

Item No. 3	Classification OPEN	Decision Level PLANNING COMMITTEE	Date 09/11/2004
From DEVELOPMENT & BUILDING CONTROL MANAGER		Title of Report DEVELOPMENT CONTROL	
Proposal (04-AP-1765) Erection of part 6/7 storey residential building comprising 19 residential units and basement car parking.		Address Land Adjoining No 6 Dog Kennel Hill SE22. Ward South Camberwell	

PURPOSE

1. To consider the above application, which is for Committee, consideration because of the number of objections received and that it represents a revision of application 04-AP-0763 which was granted planning permission subject to a legal agreement by Planning Committee on 6th July 2004.

Recommendation

To grant planning permission.

BACKGROUND

2. This application represents six amendments to the previously approved application, the nature of the amendments requires that the application is reconsidered by Members. The amendment to the previous application are as follows:
 - The repositioning of the lift and stairwell, the staircase is moved to the south eastern corner of the building and the lift further south along the eastern elevation of the building. The lift is now shown to be housed within a service tower 2.3 metres east of the eastern elevation. The service tower is clad with powder coated metal.
 - The increase of the height of the building by 750mm.
 - Alterations to the eastern elevation which includes the deletion of the timber screening and mesh balustrades and the use of powder coated expanded metal mesh rain screen cladding throughout the eastern elevation. The elevation is articulated with powder coated metal cladding to the staircase and lift.
 - Alteration to the western elevation involving the deletion of the high level window at the 6th storey level.
 - Modification of the vehicular access ramp from two-way to one-way.
 - Addition of one car parking space.
 - The repositioning of the full-length obscure-glazed windows and doors in the north elevation and the addition of 7no. additional windows in the north elevation serving the kitchens on the 2nd floor.
 - An increase in the dimensions of the obscured glazing panels on the 4th

- and 5th floors.
- Enlargement of the top storey by removing the recession at the east and west elevations.

FACTORS FOR CONSIDERATION

3. Main Issues

The main issues in this case are the impact of the proposed alterations upon residential amenity, the street scene and highway safety.

4. Planning Policy

Southwark Unitary Development Plan 1995 [UDP]:

E.1.1 Safety and Security in the Environment - Complies

E.2.3 Aesthetic Control - Complies

E.3.1 Protection of Amenity - Proposal complies with Building Research Establishment (BRE) guidelines to all adjacent residential properties.

E.2.1 Layout and Building Lines - Complies

E.2.4 Access and Facilities for People with Disabilities - The scheme includes a lift to all floors and 2 disabled parking spaces but most of the units are maisonettes served by stairs however access to the building is via stairs.

E.2.5 External Space - Complies

H.1.4 Affordable Housing - Complies

H.1.5 Dwelling Mix of New Housing – Complies

H.1.7 Density of New Residential Development – Does not comply with the Council's Standards.

H.1.8 Standards for New Housing - Complies

T.1.3 Design of Development and Conformity with Council Standards and Controls - Complies with more recent Council, Regional and national guidance

Supplementary Planning Guidance for Standards, Controls and Guidelines for Residential Development - Complies with accommodation sizes and layouts, there is a shortfall in the provision of amenity space.

The Southwark Plan [Revised Deposit Unitary Development Plan] March 2004

Policy 3.2 Protection of Amenity - Complies

Policy 3.11 Quality in Design - Complies

Policy 3.14 Urban Design - Complies

Policy 3.10 Efficient Use of Land - Complies

Policy 3.15 Designing out Crime - The grass verge to the south of the site does not make a clear establishment of ownership.

Policy 4.2 Quality of Residential Accommodation - Complies

Policy 4.3 Mix of Dwellings - Complies

Policy 4.4 Affordable Housing - Complies

Policy 5.4 Walking and Cycling - Complies

Policy 5.6 Car Parking - Complies

Policy 5.7 Parking Standards for the Mobility Impaired - Complies

Supplementary Planning Guidance for Residential Design Standards- Complies

5. Consultations

Site Notice: 29/09/2004

Press Notice: 5/10/2004

Consultees:

1-6 (inc) Dog Kennel Hill, SE22 8AA

1-34 Birdsall House, Champion Hill Estate, SE5 8DP

Champion Hill Tenants and Residents Assoc C/o Crown House Neighbourhood Office, 41-43 East Dulwich Road
London
SE22 9AN

Leisure Services, 15 Spa Road, Bermondsey SE16 3QW

Dog Kennel Hill Adventure Playground, Dog Kennel Hill
LONDON
SE5

Walcot House, TA The Chair East Dulwich Estate, Tenants Association, 10 Fernie House, Quorn Road, London, SE22 8BW

Garry Martin, Education at Southwark Council, 285 Albany Road, SE17
East Dulwich Estate, C/O 20 Melbreak House, Pytchley Road, London SE22 8AL

Traffic Group

6. **Replies from:**

Councillor Ward

Expressing surprise at the resubmission of the application.

