
PRE-APPLICATION ADVICE – FIRST SCHEME - 13/EQ/0169

**Chief executive's department**

Planning division

Development management (5th floor - hub 2)

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Mr R Bevan
John Smart Architects
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Your Ref:**Our Ref:** 13/EQ/0169**Contact:** Fennel Mason**Telephone:** 020 7525 5470**E-Mail:**

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Web Site: <http://www.southwark.gov.uk>**Date:** 17/03/2014

Dear Mr R Bevan

**TOWN & COUNTRY PLANNING ACT 1990 (as amended)
PRE-APPLICATION ENQUIRY****At:** HILLSIDE, FOUNTAIN DRIVE, LONDON, SE19 1UP**Proposal:** Proposal for an additional 6th dwelling which resides within the same site boundary, to supplement the existing planning for 5 dwellings

I write in connection with your pre-application enquiry received 3rd September, and further to your plans on 27th February 2014. Please see a summary of the issues below and the issues log attached. This highlights the key issues and whether they are serious risks (red), moderate (yellow), or low (green) to the success of the scheme at an application stage.

1. Summary

Previous planning permission for the 5 dwellings on the application site was granted under ref 12-AP-2619 (dated 18.12.12). The site is suitable for residential development and the proposal to provide one additional dwelling (4 bedroom house) to provide a total of 6 would be acceptable in land use terms.

There is not sufficient information to confirm the density of the scheme. The density needs to be determined at planning application stage, but appears to be acceptable given the local context.

The scheme is in a stepped profile with two sets of terraced houses and separated with a gap through the centre of the site. The proposal to add an additional dwelling on the site has meant reducing the gap between the two sets of terraced dwellings. The additional dwelling sits on the southern part of the site along the Fountain Drive edge and continues the stepped profile. The layout is now two groups of houses with a symmetrical configuration in footprint. The gap between the two groups is now 8.8m. This gap is considered acceptable as it maintains sufficient distance for the existing trees and ensures that the site maintains a sense of openness. It is noted that the latest drawings as submitted show that the buildings

set further forward towards the front. Whilst this is the case, sufficient distance is maintained at the front which would allow for car parking and an appropriate building line on this part of Fountain Drive.

It was considered by local residents that the proposed houses owing to their number, height, scale and massing, detailed design would be out of character with the area. Officers considered however, that the contemporary response was acceptable given the mixed character of the area. The addition of a dwelling could have the potential to impact on the streetscene. The submitted documents for this pre-application enquiry show that the line of houses would sit well within the streetscene. The design follows the extant scheme and the symmetry of the two terraces works well. The height and scale is similar to that approved and no objections are raised.

The proposed development now includes a strip of land to the south and allows the buildings to retain those trees in the centre of the site. Without full details Officers cannot give an opinion on the impact on the trees. It is advised that an arboricultural report be submitted with any formal planning application. Replanting of trees for any removal would be required.

The building would be closer to neighbours No. 11 Fountain Drive and the applicant should demonstrate how this reconfiguration would not impact on the neighbour's outlook and light. The additional dwelling would result in the new building being located closer to the rear boundary of 9 Sydenham Hill as well as being located close to the rear boundary with the block on Wavel Place. No datum levels have been provided and therefore it is not possible to fully assess the implications to the residential amenity of these properties.

The site currently has a woodland character and it is expected that the removal of any trees would require suitable replanting and a full landscaping plan be submitted.

The submitted plans indicate 6 No. spaces (one space for each dwelling) and this may be considered acceptable. No tracking diagrams have been submitted and the applicant is advised that sufficient space to enable cars to turn on site without the need to reverse onto the road is required. The hardstanding for the car parking in the front has increased due to the increase of parking spaces. The applicant should minimise the amount of hardstanding whilst provide adequate space for the cars. The applicant should also bear in mind that the width of the crossover should not increase any more than what has been approved.

Both the cycle and refuse stores at the front should be adequately designed and screened so as not to impact on the streetscene.

This current proposed development would take an area of the land to the south of the site and the applicant is required to demonstrate that there would not be a significant impact upon the ecological or biodiversity value of the site.

2. Conclusion

The proposed development is considered acceptable in land use terms, but there should be adequate landscaping at the front to maintain a sense of openness. There should be no further loss of trees that are of amenity value and replanting scheme is required at application stage. The cycle and refuse stores need to be sensitively designed. 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.

Yours sincerely

Rob Bristow

Major Applications Group Manager