 C, 019-041 D, 019-042 D, 019-043 D, 019-044, 019-048 C, 019-049, 019-060 C, 019-061 C, 019-062 C, 019-063B, 019-070, 019-071

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 3 Notwithstanding the provisions of Classes A, B, C or E of Part 1, Schedule 2 of the Town and Country Planning General Permitted Development Order (or amendment or re-enactment thereof) no extension, enlargement or other alteration of the premises shall be carried out to the northernmost and southernmost dwellinghouses hereby permitted without the prior written consent of the Council, to whom a planning application must be made.

Reason

In the interests of the amenity of neighbouring residential properties and to ensure that no blight would occur to adjoining sites, in accordance with saved policies 3.2 'Protection of amenity' and 3.11 'Efficient use of land' of the Southwark Plan (2007) and strategic policy 13 'High environmental standards' of the Core Strategy (2011).

- 4 The refuse and recycling storage arrangements shown on the approved drawings shall be provided and

available for use by the occupiers of the dwellings before those dwellings are occupied and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose without the prior written consent of the Council as local planning authority.

Reason

In order to ensure that the refuse and recycling will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with saved policy 3.7 'Waste reduction' of the Southwark Plan (2007) and strategic policy 13 'High environmental standards' of the Core Strategy (2011).

- 5 The car parking spaces, manoeuvring space, waiting bays and driveways shown on the approved plans shall be completed before the dwellings hereby permitted are occupied, and thereafter shall be kept free of obstruction and available for the parking, waiting and manoeuvring of vehicles associated with the dwellings.

Reason

To ensure that there would be adequate parking facilities to serve the development and in the interests of highway safety, in accordance with saved policies 5.2 'Transport impacts' and 5.6 'Car parking' of the Southwark Plan (2007) and strategic policy 2 'Sustainable transport' of the Core Strategy (2011).

- 6 Detailed drawings of the vehicle crossovers into the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

To ensure that the proposal will not compromise highway safety in accordance with saved policy 5.2 'Transport Impacts' of The Southwark Plan 2007 and Strategic Policy 2 Sustainable Transport of the Core Strategy 2011.

- 7 The cycle storage facilities shown on the approved plans shall be provided before the dwellings hereby approved are occupied, and thereafter such facilities shall be retained and the space used for no other purpose without prior written consent of the local planning authority.

Reason

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with saved policy 5.3 'Walking and cycling' of the Southwark Plan (2007) and strategic policy 2 'Sustainable transport' of the Core Strategy (2011).

- 8 The materials to be used in the implementation of this permission shall not be otherwise than as described and specified on the application drawings hereby approved unless the prior written consent of the local planning authority has been obtained for any proposed change or variation and the timber cladding shall be weather-treated.

Reason:

To ensure the use of appropriate materials in the interest of the design and appearance of the building and the visual amenity of the area, in accordance with saved policies 3.12 'Quality in design' and 3.13 'Urban design' of the Southwark Plan (2007) and strategic policy 12 'Design and conservation' of the Core Strategy (2011).

- 9 A pre-commencement meeting shall be arranged with the Council's Urban Forester, the details of which shall be submitted to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site. Further to the pre-commencement meeting and prior to works commencing, including any demolition or changes to ground levels, an arboricultural report shall be submitted to and approved in writing by the Local Planning Authority, giving details of the means by which any existing trees on or directly adjacent to the site are to be protected from damage by vehicles, stored or stacked building supplies, waste or other materials, building plant or other equipment and shall include a schedule of monitoring or supervision by a site arboriculturist.

The protective measures shall be installed and retained throughout the period of the works in accordance with the recommendations contained in the arboricultural report and any such approval given and shall not be moved or removed without the explicit written permission of the Local Authority Urban Forester under the supervision of the developer's appointed arboriculturist. Within tree root protection areas any excavation must be dug by hand such that any roots found to be greater than 25mm in diameter are retained and worked around. If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of screening, local biodiversity and adaptation to climate change, in accordance with NPPF Parts 7, 8, 11 & 12, London Plan 2011 Policy 2.18 Green infrastructure; Policy 5.1 Climate change mitigation; Policy 5.10 Urban greening; Policy 6.1 Strategic approach; Policy 7.4 Local character; Policy 7.21 Trees and woodlands; and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards. and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.28 Biodiversity.

- 10 Before any work hereby authorised begins, details of the foundation works and changes to levels to be used in the construction of this development, showing how the roots will be protected, shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the use of trial holes or trenches to check for the position of roots. The development shall not be carried out otherwise than in accordance with any such approval given and all works shall adhere to National Joint Utility Group, Guidance 10 - Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2).

Reason

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of screening, local biodiversity and adaptation to climate change, in accordance with NPPF Parts 7, 8, 11 & 12, London Plan 2011 Policy 2.18 Green infrastructure; Policy 5.1 Climate change mitigation; Policy 5.10 Urban greening; Policy 6.1 Strategic approach; Policy 7.4 Local character; Policy 7.21 Trees and woodlands; and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards. and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.28 Biodiversity.