Petition comprising 44 signatures from the residents of Birdsall House

The proposal will result in an unacceptable loss of light and privacy. The proposal will also make the path to the rear of the site unsafe particularly for the children using the Adventure Playground.

8 Birdsall House

The proposal will result in an unacceptable loss of light and privacy and will make the block a target for burglaries.

12 Birdsall House

The proposal will result in a danger to children using the Adventure Playground, there is inadequate parking provision for residents and visitors. The proposal will jeopardize the safety of Fire Fighters because people will park in the access road. There is too much development in the area and traffic accessing the site will have to cross the bus lane.

PLANNING CONSIDERATIONS

7. This report will consider the impact of the proposed alterations upon the residential amenity of surrounding occupants, the street scene and highway safety. Matters relating to the principle of the development, density, quality of accommodation, design, affordable housing provision, cycle and refuse

storage are covered in the previous report which is attached.

8. Scale and Design

The main alteration to the scale of the building is an increase of 750mm the overall height of the building. This is in order that the building complies with building control legislation for ceiling heights. The alterations also include a change in the form of the top storey of the building. The recession of the top storey on the east and western elevations is removed and the storey is now shown to be clad with timber. It is not judged that these alterations will have an unacceptable impact upon the appearance of the building nor will they make the building seem over-dominant. The alterations to the top storey now result in a 6 storey building above ground level with a basement level. In the interests of clarity it should be reported that the proposed alterations do not allow for any additional accommodation, the number of units proposed remains unchanged from the permission granted in July 2004.

9. This application represents alterations to the eastern, western and northern elevations. The most significant alteration being the creation of a 12.7 metre high service tower housing the lift. The tower is shown to be located 2.3 metres east of the eastern elevation and accessed by two screened walk-ways, the tower will be in close proximity to the edge of the public highway with no communal access from outside of the building. The tower is considered to be an interesting design feature and will not disrupt the appearance of the building within the street scene. There are also alterations to the proposed materials on the eastern elevation which will result in mesh and powder coated metal, these materials are judged to be acceptable as they will add visual interest to the eastern elevation.

10. The proposed deletion of a window at the 6th storey level is considered acceptable as the timber cladding of the top storey will ensure visual interest. The alterations to the northern elevation are significant as they result in a change in the fenestration and entrances. The glazing will remain obscured as in the previous application, the obscuring of the proposed additional windows in the north elevation can be conditioned to be obscured in order to protect the residential amenity of the occupants of no.6 Dog Kennel Hill. The alterations to this elevation will retain the active nature of the elevation and closely reflect the previously approved northern elevation.

11. Impact upon Amenity

The Council has received three objections, one a petition, from the residents of Birdsall House. All the objections are to the development of the site and do not make any reference to the proposed alterations. All the objections cited loss of light and privacy resulting from the development of the site. It was accepted in the previous application that the building would not result in an unacceptable loss of light or privacy. The proposed alterations similarly are not judged to result in an unacceptable loss of residential amenity in terms of either a loss of light or privacy. The additional 750mm in height and the removal of the recess from the western elevation, the elevation closest to Birdsall House, are not considered substantial enough to result in an unacceptable loss of light of residents. These alterations are not capable of providing more residential units they allow the proposed development to comply with building regulations and given the diminutive increase in the size of the top storey the alterations will

not have an overbearing affect upon Birdsall House. As previously accepted the building is 21 metres from Birdsall House and therefore complies with the Council's standards. The alterations do not bring the footprint of building any closer to Birdsall House.

