

# Planning Sub-Committee A

Tuesday 16 November 2021

**2.00 pm**

G02, Ground floor, 160 Tooley Street, London SE1 2QN

## Supplemental Agenda No.1

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Item No.	Title	Page No.
7.	<b>Development management items</b>	
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	Members pack and Addendum report	

<b>Item No:</b> 7.1 & 7.3 & 7.4	<b>Classification:</b> Open	<b>Date:</b> 16 November 2021	<b>Meeting Name:</b> Planning Sub Committee A
<b>Report title:</b>		<b>Addendum report</b> Late observations and further information	
<b>Ward(s) or groups affected:</b>		Rye Lane, Dulwich Wood & South Bermondsey	
<b>From:</b>		Director of Planning and Growth	

## PURPOSE

1. To advise members of clarifications, corrections, consultation responses and further information received in respect of the following planning applications on the main agenda. These were received after the preparation of the report and the matters raised may not therefore have been taken in to account in reaching the stated recommendation.

## RECOMMENDATION

2. That members note and consider the additional information and consultation responses in respect of each item in reaching their decision.

## FACTORS FOR CONSIDERATION

3. Late observations, consultation responses, information and revisions have been received in respect of the following planning applications on the main agenda:

### **Item 7.1: 21/AP/3033 - Site To The North Of 55-77 Fenwick Road, Fenwick Road, London, SE15 4HN**

#### Recommendation

4. The application proposes 100% affordable social rented homes to be delivered. In order to secure this provision on site, it is recommended that the applicant enter into a Unilateral Undertaking legal agreement to secure the affordable housing provision. The recommendation to grant planning permission should therefore be amended as follows:
5. That planning permission be granted subject to conditions, and the applicant entering into an appropriate legal agreement.
6. In the event that the requirements of paragraph 4 above are not met by 28 February 2021, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the following reasons:

7. In the absence of a signed Unilateral Undertaking legal agreement there is no mechanism in place to secure the delivery of affordable housing on site and it would therefore be contrary to the Saved Southwark Plan (2007) Policy 2.5 'Planning Obligations' and Core Strategy (2011) Strategic Policy 14 'Implementation and Delivery.'

### Revised conditions

8. Condition 14 in relation to exemptions for obtaining a parking permit within the controlled parking zone should be deleted and this requirement will be captured as part of the Unilateral Undertaking legal agreement instead.
9. Condition 1 'approved plans' should be updated to include reference to the proposed landscaping plan drawing reference 043-S3+-010 Rev B 05.11.2021. The proposed landscaping plan was updated to include a drawing reference as well as updates to the proposed planting schedule to accommodate a more diverse species hedgerow and replace the Acer Campstre Tree with Elm New Horizon. This will support biodiversity on site.
10. Condition 10 in relation to detailed hard and soft landscaping proposals should be updated to include reference to the proposed landscaping plan drawing reference 043-S3+-010 Rev B 05.11.2021. This will ensure that the approved planting scheme supports biodiversity on site.

### Recent representations

11. Additional comments have been received since the publication of the report, objecting to the proposed development. The material planning considerations raised reinforce earlier objections, in relation to the proposed height and massing of development, which is out of keeping with the character of the area in addition to loss of amenity space, privacy and overlooking impacts, loss of light, ecology impacts, and increased traffic. All of these matters have been addressed in the officer's report.
12. In total 33 comments have now been received on this application including 2 letters of support, 1 neutral comment and 30 letters of objection.

### Corrections to the report

13. The reference to the London Plan 2011 in Condition 9 under Appendix 1 should be updated to the 2021 version. The reference to the NPPF in paragraph should be 2021.
14. The reference to the joint survey requirement as a condition in paragraph 64 of the report should be updated to reflect as an informative.

**Item 7.3: 21/AP/2967 - Woodland Road Green At The Apex Of Gipsy Hill And Woodland Road, Gipsy Hill, London, Southwark, SE19 1PJ**

Additional consultation responses received

15. No additional response received.

Corrections and clarifications on the main report

Para 22, 24 & 124 – references to London Plan 2016 should be deleted and replaced with the London Plan 2021.

**Conclusion of the Director of Planning**

16. Having taken into account the additional consultation responses, and other additional information, following consideration of the issues raised, the recommendation remains that planning permission should be granted, subject to conditions as amended in this Addendum report and completion of a s106 agreement.

**Item 7.4: 21/AP/2905 - Longfield Estate, Balaclava Road/ Fort Road, London, SE1 5RZ**

Recommendation

17. The application proposes 100% affordable social rented homes to be delivered. In order to secure this provision on site, it is recommended that the applicant enter into a Unilateral Undertaking legal agreement to secure the affordable housing provision. The recommendation to grant planning permission should therefore be amended as follows:
18. That planning permission be granted subject to conditions, and the applicant entering into an appropriate legal agreement.
19. In the event that the requirements of paragraph 4 above are not met by 28 February 2021, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the following reasons:
20. In the absence of a signed Unilateral Undertaking legal agreement there is no mechanism in place to secure the delivery of affordable housing on site and it would therefore be contrary to the Saved Southwark Plan (2007) Policy 2.5 'Planning Obligations' and Core Strategy (2011) Strategic Policy 14 'Implementation and Delivery.'

Revised conditions

21. Condition 16 in relation to exemptions for obtaining a parking permit within the controlled parking zone should be deleted and this requirement will be captured as part of the Unilateral Undertaking legal agreement instead.
22. A new above grade condition should be added in relation to detailed drainage design to replace compliance condition 14. The new condition should read as follows:

No works (excluding demolition and site clearance) shall commence until full details of the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS) have been submitted to and approved in writing by the Local Planning Authority, including detailed design, size and location of attenuation units and details of flow control measures. The strategy should achieve a reduction in surface water runoff rates during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance, as detailed in the Drainage Strategy prepared by Infrastructure CS (dated September 2021, reference 4457-SITE-ICS-XX-RP-C-07.002, revision PO1). The applicant must demonstrate that the site is safe in the event of blockage/failure of the system, including consideration of exceedance flows.

Reason: To minimise the potential for the site to contribute to surface water flooding in accordance with Southwark's Strategic Flood Risk Assessment (2017) and Policy SI 13 of the London Plan (2021).

