
RECOMMENDATION

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	AKUMA	Reg. Number	15/AP/3382
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; erection of 6 x4 bedroom houses with associated car parking, bin and bike stores; and landscaped gardens

At: HILLSIDE, FOUNTAIN DRIVE, LONDON SE19 1UP

In accordance with application received on 17/08/2015

and Applicant's Drawing Nos. Proposed Plans:

019-012; 019-020; 019-025; 019-030; 019-031; 019-032 Rev A; 019-033 Rev A; 019-034; Rev A; 019-035; 019-040 Rev A; 019-041 Rev A; 019-042 Rev A; 019-043 Rev A; 019-044 Rev A; 019-048; 019-060 Rev A; 019-061 Rev A; 019-068; 019-069; 019-080 Rev A; and 019-081

Existing Plans:

019-001; 019-011; 019-012; 019-015; 019-020; 019-025; and 019-030

Technical reports:

Design & Access Statement prepared by John Smart Architects
Tree Survey and Addendum (dated October 2015) prepared by Indigo
Transport Statement prepared by Lillington Consultancy Ltd

Subject to the following sixteen conditions:

Time limit for implementing this permission and the approved plans

- 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:

019-012; 019-020; 019-025; 019-030; 019-031; 019-032 Rev A; 019-033 Rev A; 019-034; Rev A; 019-035; 019-040 Rev A; 019-041 Rev A; 019-042 Rev A; 019-043 Rev A; 019-044 Rev A; 019-048; 019-060 Rev A; 019-061 Rev A; 019-068; 019-069; 019-080 Rev A; and 019-081

Reason:

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

Pre-commencement condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

- 3 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).

- 4 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.

- 5 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) and guidance in the NPPF Section 11 Conserving and Enhancing the Natural Environment.

- 6 Prior to works commencing, including any demolition, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.
- a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.
- b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority prior to commencement of works. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.
- c) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.

The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. Following the pre-commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

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, who should be notified of the loss of the existing tree within 28 days of its loss and shall approve the re-planting before such re-planting occurs.

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 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 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

Commencement of works above grade - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work above grade is commenced. The term 'above grade' here means any works above ground level.

- 7 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.

- 8 Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, 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 and shall be retained for the duration of the use.

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 the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason

So that the Council may be satisfied with the details of the landscaping scheme in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 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 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

- 9 If more than two seasons pass between the most recent bat survey and the commencement of demolition and/or tree works, an updated bat survey must be undertaken immediately prior to demolition or tree works by a licensed bat worker. Evidence that the survey has been undertaken shall be submitted to and approved in writing by the Local Planning Authority (such approval to include any mitigation deemed necessary following the further bat survey) prior to the commencement of demolition and/or tree works.

Reason: To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended).

Pre-occupation condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

- 10 Detailed drawings of the vehicle crossovers into the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works hereby permitted. 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.

Compliance condition(s) - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 11 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 properties 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).

- 12 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).

- 13 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).

- 14 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).

- 15 The development hereby permitted shall be carried out in accordance with the recommendations in the Phase 1 Habitat Survey dated June 2012.

Reason

To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply saved policy 3.28 of the Southwark Plan, and Strategic Policy 11 of the Southwark Core strategy and guidance in the NPPF Section 11 Conserving and Enhancing the Natural Environment..

- 16 The buildings hereby permitted shall fully comply with the dimensions shown on the approved drawings, and the ridge height of the northern terrace shall be no more than 2.4m higher than the ridge height of 11 Fountain Drive and 111.83m AOD overall. The ridge height of southern terrace shall be no more than 3.4m higher than the ridge height of 11 Fountain Drive and 112.53m AOD overall, as shown on drawing number 019-040 Rev A; 019-068; and 019-069.

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 Core Strategy (2011).

Statement of positive and proactive action in dealing with the application

The pre-application service was used for this application and the advice given was followed.

The applicant was advised of amendments needed to make the proposed development acceptable. These amendments were submitted enabling the application to be granted permission.

The Council has published its development plan and core strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.