12. The alterations to the north elevation will not have an unacceptable impact upon the residential amenity of any of the surrounding units. The elevation is closest to no.6 Dog Kennel Hill, it has been previously accepted that the building will not result in an unacceptable loss of light to the occupants given the distance of the proposed building from no.6. It is not considered that the additional 750mm in height will result in an unacceptable loss of light to the dwelling as the 12 metre distance between the two sites is considered sufficient to ensure that there is no loss of residential amenity. The alterations to the proposed north elevation similarly are not judged to result in an unacceptable loss of residential amenity to the occupants of no.6. The majority of glazing is proposed to be obscured, the additional windows are small and shown to serve the kitchens on the 2nd floor. It is not judged that they will result in an unacceptable level of overlooking of no.6 because of the distance of the elevation from the southern elevation of no.6 and the small size of the additional windows.
13. The proposed service tower will not result in an unacceptable loss of amenity to any of the surrounding residents as it is shown to be positioned in front of the proposed building fronting the dual carriage way which forms Dog Kennel Hill. The tower is therefore a significant distance of 12.2 metres from no.6 Dog Kennel Hill and will not be visible to any of the units within Birdsall House. Similarly the proposed alterations to the eastern elevation are not judged to have an impact upon the amenity of any of the surrounding residents.
14. Traffic Implications
The additional parking space within the basement car park is considered to be acceptable as it complies with the Council's standards and does not compromise the accessibility of the existing spaces. The alteration of the ramp from two-way to one-way is considered acceptable as there is a 10 metre square waiting area at the top of the ramp. The waiting area will allow vehicles to wait for any other vehicle using the ramp to exit the site which would be indicated by a traffic light system which can be secured by condition.

6. EQUAL OPPORTUNITY IMPLICATIONS

- 6.1 Please see previous report.

7. LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS

- 7.1 Please see previous report.

LEAD OFFICER	James F Sherry	Interim Development and Building Control Manager
REPORT AUTHOR	Charlotte Yarker	[tel. 020 7525 5405]
CASE FILE	TP/2134-H	
Papers held at:	Council Offices, Chiltern, Portland Street SE17 2ES	
	[tel. 020 7525 5402]	

PREVIOUS REPORT PRESENTED TO MEMBERS AT
FULL PLANNING COMMITTEE ON 7TH JULY 2004

Item No.	Classification	Decision Level	Date
	OPEN	PLANNING COMMITTEE	6/06/2004
From		Title of Report	
DEVELOPMENT & BUILDING CONTROL MANAGER		DEVELOPMENT CONTROL	
Proposal (04-AP-0763)		Address	
Construction of a 6-storey block comprising 19 self contained flats and lower ground car parking.		Land Adjacent to 6 Dog Kennel Hill, SE22	
		Ward South Camberwell	

PURPOSE

1. To consider the above application which is for Committee consideration because of the number of objections received.

RECOMMENDATION

2. That the Development and Building Control Manager be authorised to grant planning permission subject to a legal agreement to secure an in-lieu payment of £319, 204 for off site provision for affordable housing.

BACKGROUND

3. The application site comprises approximately 530 square metres of vacant land on the south west side of Dog Kennel Hill. It lies to the south of residential dwellings fronting Dog Kennel Hill, to the east of Birdsall House and is separated from an adventure playground to the south by a public footpath which is designated MOL. Two single-storey buildings were located at the rear of the application site which were formerly used as scout huts but recently demolished which has left the site vacant. The site is bounded by a two metre mesh fence to the south and to the south west and north with a dilapidated concrete wall. The site, due to the absence of any uses, is plagued by fly-tipping and the boundary treatments are covered in graffiti.
4. The residential dwellings that surround the site are a mix of two-storey owner occupied semi-detached houses with rear gardens and off-street parking amenity which front Dog Kennel Hill and local authority housing. The local authority housing comprises a 5 storey block of flats known as Birdsall House which is located to the west of the site and a large estate of dwellings north and east of the site across Dog Kennel Hill, which comprises largely 5 storey

blocks of flats. Dog Kennel Hill itself is a dual carriageway which is the main thoroughfare between Camberwell and East Dulwich. The route hosts a number of facilities including a primary school, an adventure playground and provides the access to Dulwich Hamlet Football club and a Sainsbury's superstore.

5. This application follows the granting of outline planning permission subject to a legal agreement for the construction of a part three/four storey building with a lower ground floor comprising 17 residential units and associated landscaping by Council Members on 30th July 2003. The approved scheme would provide 25% affordable housing. An application for 23 residential units (04-AP-0086) is also to be presented to Planning Committee for a decision on 6 July 2004.
6. The current application refers to the erection of a part seven and five storey building including basement car parking comprising 19 residential units and 14 car parking spaces, 2 of which are for disabled people. The scheme also provides associated screened refuse and cycle storage. The scheme does not include any on-site provision for affordable housing due to the constraints of the site. The applicant has agreed to make an in-lieu payment of £319,204 for affordable housing. All of the units are two bedroomed maisonettes spread over two floors. The application includes a communal garden of 127 square metres which is located in the north western corner of the site.