23. The east elevation plan as listed under condition 1 'approved plans' should be updated to read as: drawing ref 576.PL.301-D – East Elevation 11.11.2021. The revised plan shows the front gardens to the terraced houses.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Individual files	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries Telephone: 020 7525 5403

# Welcome to Southwark Planning Sub-Committee A

16 November 2021 –Afternoon Session

Item 7.1 - 21/AP/3033  
Site To The North Of 55-77 Fenwick Road

Item 7.2 - 21/AP/3118  
Pynfolds Estate

Item 7.3 - 21/AP/2967  
Woodland Road Green

Item 7.4 - 21/AP/2905  
Longfield Estate



Councillor Kath Whittam (Chair)



Councillor Adele Morris (Vice Chair)



Councillor Richard Leeming



Councillor Sunil Chopra



Councillor Maggie Browning



Councillor Martin Seaton



Councillor Jane Salmon

## Reserves

Councillor Anood Al-Samerai

Councillor Peter Babudu

Councillor Renata Hamvas

Councillor Victoria Olisa

Councillor Paul Fleming



## Item 7.1 - 21/AP/3033

### Site To The North Of 55-77 Fenwick Road

Construction of a three to four storey residential development comprising of 8 flats. The units include 4x 1B/2P, 3x2B/3P and 1x 4B/7P all of w

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# OVERVIEW

OVERVIEW	
Existing site	Car parking and garages UKPN Substation
Proposal	8 new social rented council homes
Design	4 storeys on the corner of Fenwick Road and Nutbrook Street stepping down to 3 storeys on Nutbrook Street
Dwelling mix	4x 1B/2P 3x 2B/3P 1x 4B/7P



# PHOTOS OF THE SITE



# LAND USE

Use	Existing	Proposed	Change on site +/-
Car park	x5 car parking spaces x5 garages available for let from Southwark Council	0 spaces	- 10 spaces
Council homes	12 homes	8 homes	20 homes
Housing Amenity Land	Approx. 620 sq. m. in rear communal garden	Approx. 620 sq. m. in central courtyard	No change

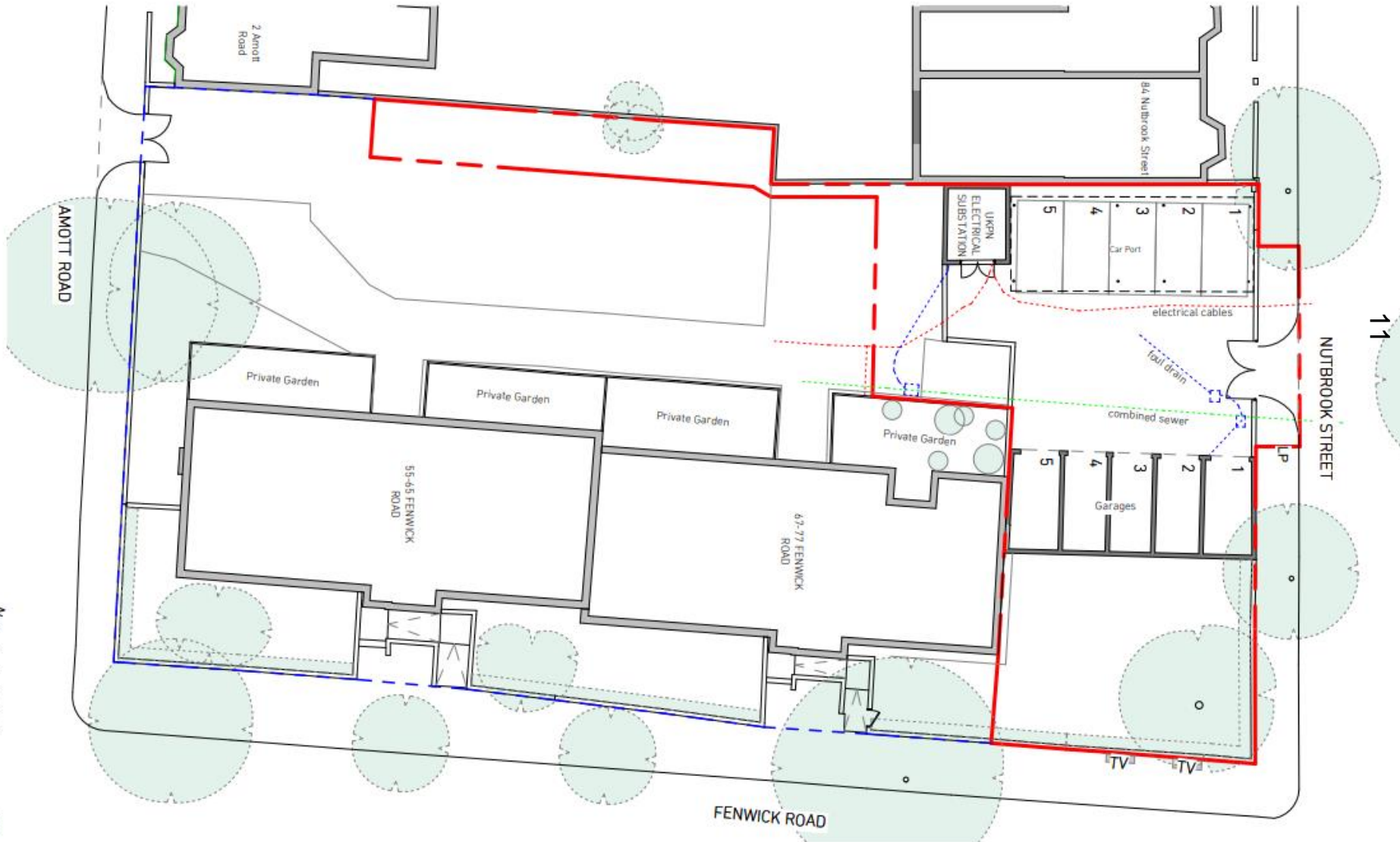
# PUBLIC CONSULTATION RESPONSES

Total number of representations	Support	Neutral	Object
32	2	1	29

## SUMMARY OF OBJECTIONS

- Over development of the site
- Development too high
- Out of keeping with the character of the area
- Close to adjoining properties
- Loss of privacy
- Loss of light
- Loss of parking
- Increased traffic
- Inadequate parking provision
- Noise nuisance during construction
- Affects on local ecology
- Loss of tree
- More open space needed
- Security risk
- Strain on existing community facilities
- Missing information from plans
- Not enough information given
- Conflict with the Local Plan
- Inadequate pre-planning consultation