- 11 Before any above grade work hereby authorised begins, detailed drawings (scale 1:50) of a hard and soft landscaping scheme showing provision for the planting of at least 9 replacement trees and details of the treatment of all parts of the site not covered by buildings (including surfacing materials of any parking, access, or pathways layouts, materials and edge details and material samples of hard landscaping), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given. The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of similar size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 3996 Nursery stock specification, BS: 5837 Trees in relation to construction and BS: 7370 Recommendations for establishing and managing grounds maintenance organisations and for design considerations related to maintenance.

Reason

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of screening, local biodiversity, adaptation to climate change, in addition to the attenuation of surface water runoff, in accordance with NPPF Parts 7, 8, 11 & 12, London Plan 2011 Policy 2.18 Green infrastructure; Policy 5.1 Climate change mitigation; Policy 5.10 Urban greening, Policy 5.11 Green roofs and development site environs; Policy 5.13 Sustainable drainage; Policy 6.1 Strategic approach; Policy 7.4 Local character; Policy 7.21 Trees and woodlands; The London Climate Change Adaption Strategy Action 19 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards. and Saved Policies of The Southwark Plan 2007: Policy 3.13 Urban Design; Policy 3.2 Protection of amenity; Policy 3.28 Biodiversity.

- 13 Before any above grade work hereby authorised begins, details (including a specification and maintenance plan) of the green roofs to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given and maintained as such thereafter.

Reason

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of screening, local biodiversity and adaptation to climate change, in accordance with NPPF Parts 7, 8, 11 & 12; London Plan 2011 Policy 2.18 Green infrastructure; Policy 5.1 Climate change mitigation; Policy 5.10 Urban greening, Policy 5.11 Green roofs and development site environs; Policy 5.13 Sustainable drainage and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards. and Saved Policies of The Southwark Plan 2007: Policy 3.13 Urban Design; Policy 3.2 Protection of amenity; Policy 3.28 Biodiversity.

- 14 Prior to the commencement of development, a detailed method statement for the removal or long-term management /eradication of the Japanese Knotweed on the site shall be submitted to and approved in writing by the local planning authority. The method statement shall include measures to prevent the spread of

Japanese Knotweed during any operations such as mowing, strimming or soil movement, and measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act (1981). The development shall be carried out in accordance with the details thereby approved.

Reason

Japanese knotweed is an invasive plant, the spread of which is prohibited under the Wildlife and Countryside Act 1981. Without measures to prevent its spread as a result of the development there would be the risk of an offence being committed and avoidable harm to the environment occurring.

- 15 Details of bird and bat nesting boxes and bricks including their exact location, specification and design shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of above grade work. No less than 5 nesting boxes and 5 bat bricks shall be provided they shall be installed in accordance with the approved details prior to the first occupation of the building to which they form part or the first use of the space in which they are contained and shall be maintained as such thereafter.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with saved policy 3.28 'Biodiversity' of the Southwark Plan and strategic policy 11 'Open spaces and wildlife' of the Core Strategy (2011).

- 16 The development hereby permitted shall be carried out in accordance with the recommendations in the Phase 1 Habitat Survey dated June 2012 and the Bat Assessment of Hillside dated May 2012.

Reason

To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with PPS9, policy 3.28 of the Southwark Plan, and Strategic Policy 11 of the Southwark Core strategy.

- 17 The dwellings hereby permitted shall achieve at least Level 4 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that at least Code Level 4 has been achieved.

Reason

In the interests of sustainable development, in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011).

- 18 The buildings hereby permitted shall fully comply with the dimensions shown on the approved drawings, and the ridge height of the terrace of 3 houses shall be no more than 2.4m higher than the ridge height of 11 Fountain Drive and the ridge height of the pair of houses shall be no more than 3.4m higher than the ridge height of 11 Fountain Drive, as shown on drawing number 019-040 Rev C.

Reason:

To ensure that the buildings do not exceed the heights shown on the approved plans in the interests of visual and residential amenity and in order to accord with saved policy 3.2 'Protection of Amenity' of the Southwark Plan (2007) and Strategic Policy 13 'High Environmental Standards' of the draft Core Strategy (2011).

Informatives

- 1 The planning permission granted includes alterations and amendments to areas of the public highway, which will need to be funded by the developer through entering into a S278 agreement. Although these works are approved in principle by the Highway Authority, no permission is hereby granted to carry out these works until all necessary and appropriate design details have been submitted and agreed. You are advised to contact the Principal Engineer, Infrastructure Group (020 7525 5509), at least 4 months prior to any works commencing on the public highway. The applicant is recommended to view Appendix 4 of the Southwark Council Sustainable Transport Supplementary Planning Document.
- 2 With regard to condition 9, you are advised as that excavation must adhere to the guidelines set out in the National Joint Utilities Group (NJUG) publication Volume 4, 'Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2)'. In any case, all works must adhere to BS5837: Trees in relation to construction (2012) and BS3998: Recommendations for tree work (2010).