

Item No. 6	Classification OPEN	Decision Level COMMITTEE	Date 05/05/2004
From Interim Development & Building Control Manager		Title of Report DEVELOPMENT CONTROL	
Proposal (03-AP-2385) Outline application for residential development with all matters reserved for subsequent approval.		Address 122-124 Spa Road SE16 Ward Grange	

1. PURPOSE

- 1.1 To consider the above application. The application requires Committee consideration because of the size of the application and is subject to a section 106 agreement.

2. RECOMMENDATION

- 2.1 Grant outline planning permission subject to a section 106 agreement to secure affordable housing provision and funds to secure environmental improvements, setting up of a car share club and amendments to the existing traffic order.

3. BACKGROUND

- 3.1 Application site is located to the eastern end of Spa Road at its junction with Dunlop Place. The site is currently vacant and was cleared after prior approval was granted for the demolition of the previous buildings which were last used as a hostel by the Salvation Army.
- 3.2 The site is located in an area characterised by mainly residential use with some light industrial use and a handful of local shops within close proximity of the site. The site is bounded to the north by Spa Road and to the west by Dunlop Place. South of the site is a residential development and to the east a BT depot. Immediately north of the site is a two storey warehouse building that is currently vacant and further north is the Neckinger residential estate.
- 3.3 The Council resolved to grant full and outline planning permission on 5th March 2002 for the redevelopment of the site to provide a 40 bed support housing for the elderly and a residential block comprising 25 flats (outline application) , and conversion and construction of an additional floor to existing building to provide 29 flats with associated car parking and landscaping. This permission was granted subject to a section 106 agreement which is yet to be signed.
- 3.4 The proposal under consideration is submitted in outline, with all matters

reserved for residential development. The indicative plans submitted show building heights ranging from 4 to 7 storeys and access from Spa Road comprising 115 flats and 11 houses with gardens together with underground parking for 90 cars. These plans do not form part of the application and hence are not binding upon the Local Planning Authority nor should they form part of the decision. They have not been subject to detail study.

4. FACTORS FOR CONSIDERATION

4.1 Main Issues

The main issues in this case are the principle of residential development, the impact of the proposed development on nearby buildings and the streetscape and traffic related matters.

4.2 Planning Policy

Southwark Unitary Development Plan 1995 [UDP]:

Policy B.1.1 - Protection of Employment Areas and Sites - the proposal will not result in loss of employment floorspace.

Policy H.1.3 - New Housing Provision - complies, the proposal will result in new housing provision.

Policy H.1.4 - Affordable Housing - complies, the proposal will include affordable housing provision on site which would be secured by a legal agreement.

Policy H.1.5 - Dwelling Mix of New Housing - this will be secured at the detailed application stage.

Policy H.1.8 - New Housing Standards - will be assessed at detailed application stage.

Policy E.3.1 - Protection of Amenity - the proposal is unlikely to result in loss of amenity for nearby occupiers.

Policy E.3.5 - Vacant Sites and Buildings - complies, the proposed development would result in the reuse of a vacant site.

Policy E.5.1 - Sites of Archaeological Importance - complies, this will be secured by condition

Draft Southwark Plan [agreed for Deposit November 2002]:

The proposed site is within the Bermondsey Spa Action Area.

Policy 3.2 - Protection of Amenity - the proposal is unlikely to result in loss of amenity for nearby occupiers but will be assessed further at the detailed application stage.

Policy 3.10 - Efficient Use of Land - the proposal complies with this policy.

Policy 3.11 - Quality in Design - will be assessed at detailed application stage.

Policy 3.12 - Design Statements - although the application is in outline, the design statement submitted outlines the general principles in the context of the surrounding area, will be further assessed at detailed application stage.

Policy 3.13 - Urban Design - although the application is in outline, the submitted design statement indicate the general principles in the context of the surrounding area, will be further assessed at the detailed application stage.

Policy 3.19 - Archaeology - complies, this will be secured by condition.

Policy 4.2 Residential Design Standards - will be assessed at detailed application stage.

Policy 4.3 - Mix of Dwellings - will be assessed at detailed application stage.
Policy 4.4 - Affordable Housing - complies, the proposal will include affordable housing which will be secured by a legal agreement.