# Existing Site Plan



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NUTBROOK STREET

FENWICK ROAD

AMOTT ROAD

2 Amott Road

84 Nutbrook Street

Private Garden

Private Garden

Private Garden

Private Garden

55-65 FENWICK ROAD

84-77 FENWICK ROAD

1

2

3

4

5

Garages

1

2

3

4

5

LP

TV

TV

UKPN ELECTRICAL SUBSTATION

Car Port

electrical cables

foul drain

combined sewer



1:200 @ A3

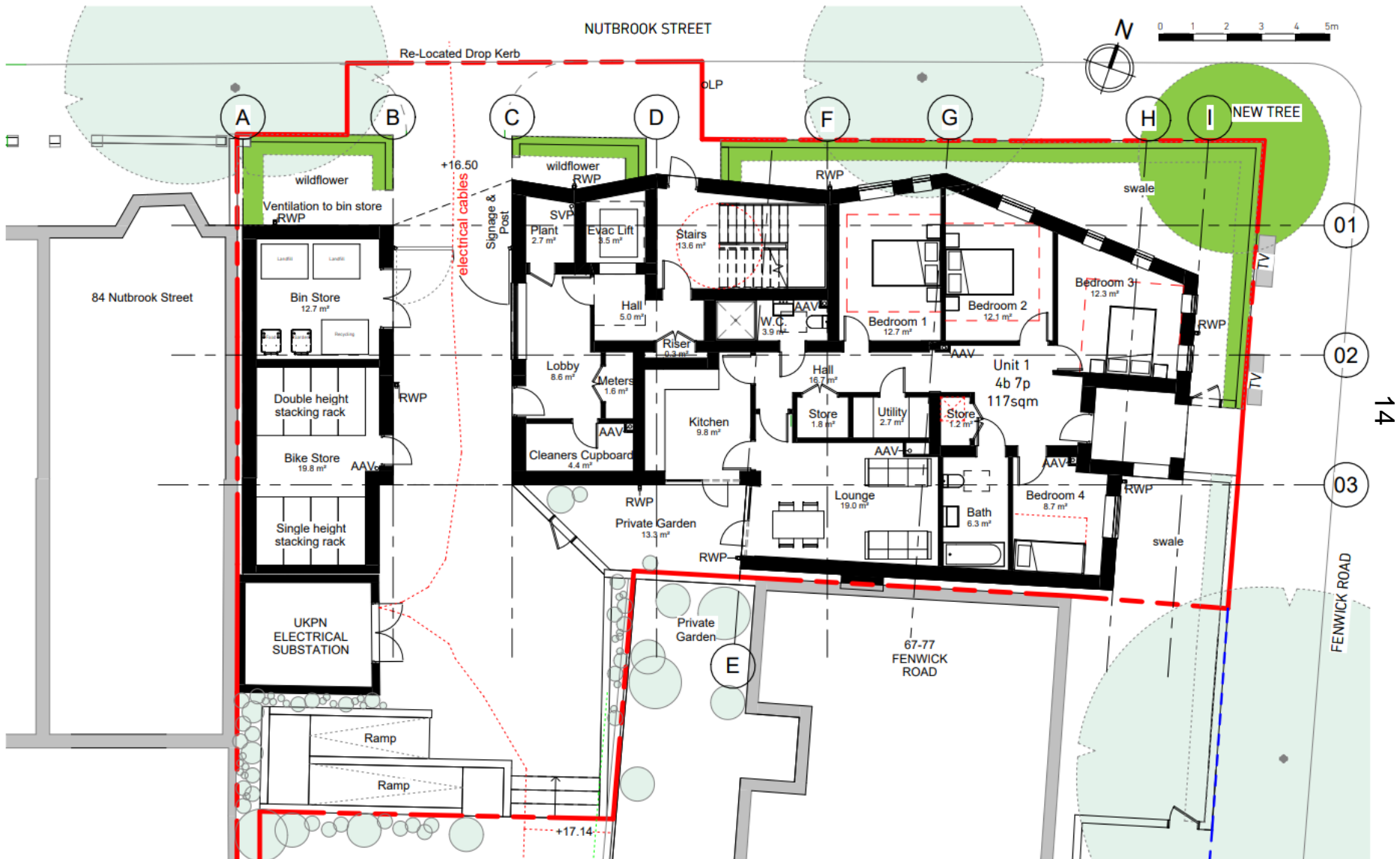
# Proposed Site Plan



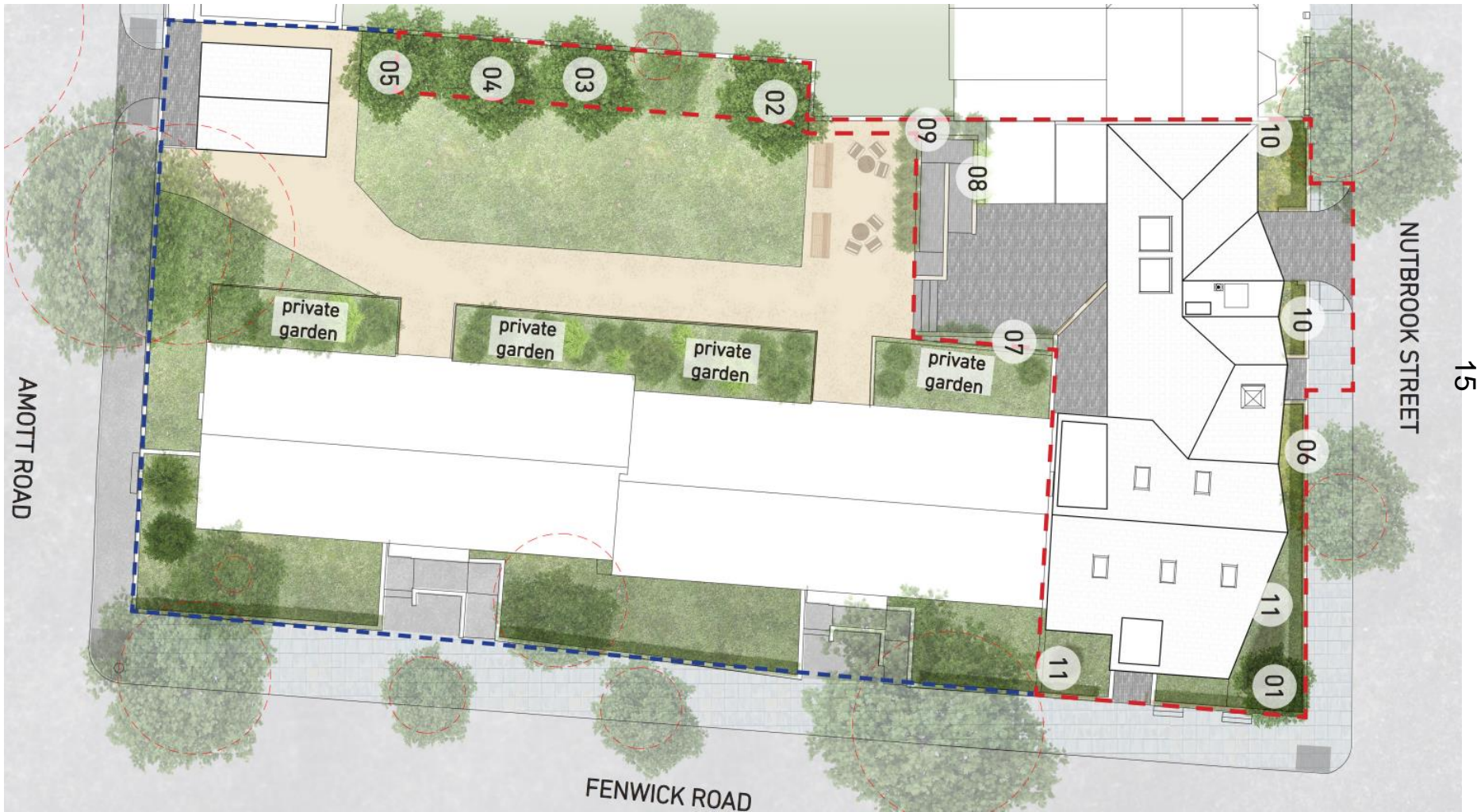
# Proposed Unit Schedule

Unit No.	Unit Type	Floor	Total GIA (sqm)	Private Amenity (sqm)
1	4B 7P	Ground	117	13.3
2	2B 3P	First	62	10.2
3	1B 2P	First	50	5
4	1B 2P	First	50	5.1
5	2B 3P	Second	62	10.2
6	1B 2P	Second	50	5
7	1B 2P	Second	50	5.1
8	2B 3P	Third	62	10

