
PRE-APPLICATION ADVICE



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Date: 15/08/2014

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT 1990 (as amended)
PRE-APPLICATION ENQUIRY

At: LAND ADJ TO 3 FRIERN ROAD, LONDON, SE22 0AU
Proposal: New build single family house on an enclosed private land

I write in connection with your pre-application enquiry received 8th May 2014. I apologise for the delay in this response.

Summary

There are no objections to the proposal in principle, however having had regard to its bulk and massing at this prominent triangle of land between Friern and Upland Roads, the development affecting the setting of listed building (K2 telephone kiosk), and its lack of useable private amenity space, it is not considered that the submitted scheme is acceptable.

Site and Surroundings

The pre-application advice relates to land to the north of Friern Road, which consists of an enclosed private open space of 3 Friern Road. It is currently used as a paved parking area with a capacity of 6 cars. The remaining space at the far northern corner is used as an additional garden area for 3 Friern Road.

The application site comprises a parcel of land measuring 326m². The site is directly accessible from either Friern or Upland Roads. Friern and Upland Roads are predominantly residential streets comprising of 2 terraced houses. At the northern end of the proposal site is a Grade II listed K2 telephone kiosk.

The site is located within an Air Quality Management Area and Urban Density as identified by the Development Plan. The proposal site is not listed nor is it listed; however it is in the setting of a Grade II listed K2 telephone kiosk. The site falls within a medium PTAL rating of 3.

Current Proposal

Your pre-application enquiry seeks advice on the construction of 1 x 6 bedroom house.

Ground floor:

Description	Required size	Proposed size
Living / Dining / Kitchen	30m ²	44.54m ²
Bedroom 1	12m ²	19.62m ²
Bedroom 2	7m ²	13.52m ²
Bedroom 3	7m ²	13.52m ²
Bedroom 4	7m ²	14.36m ²
En-suite	3.5m ²	5.55m ²
En-suite	3.5m ²	4.40m ²

First floor:

Description	Required size	Proposed size
Gym / Game / Study		18.19m ²
Bedroom 5	7m ²	17.78m ²
Bedroom 6	7m ²	12.02m ²

The external area application site comprises a parcel of land measuring 326m² with a 6 bedroom family house of 209m² over two floors. It comprises of a continuous green strip around the house, providing outdoor amenity space for each of the ground floor bedrooms and living room, and a larger garden space with soft landscaping at the very corner of the site.

The proposal does not provide any off-street parking or private amenity space.

Design, Bulk and Massing

Paragraph 129 of the NPPF requires that: *'local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.'* It is considered that the significance of the application site lies in its contribution to the setting of the Grade II listed K2 telephone kiosk. We are advised under paragraph 131 of the NPPF that in: *'determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation and the desirability of new development making a positive contribution to local character and distinctiveness.'* Subject to the detailed design, this scheme could make a positive contribution to the setting of the Grade II listed K2 telephone kiosk.

It is considered that the bulk of the development, and its design in particular the single storey addition and roof form is contrary to saved policy 3.12 Quality in Design. The dwelling is accessed from a side access fronting 3 Friern Road. It is recommended that access to the dwelling should be from Friern Road to retain an active street frontage similar to that of the existing properties on Friern Road.

The principle of erecting a new residential building at this location could be acceptable, subject to its design. There are objections to this initial pre-application submission in regards to the proposals bulk and massing. Officers recommend that the following design features should be addressed and refined:

- Reduce the overall footprint of the proposal;
- Building should be setback approximately 6m from the boundary line to follow neighbouring properties on Friern Road's building line;
- Design of eastern roof form should be refined to address local character and sense of place;
- Design should be refined particularly the footprint, the large single storey 'extension' and the eastern roof slope to ensure that new development preserves or enhances the immediate setting of the Grade II listed K2 telephone kiosk; and
- Access to dwelling should be on the Friern Road elevation to retain an active street frontage.

Outdoor Amenity Space

The SPD: Residential Design Standards (October 2011) requires that new house provide private amenity space. The majority of space should be located at the rear of the property and should not be overlooked from public areas nor should it adversely affect the privacy and amenity of neighbours. New housing should provide

- A minimum of 50m² private garden space. The garden should be at least 10m in length
- The private garden should extend across the entire width of the dwelling
- Measures to secure safety and security of habitable rooms on the ground floor.