FACTORS FOR CONSIDERATION

Main Issues

- 4 The main issues in this case are the principle of the development, the density, the scale and design of the proposal, the impact upon surrounding residential amenity, the standard of accommodation provided.

Planning Policy

5. Southwark Unitary Development Plan 1995 [UDP]:
 - E.1.1 Safety and Security in the Environment - Complies
 - E.2.3 Aesthetic Control - Complies
 - E.3.1 Protection of Amenity - Proposal complies with Building Research Establishment (BRE) guidelines to all adjacent residential properties.
 - E.2.1 Layout and Building Lines - Complies
 - E.2.4 Access and Facilities for People with Disabilities - The scheme includes a lift to all floors and 2 disabled parking spaces but most of the units are maisonettes served by stairs however access to the building is via stairs.
 - E.2.5 External Space - Complies
 - H.1.4 Affordable Housing - Complies
 - H.1.5 Dwelling Mix of New Housing - Complies
 - H.1.8 Standards for New Housing - Complies
 - T.1.3 Design of Development and Conformity with Council Standards and Controls - Complies with more recent Council, Regional and national guidance Supplementary Planning Guidance for Standards, Controls and Guidelines for Residential Development - Complies with accommodation sizes and layouts, there is a shortfall in the provision of amenity space.

6. The Southwark Plan [Revised Deposit Unitary Development Plan] March 2004
Policy 3.2 Protection of Amenity - Complies
Policy 3.11 Quality in Design - Complies
Policy 3.14 Urban Design - Complies
Policy 3.10 Efficient Use of Land - Complies
Policy 3.15 Designing out Crime - The grass verge to the south of the site does not make a clear establishment of ownership.
Policy Policy 4.2 Quality of Residential Accommodation - Complies
Policy 4.3 Mix of Dwellings - Complies
Policy 4.4 Affordable Housing - Complies
Policy 5.4 Walking and Cycling - Complies
Policy 5.6 Car Parking - Complies
Policy 5.7 Parking Standards for the Mobility Impaired - Complies
Supplementary Planning Guidance for Residential Design Standards- Complies

Consultations

7. Site Notice: 27/05/2004 Press Notice: 03/06/2004
8. Consultees:
1-6 (inc) Dog Kennel Hill, SE22 8AA
1-34 Birdsall House, Champion Hill Estate, SE5 8DP

Champion Hill Tennants and Residents Assoc C/o Crown House
Neighbourhood Office, 41-43 East Dulwich Road
London
SE22 9AN

Leisure Services, 15 Spa Road, Bermondsey SE16 3QW

Dog Kennel Hill Adventure Playground, Dog Kennel Hill
LONDON
SE5

Walcot House, TA The Chair East Dulwich Estate, Tenants Association, 10
Fernie House, Quorn Road, London, SE22 8BW

Garry Martin, Education at Southwark Council, 285 Albany Road, SE17
East Dulwich Estate, C/O 20 Melbreak House, Pytchley Road, London SE22
8AL

Crime Prevention Officer
Traffic Group
Design Officer
Senior Housing Project Officer
Public Protection

Replies from:

9. A petition containing 42 signatures from residents in Birdsall House
The proposal will result in a loss of light, privacy, it will spoil the surrounding area and will make the path at the rear of the site unsafe, particularly for those

using the adventure playground.

8 Birdsall House

The proposal would result in a loss of light to a habitable room, it will also result in a loss of privacy and views from inside the flat and from the balcony. The proposal will also generate noise, security and parking problems.

30 Birdsall House

The development would unacceptably change the character of the area and the profile of Dog Kennel Hill.

Ivanhoe Residents Association

The site is green and therefore should not be built on, the proposal will not enhance the area and as Southwark has reached saturation point and no more building should be allowed.

Dog Kennel Hill Adventure Playground Management

The building represents an improvement to the area. The works and improvements to the path is considered a valuable benefit as it will result in a safer environment for the children.

Crime prevention Officer

CCTV should be installed in the communal hall, the lift should not give access to the car park from communal areas.

Public Protection

Confirmation should be provided to the Council that there is no soil contamination of the site.

Senior Housing Project Officer

The provision of an in-lieu payment contribution is acceptable as this money will be used as a Council contribution to future housing projects.