# Proposed Ground Floor Plan



# Proposed Landscaping







View down Fenwick Road toward Nutbrook Street



View from the junction of Fenwick Road and Nutbrook Street



View down Nutbrook Street towards Fenwick Road



View from Communal Garden

# Proposed North Elevation



# Proposed East Elevation



# Daylight and Sunlight Impacts

- All neighbouring building comply with the BRE guidance on VSC tests, with the exception of 84 Nutbrook Street.
- All rooms at this property comply with the BRE guidance in terms of daylight distribution (NSL):

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
13	12	92%	1	0	0
No Sky Line (NSL)					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	41% +
5	5	100%	0	0	0

- Overall there would be no noticeable impact on neighbouring buildings as a result of the new development

# Overlooking and Privacy Impacts





# SUMMARY

The proposal would provide the following public benefits:

- 8 new social rented council homes providing high quality accommodation
- High quality design and improved landscaping including 5 new trees to mitigate the loss of 1 tree

It is recommended that the application is approved subject to conditions

## Item 7.2 - 21/AP/3118

### Pynfolds Estate, Jamaica Road, London

Construction of part 5 and part 6 storey building to provide 8 residential dwellings (4x 1 bedroom units and 4x 2 bedroom units) with associated cycle parking, landscaping and refuse storage

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# OVERVIEW

## OVERVIEW

Existing site	Car park site (15 spaces)
Proposal	8 new social rented council homes
Design	5 storey building with a set back 6 <sup>th</sup> floor plant room Completes the north eastern end of the estate courtyard
Dwelling mix	4 x 2 bedroom flats (50%) 4 x 2 bedroom flats (50%)

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# PHOTOS OF THE SITE



# PUBLIC CONSULTATION RESPONSES

## CONSULTATION RESPONSES: SUMMARY TABLE

No. of comments: 22

In objection: 21

Neutral: 0

In support: 1

- Density
- Height
- Character / design
- Appearance of roof plant
- Impact on listed buildings and conservation area
- Daylight / sunlight impacts
- Overlooking
- Outlook
- Car parking
- Impact on local amenities and noise
- Lack of open space
- Loss of trees

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# LAND USE

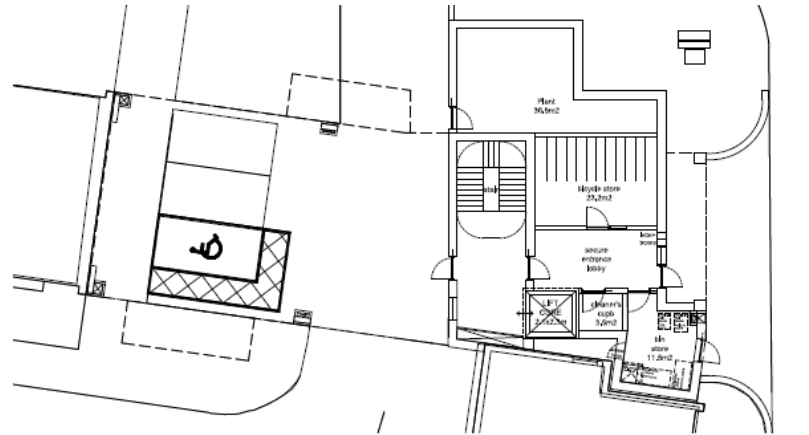
Use	Existing	Proposed	Change on site +/-
Car park	15 spaces	3 spaces	- 12 spaces
Council homes	103 homes	8 homes	111 homes
Housing Amenity Land	Approx. 830 sq. m. in central courtyard	Approx. 830 sq. m. in central courtyard	No change

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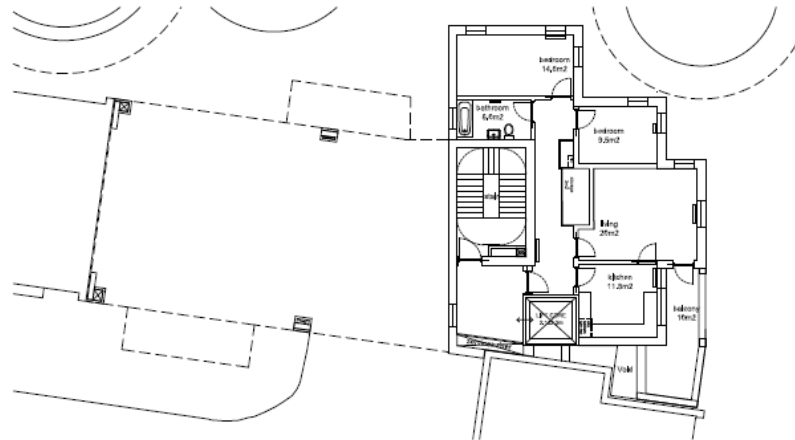
# QUALITY OF ACCOMMODATION

- All dwellings meet or exceed minimum space standards and would be at least dual aspect receiving good levels of daylight and sunlight complying with BRE guidance in terms of Average Daylight Factor (ADF)
- All dwellings have access to a 10 sq. m. private amenity space
- Financial contribution of £10,250 for the lack of communal amenity space