The footprint of the proposed building fills most of the 163m² site area allowing for a narrow green strip around the house and a larger garden space with soft landscaping at the very corner of the site. Even though the proposed amenity space may meet the required 50m² space requirements this does not allow for useable amenity space which is expected with a 6 bedroom family dwelling.

Quality of Residential Accommodation

The proposed dwellings would need to meet the Council's minimum room size standards, as set out within the Residential Design Guide SPD 2011. All dwellings should be designed to meet Lifetime Homes Standards. Your proposal meets all the Council's minimum room size.

It is considered that the proposed development will have an adverse impact on future residents in terms of a loss of outlook and an increased and overbearing sense of enclosure due to the combination of the height of the boundary wall (2.4m combined height of wall and railing) and its close proximity (2m).

Whilst the density sits with the range at 276hr/ha the quantum of development proposed on the site is unacceptable given the sites characteristics.

Sustainable development implications

The minimum requirement for new dwellings is Code for Sustainable homes level 4. Please note the reference to the siting of any equipment associated with renewable energy would need to be clearly outlined within the application.

CIL

This application would be Mayoral CIL liable and as such a CIL liability form should be submitted with any future application.

It will be calculated according to the amount of additional floorspace a new development will produce. The amount to be paid is calculated when planning permission is granted and it is paid when development starts. Further details about the CIL can be found at:

<http://www.communities.gov.uk/publications/planningandbuilding/communityinfrastructurelevymay11>

Planning obligations

Due to the scale of the development no planning obligations would be required for this proposal. This however, does not preclude the Council from seeking any obligations if further impacts are identified during the application process and which could only be mitigated by way of a legal agreement.

Transport

No off street parking is provided, the area is within a medium Ptal of 3 it is likely therefore that residents would own a car, there is no CPZ within the area so residents are likely to park on the street. Residents should be encouraged to use other forms of sustainable transport; a minimum of 2 cycle storage spaces should be provided this 6 bed unit. Cycle storage is required to be convenient, safe and covered; details should be indicated on any submitted application.

Drawing no. 4547/6 show vehicular access through double gates leading to the rear of the proposal site and that of neighbouring property at 3 Friern Road; however the proposal does not provide information in regards to off-street parking.

No details provided in regard to refuse storage and recycling.

As insufficient information has been provided at this stage to fully assess the impact of the proposal upon adjacent residents it is recommended to provide this information during application stage.

Other matters

There is no clear indication in this proposal of where the boundary is between the proposal site and that of 3 Friern Road. Drawing no. 4547/3 shows shared access through double gates leading off of Friern Road; however drawing no. 4547/1 show that proposal site would encroach onto land of 3 Friern Road

Insufficient information has been provided at this stage to fully assess the impact of the boundary upon adjacent residents it is recommended to provide this information during application stage.

List of documents required at application stage

Links to further information about planning application forms and local and national validation requirements is set out below. A list of documents that officers consider would be necessary for validation is set out below.

http://www.southwark.gov.uk/downloads/download/2021/full_planning_permission

- Application form
- CIL liability form
- Site location plan
- Existing and proposed plans, elevations and sections, (including key views from the street and sections through the adjoining sites).
- Section drawings
- Design and Access statement, (including Heritage Statement)
- Air Quality Assessment

- Code for Sustainable Homes Pre-assessment
- Photographs and photomontages
- Sunlight and Daylight Assessment (Demonstrating impacts on nearest residential properties)
- Arboricultural report

It is recommended that as much detailed information as possible (including samples and specifications) be submitted at application stage with regard to materials, refuse/recycling storage, cycle storage, etc. Should the application then proceed to a positive recommendation this will reduce the need for extensive conditions which require discharge.

Conclusion

There is no objection to the principle of redeveloping this site; however there remain fundamental issues around the size of the proposed new building and its impact upon the streetscape and the setting of a Grade II listed K2 telephone kiosk. The bulk and massing of this development is too much and a substantial reduction to the footprint is required to make the development acceptable.

Please accept this letter as the closure of your current enquiry. Amendments can be submitted within 3 months of the date of this letter and should be submitted in line with the Council's formal pre-application procedure, details of which can be found on the Council's website.

This advice is given to assist you but is not a decision of the Council. Further issues may arise following a formal planning application, where a site visit and public consultation and consultation with statutory consultees would be undertaken.

Please note that the views expressed in this letter represent officer opinion only and cannot be taken to prejudice any formal decision of the Council. Should you have any further enquires in relation to this letter please contact Neil Loubser on the telephone number given above.

Yours sincerely

Rob Bristow

Area Manager - Major Applications
Development Management