4.3 Consultations

Site Notice:04/03/2004

Press Notice:08/01/2004

Consultees:

43-81 (incl) Goodwin Close SE16, 54-102 (incl) Vauban Estate, Vauban Street SE16, 87, 89, 94-116 (evens) Spa Road SE16
233-304(incl) Neckinger Estate, Neckinger Estate TA, 87 Spa Road, SE16.
Traffic Group, Public Protection, Secure by Design, Conservation & Design, Archaeology

Replies from:

Archaeology Officer - no objections subject to conditions

Traffic Group - no objections subject to further information.

Secure by Design - no objections subject to further information with regards to designing out crime.

Conservation and Design - no objections subject to further detailed design.

91 Vauban Estate - no comments

5 PLANNING CONSIDERATIONS

5.1 Land Use Considerations

The site is currently vacant and was last used by the Salvation Army as a mens hostel. The site was cleared following permission for prior approval for demolition of the hostel buildings. The proposal is submitted in outline for the redevelopment of the site for residential purposes. The application is to establish the principle of residential development on the site with all other matters reserved at this stage. Although the site falls within a designated employment area in the adopted plan, the proposal will not result in the loss of employment floorspace given the previous non employment use of the site. Furthermore, the principle of residential was established with the permission granted in March 2002.

Design, Massing and External Appearance

- 5.2 The surrounding area comprise of predominantly residential use with a variety of scales and densities. Immediately north of the site is the Neckinger Estate rising up to five/six storeys and to the west is the Vauban Estate with building heights of four/five storeys both of which comprise high density council housing. Immediately south of the site are three storey houses with gardens and to the east is a warehouse depot. The proposed height as shown on the indicative drawings would fit in with the surrounding area.
- 5.3 Majority of the existing buildings in the surrounding area are of brick construction except for the adjoining depot which is constructed of metal cladding and some brick work. The external appearance of the proposed

development should it be constructed in brick would fit in with the surroundings and in visual terms would be considered acceptable.

Siting

- 5.4 With regards to siting, this will be assessed at the detailed application stage and as such issues with regards to the scale and massing as well as the building line along Spa Road and Dunlop Place cannot be considered in detail at this stage, despite the indicative drawings which show building heights ranging from 4 to 7 storeys.

Means of Access

- 5.5 The indicative layout show the main access to be on Spa Road. Whilst this does not form part of the application consideration, it is considered to be appropriate especially given that the access is already in existence. No objections are envisaged to this arrangement. The location of a pedestrian and cycle access on Dunlop Place would not only ensure that vehicular movement in terms of access and egress would be contained on Spa Road which is much wider but would also be beneficial in so far as highway and pedestrian safety is concerned.

Landscaping

- 5.6 The landscaping arrangement for the proposed development will be assessed fully at the detailed application stage although the indicative plans show a raised communal garden with a courtyard arrangement.

Section 106 Agreement

- 5.7 The Applicant has agreed to make a financial contribution to the Council to fund various projects which are considered directly linked to the proposed development. The monies agreed are:
- £20,000.00 towards environmental improvement works around the vicinity of the site.
 - £5,000.00 towards the acquisition of pool cars and £150.00 membership fee for the first year for each flat without a dedicated parking space as part of setting up of a car share scheme which also includes
 - provision of 4 dedicated car spaces within the development.
 - £2,500.00 towards the amendment of the existing traffic order for the CPZ to prevent future residents from obtaining residents parking permits.

Affordable Housing

- 5.8 Although it is not clear at this stage who the affordable housing partner would be, the applicant is aware that there is a 25% requirement and they are in agreement to the fact that this will be secured by a section 106 agreement.

6. EQUAL OPPORTUNITY IMPLICATIONS

- 6.1 This will be assessed at the detailed application stage.

7. LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS

- 7.1 The proposal would result in the redevelopment of an otherwise vacant site located within close proximity of good public transport services.

LEAD OFFICER	James F Sherry	Interim Development and Building Control Manager [tel. 020 7525 5428]
REPORT AUTHOR	Donald Hanciles	
CASE FILE	TP/361-122	
Papers held at:	Council Offices, Chiltern, Portland Street SE17 2ES [tel. 020 7525 5402]	