# PROPOSED GROUND AND FIRST PLANS



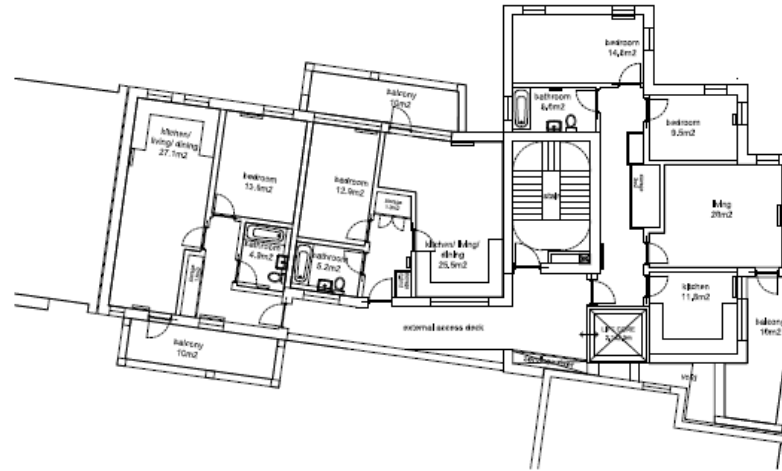
Ground Floor Plan



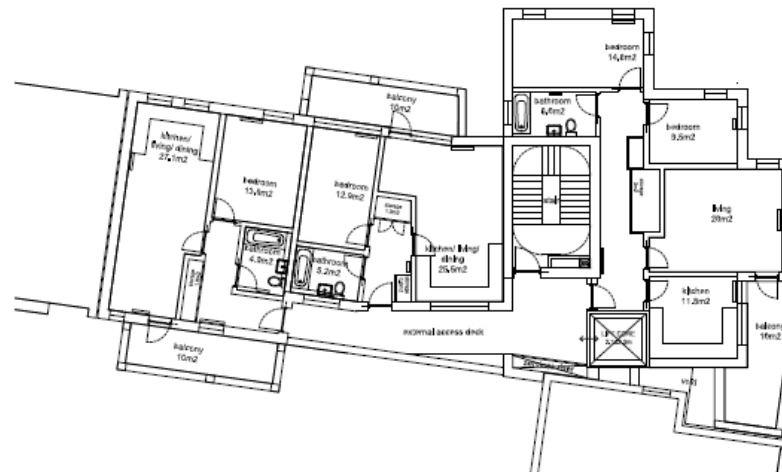
First Floor Plan



# PROPOSED SECOND AND THIRD PLANS

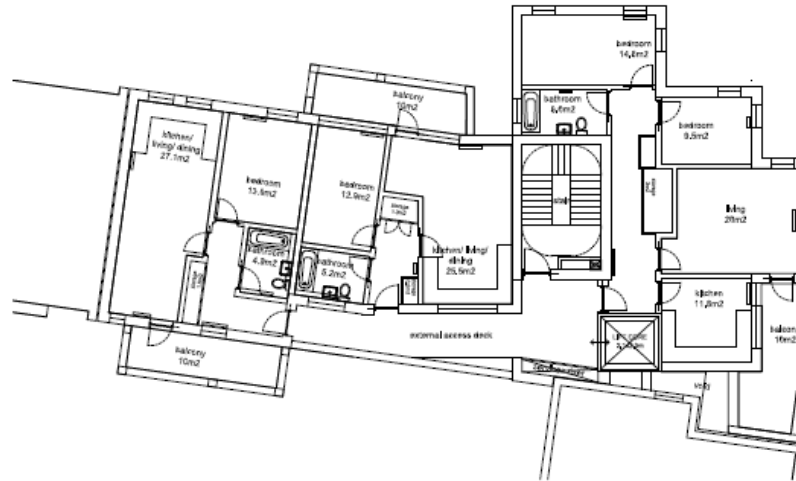


Second Floor Plan

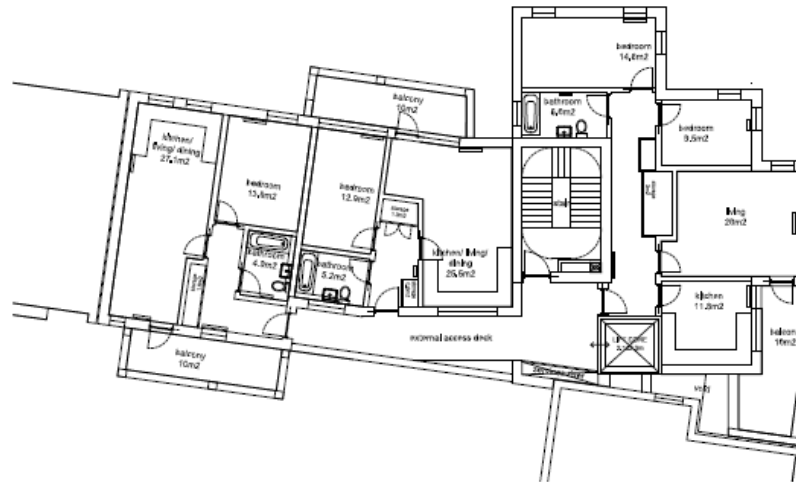


Third Floor Plan

# PROPOSED FOURTH AND ROOF PLANS



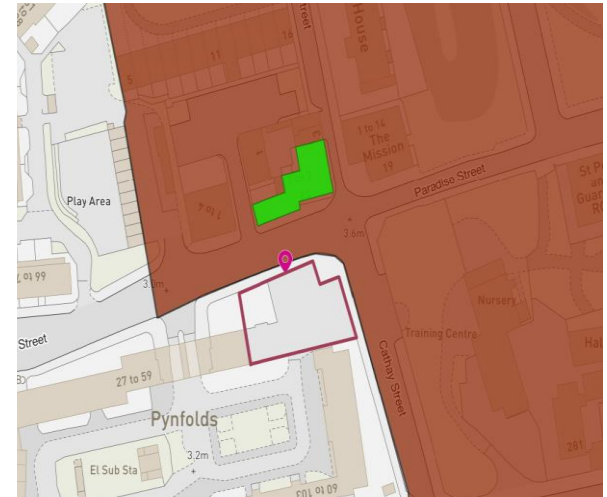
Second Floor Plan



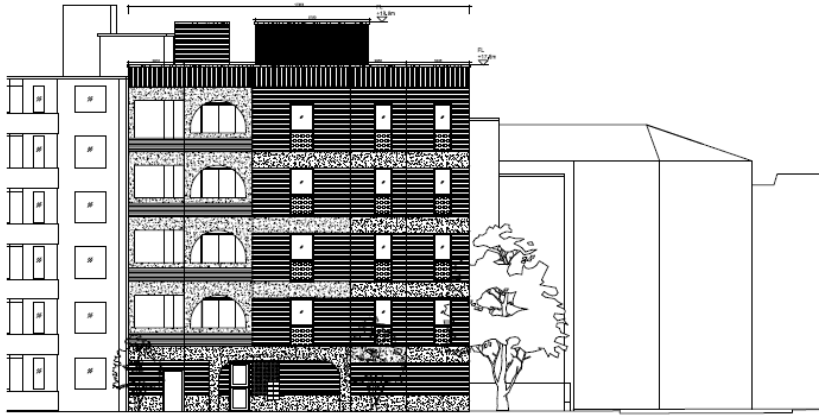
Third Floor Plan

# DESIGN

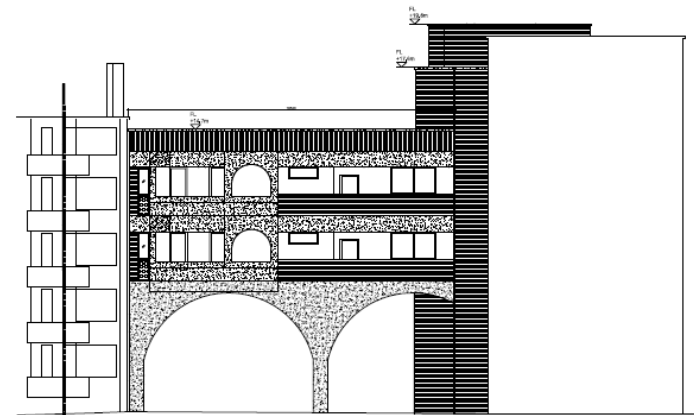
- L-shape corner block that joins the existing estate buildings fronting Paradise Street and Cathay Street
- The estate buildings range from 5 to 6 storeys so a 5 storey building with a set back 6<sup>th</sup> floor plant room is appropriate
- Building would step forward of the established building lines which is acceptable given the corner location of the site
- Building would be visible within the context of Grade II listed building Sir William Gaitskell House and in close proximity of Edward III's Rotherhithe Conservation Area
  - the scale of the building and set back building line with generous landscaping would not impact on the setting of the heritage assets