Traffic Group

No objections, the applicant must however pay for works to the highway in order to allow vehicular access on to the site.

Conservation and Design

No additional comments to those made regarding application 04-AP-0086.

An excellent design; although the scale of the building is out of context with the immediate surrounding buildings it fits into the wider setting of the building types in the vicinity. It is judged overall that given the quality of the design and the improvements to the public realm any issue regarding the scale of the building is outweighed by the positive aspects.

PLANNING CONSIDERATIONS

9. Principle of the Development

The principle of residential development on the site has been accepted by the Council in the granting of outline permission for 17 residential units (03-AP-0618) in 2003.

10. Scale and Design

The surrounding area comprises residential accommodation in a variety of scale and densities. The immediately adjacent property (north) is a two storey semi-detached dwelling with five storey residential blocks east across Dog Kennel Hill and to the rear of the site (west), all the buildings sit well within the context of the area due to its varying topography.

11. The principle of a part three and part four storey building on the site has been accepted by the approval of the previous application. This proposed building is part five, part six storey building with a seventh 'penthouse' floor, these storeys include a basement car park. The massing of the building is predominately four storeys with the part of the basement car park comprising the ground floor, a recessed sixth storey and a penthouse arrangement comprising the top floor (or seventh storey). The sixth storey is set forward of the western boundary of the site away from Birdsall House with the penthouse located on the southern part of the site which abuts the public footpath. The scheme is set 13.5 metres from the southern elevation of 6 Dog Kennel Hill.

12. It is acknowledged that the part five, part 6 and 7 storey building does not immediately reflect the context of the adjacent row of semi-detached dwellings but given the fall away in ground levels from the houses in Dog Kennel Hill and the distance of the building from the semi-detached dwellings the proposed building does not appear over dominant in the street scene. The scheme is considered to be in context with the majority of buildings around the site which are large and densely massed housing blocks. It is therefore considered that because of the topography of the surrounding area and the scale and massing of the surrounding buildings the development will not appear out of context within the street scene. The design is considered to enhance the quality of the built environment representing high quality in both urban design and architectural terms although it does not replicate the form of the surrounding buildings.

13. The materials proposed for the construction of the building are varied including slate grey terracotta, weathered zinc, sand blasted and clear glazing and timber screening. This combination of materials will give the building a modern appearance and are considered to ensure a high quality finish. It is accepted that the materials are not the same as those used in the construction of the surrounding buildings however this element of the design will enhance the street scene and bring visual interest to Dog Kennel Hill.

14. Impact upon Residential Amenity

The Council has received a number of objections from residents in Birdsall House pertaining mainly to the loss of light, views and privacy that will result from the building, the safety of the children using the playground and overdevelopment of the site are also issues raised. Birdsall House is located 12.1 metres north west of the site and 20 metres away from the part six, part seven storey element at its nearest point. The seventh storey of the building comprises four unconnected roof pods set 1.5 metres in from the edges of the sixth floor roof and therefore is set further away from Birdsall House. There are windows and screened balconies that are west facing (towards Birdsall House). This northern elevation is 16.7 metres from Birdsall House and

although does not comply with the Council's distance standards. The windows are shown to be set behind screened balconies and the hallway windows are obscured. Given these measures it is not judged that small part of Birdsall house and 6 Dog Kennel Hill that front the northern elevation of the site will suffer any unacceptable loss of privacy.