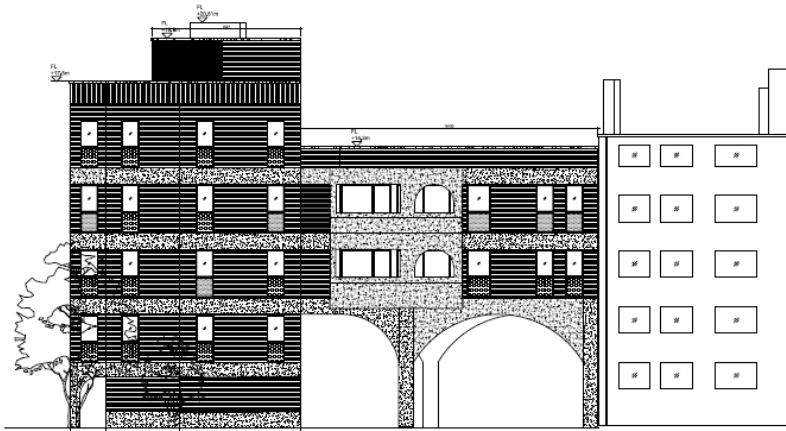
# PROPOSED ELEVATIONS



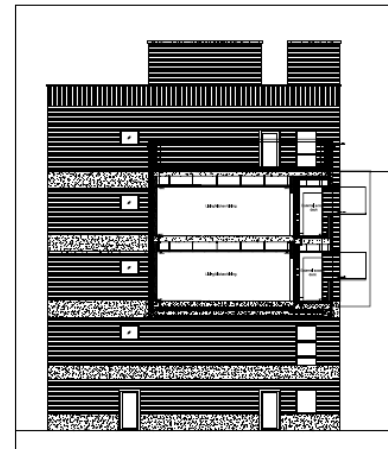
Elevation A - West, to Collyer Street



Elevation C - South, to courtyard



Elevation B - North, to Paradise Street



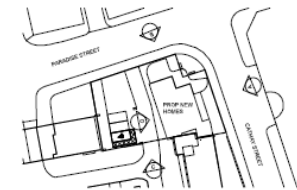
Section Elevation D - West to courtyard

**Notes:**

Air bricks in facade to allow for air intake and discharge of ventilation in flats. Number and location to be confirmed.

Rainwater downpipes to run vertically behind arched columns x 2 and through 1st store x 1. Stainless steel balcony & roof overflow pipes to be located away from pedestrian routes below

Lighting conductor tape to run in brickwork cavity



KEY = 1:500

Key to materials:

Brick

Concrete

Alum-lum

Rev	Stage	Date
001	Stage 2	04 May 2021
002	Cost Review	03 Aug 2021
003	Cost Review	13 Aug 2021
004	Rev'd	24 Aug 2021

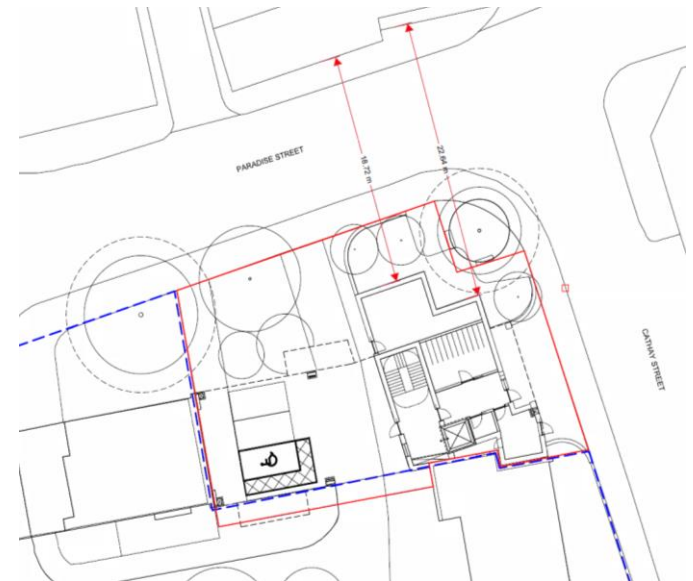
STAGE 3 PLANNING			
Control and Vendor Attribution			
DWG	0444 PF	PL	021
Rev			04
Prepared by: [Name]			
Checked by: [Name]			
Date: 14 Aug 2021			
Scale: as noted			



# IMPACT ON AMENITY OF NEIGHBOURS

## PRIVACY, OUTLOOK AND SENSE OF ENCLOSURE

- Follows existing building lines of 60 to 103 Pynfolds Estate protruding approx. 1.5m to the rear and requires the blocking up of stairwell windows - no other windows overlook the site
- Sits forward of the building line of 27 to 59 Pynfolds Estate by 5m, stepping back on the corner – no windows overlook the site
- Separation distance to King Edward III Mews and 23 Paradise Street would be 18.5m



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## DAYLIGHT AND SUNLIGHT

- All neighbouring windows would comply with BRE guidance in terms of VSC
- Just one room within 1 to 4 King Edward III Mews (served by window 187) would fail to meet BRE guidance in terms of daylight distribution with a proportional reduction in NSL of 0.78, which is only slightly below BRE guidance



# LANDSCAPING AND TREES









- New landscaping proposed to corner of Paradise Street and Cathay Street, including the planting of new trees and provision of seating
- Removal of 2 Category C trees (T4 and T5) – replacement trees of the same girth (163cm) to be planted on site via condition

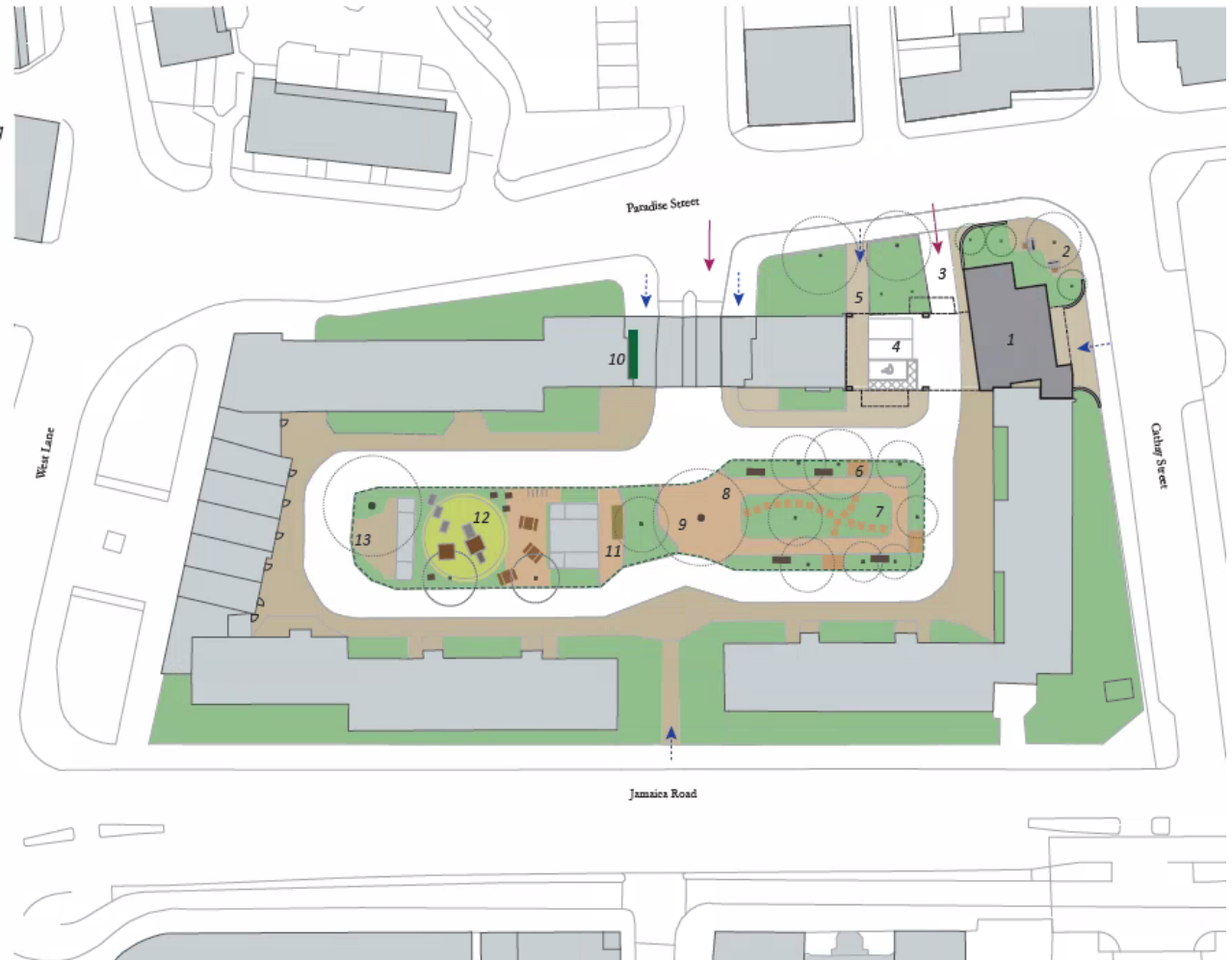


### 3.13 Whole Estate Landscape

#### KEY

1. New homes - five storey block & elevated two storey block
2. Corner landscape improvements with planting, seating and new fruit trees around existing Magnolia tree
3. New vehicle access route adequate for fire safety vehicles
4. 3 parking spaces retained including one disabled parking bay
5. Safe new pedestrian access route separate from vehicles access
6. New fencing to courtyard landscape with increased permeability of edge creating more openings to the gardens
7. New planting around existing trees & informal routes through planting
8. Re-surfacing of paths & hard landscaping
9. Repair of existing bench around tree trunk
10. Relocated resident storage units to below existing arches
11. New enclosure for existing estate recycling bins
12. Playground improvements
13. Improvements to hard landscaping & new planting

-  EXISTING BUILDING
-  PROPOSED NEW BUILDING
-  PROPOSED NEW BUILDING ABOVE
-  PEDESTRIAN ACCESS
-  VEHICLE ACCESS
-  EXISTING LANDSCAPE IMPROVEMENT WORKS
-  EXISTING TREE RETAINED
-  PROPOSED NEW TREE