15. It has been accepted that a four storey building on the site will not have an unacceptable impact upon the amenity of the occupants of Birdsall House in terms of a loss of light. The additional height of the two contained storeys is 5.4 metres and the roof pods which are 2.4 metres in height have been designed to accord with the BRE (Building Research Establishment) guidance. The building line of Birdsall House projects directly behind the rear of the site and therefore the bulk of the building will not over shadow the south facing windows of Birdsall House. It is accepted that the building will have some impact upon Birdsall House as at present the occupants enjoy uninterrupted views and light across the vacant land, however any loss of light would not be so significant as to warrant refusing planning permission on such grounds. Views and outlook carry no material weight when determining planning applications.
16. The principle of a three storey building adjacent to no. 6 Dog Kennel Hill has been accepted as part of the approval of application 03-AP-0618. It was accepted that the proposal would result in the loss of the view across the site. As discussed views carry no material weight when determining planning applications. It was also accepted that the proposal will not result in an unacceptable loss of light to the windows in the southern elevation of no.6 given the distance of the site from the southern elevation. This scheme will represent a greater distance of 13.5 metres between the two buildings. The additional 2.9 metres in height which is now proposed would not be considered to exacerbate any loss of light to these windows given the increased distance of the two buildings.
17. It was agreed by elected Members at Planning Committee on 30.07.2003 that any disruption to the path at the south of the site can be controlled by an informative instructing the applicant to keep the path free from plant equipment and building materials in order to ensure that the pedestrian access from Dog Kennel Hill to Birdsall House is kept clear. It is judged reasonable to repeat the informative on any permission granted for this application. It was further agreed that the Adventure Playground to the south of the site is compatible with the proposed residential scheme due to the restricted opening times of the playground and the distance between the two sites.
18. Standard of Accommodation, Density, Amenity Space and affordable housing
The floor areas are suitably sized and the internal layout and ventilation of the units comply with the Council standards contained within Supplementary Planning Guidance. The mix of units is also judged acceptable as there is a predominance of 2no. bedroom units within the scheme which is appropriate for the location of the site.
19. The density of the scheme is 641 habitable rooms per hectare which complies with the typical density range for an Urban Zone in which this site is located. The range for the Urban Zone is 300-700 habitable rooms per hectare as the

area is characterised by lower-scale development. The density therefore complies with policy 4.1 Density of Residential Development of the Revised UDP (March 2004). The scheme also accords with central government guidance contained within Planning Policy Guidance Note 3 (Housing) which advocates that disused urban land be redeveloped to such a degree as to realise its full beneficial use.

20. The communal amenity space provided is 127.7 square metres and all the flats intended for private ownership have balconies of 4.5 square metres. The provision of amenity space is considered acceptable although there is a shortfall of 27.5 square metres overall, this deficiency is considered minor.
21. In-lieu Affordable Housing Contribution
It is considered that an in-lieu affordable housing contribution is acceptable. The constraints of the site are such that in order to provide the requisite amount of affordable units on site and to make the proposal profitable the building will need to encompass a strip of MOL (Metropolitan Open Land) to the south of the site which is in the ownership of the Council. The Council's adopted Supplementary Planning Guidance for Affordable Housing (February 2002) states that when in-lieu payments are judged acceptable they must reflect at least 33% of the on-site private market accommodation in order to maintain the overall 25% minimum requirement. This percentage is calculated as a contribution of £31,204 and will be secured through a legal agreement.
22. Traffic and Refuse Implications
The scheme provides 14no. parking spaces, 2no. of which are for disabled people, additionally the scheme provides 14no. cycle storage spaces. The parking provision complies with the Council's recent parking standards contained within the Revised Unitary Development Plan (March 2004) which reflects the policies for parking standards contained in both the London Plan and Planning Policy Guidance Note no.13 (Transport). The provision of cycle storage is 5 spaces short of the 2004 UPD requirement which is 1 space per unit plus 1 space per 10 units for visitors. Although the scheme should ideally provide 21 spaces a shortfall occurs because of the constraints of the site, it is not possible to add the additional 5 spaces into the designated secure cycle storage area located in the eastern corner of the site fronting Dog Kennel Hill. Given the site constraint it is not considered that the shortfall in cycle storage provision is a justifiable reason for refusal.
23. The scheme provides an adequate amount of refuse storage for the scale of the development, the location and accessibility of the refuse storage has been agreed by the Council's Traffic Group. The storage does not however include recycling facilities but provision for this can be secured by condition in order to comply with policy 3.8 'Waste Management' of the Revised UDP (March 2004).
24. Designing Out Crime
The proposal is considered to comply with the Council's policy for Safety and Security in the Environment (E.1.1) and policy 3.15 'Designing Out Crime' of the Revised UDP (March 2004) as it will result in a good surveillance of the public footpath that runs along the south of the site which at present is not over-looked and has attracted some anti-social behaviour such as graffiti. The

presence of an active frontage along this footpath is considered to make the walk from Dog Kennel Hill to Birdsall House more safe as it will eliminate disused site which flanks the path and creates a dark and secluded area along the public footpath. The issues raised by the Council's Secure By Design officer pertain largely to security measures that the building management company should take once the scheme is completed as they refer to issues of building security rather than those pertaining to the wider area.

EQUAL OPPORTUNITY IMPLICATIONS

25. The development provides adequate disabled access via a lift to all the units and the car park, the scheme also provides disabled parking facilities.

LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS

26. The proposal does not provide specific refuse storage facilities that allow waste to be sorted for recycling. As discussed it is considered that this detail can be addressed through a condition.