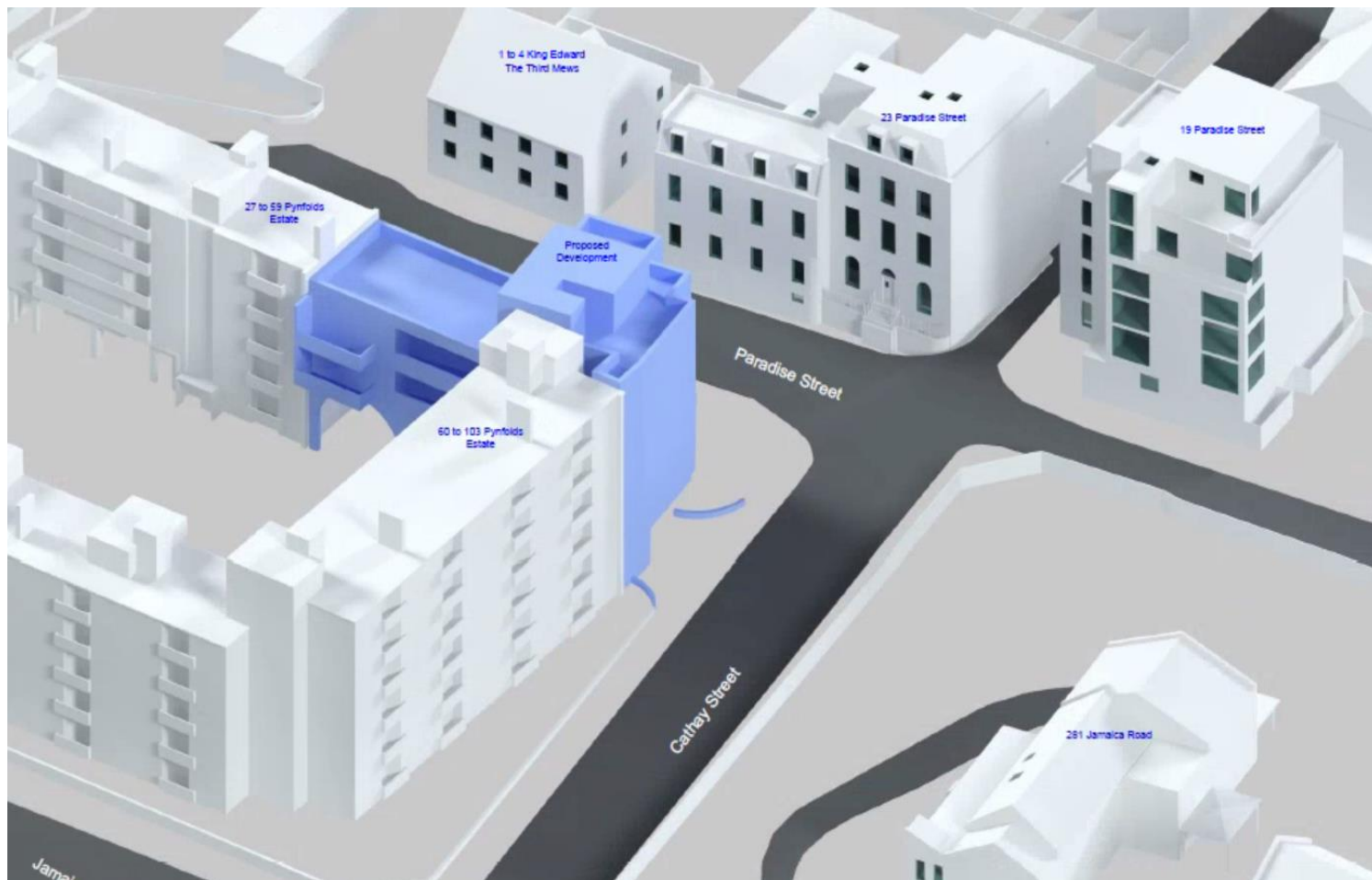


# TRANSPORT

- Loss of 15 car parking spaces
- 3 spaces would be re-provided on site (including one wheelchair accessible space)
- Parking survey carried out on roads within 200m walking distance identified 166 spaces with a maximum of 104 occupied meaning at least 62 vacant spaces identified
- Cars displaced from the site would therefore be able to park within the local vicinity
- Future occupiers would be restricted from obtaining permits within the CPZ
- Provision of 14 cycle parking spaces on site
- 2 visitor cycle parking spaces
- Refuse storage at ground floor
- Re-provision of existing recycling facilities



# VISUAL



# VISUAL



# SUMMARY

The proposal would provide the following public benefits:

- 8 new social rented council homes
- High quality design improving the existing car park / recycling area with landscaping
- Financial contribution for open space

It is recommended that the application is approved subject to conditions and the completion of a legal agreement.

## Item 7.3 - 21/AP/2967

### Woodland Road Green At The Apex Of Gipsy Hill And Woodland Road, Gipsy Hill, London SE19 1PJ

Erection of a part 5, part 6 storey building comprised of 21 flats (4x1B, 11x 2B, 5x 3B and 1x 4B) with associated hard and soft landscaping and play equipment.

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# Existing Site Plan



# Aerial View of Site



# Existing Photo of Site





# Public Consultation Responses

Total number of representations	Support	Neutral	Object
22	1	1	20

## SUMMARY OF OBJECTIONS

106 consultation letters were sent out as well as the placing of 2 site notices due to the site adjoining Lambeth Borough, a total of 22 responses received as an objection.

- - Development taking place on grassed housing amenity land
- - Design including height mass and scale and detailed design being inappropriate
- - Impacts on existing residents' amenity, including daylight and sunlight and privacy
- - Density
- - Loss of trees
- - Impact on parking stress
- - Impact on the Gypsy Hill Conservation Area

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# Land Use

Use Class	Existing	Proposed	Change on site +/-
Housing amenity Land	6,410sqm	5,801sqm	-609sqm
Council homes	55	76	+21Homes

## Uplift of homes from existing estate

	Existing	Proposed	Change +/-	Change %
Number of properties within the Estate	55	76	+21	+27%

# Proposed Site Plan



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← North

# Proposed View looking northwest from Woodland Road



# View along Woodland Road showing the Gipsy Hill conservation area



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# View looking northeast from the corner of Woodland Road and Gipsy Hill



# View from Woodland Road



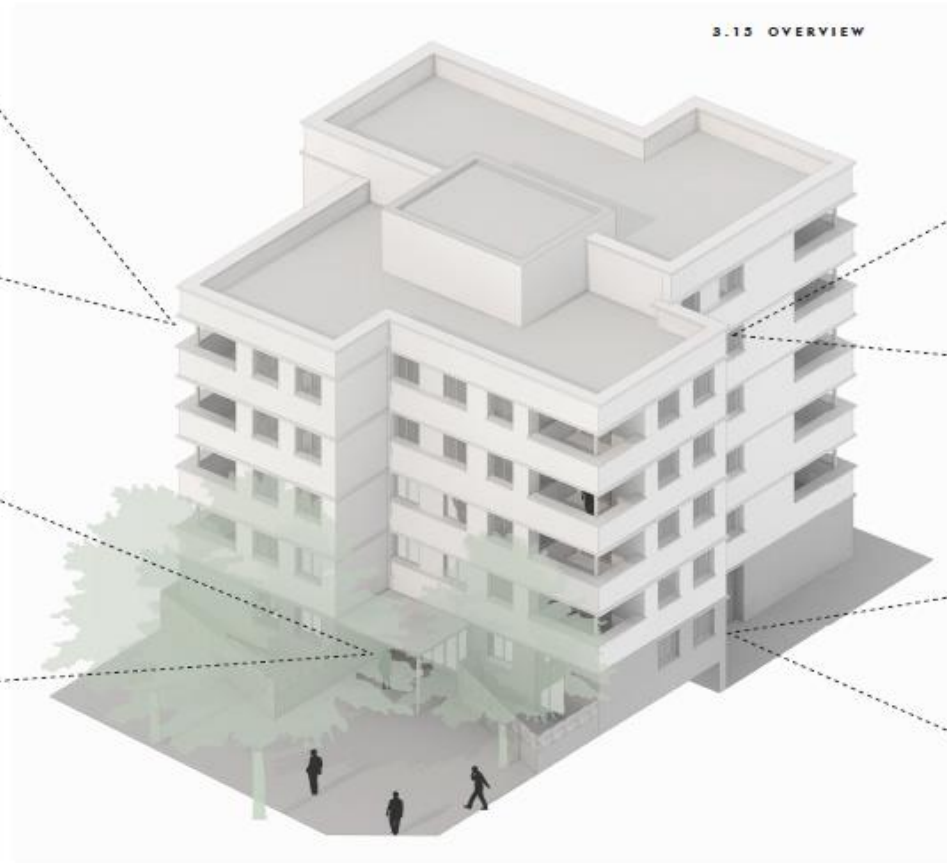
# Axonometric aerial view



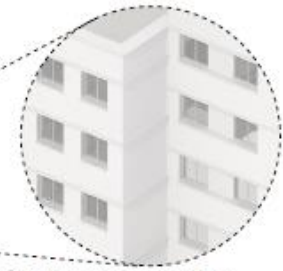
- 1 Dual aspect inset balconies located in corner for maximum outlook and sunlight. Living spaces arranged around balconies



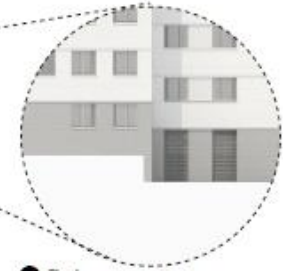
- 2 Darker plinth at entrance level to ground building, with rational facade above in lighter coloured brick



AXONOMETRIC VIEW OF BUILDING



- 3 Subtle banding across building:  
- continuous header  
- intermittent sills  
- due to step across building header and cills align at junctions



- 4 Plinth expresses step in building on site



# Landscaping and open space

## Overall built space and housing amenity land

Type of space	Existing	Proposed	Change +/-
Total housing amenity land	6,410sqm	5,801sqm	-609sqm
Total built space	656sqm	1,265sqm	+609sqm
Playspace	0sqm	244sqm	+244sqm

# Proposed Landscaping Plan



# Proposed Playspace image



# Proposed landscaping – wild garden



# Proposed terrace and pergola

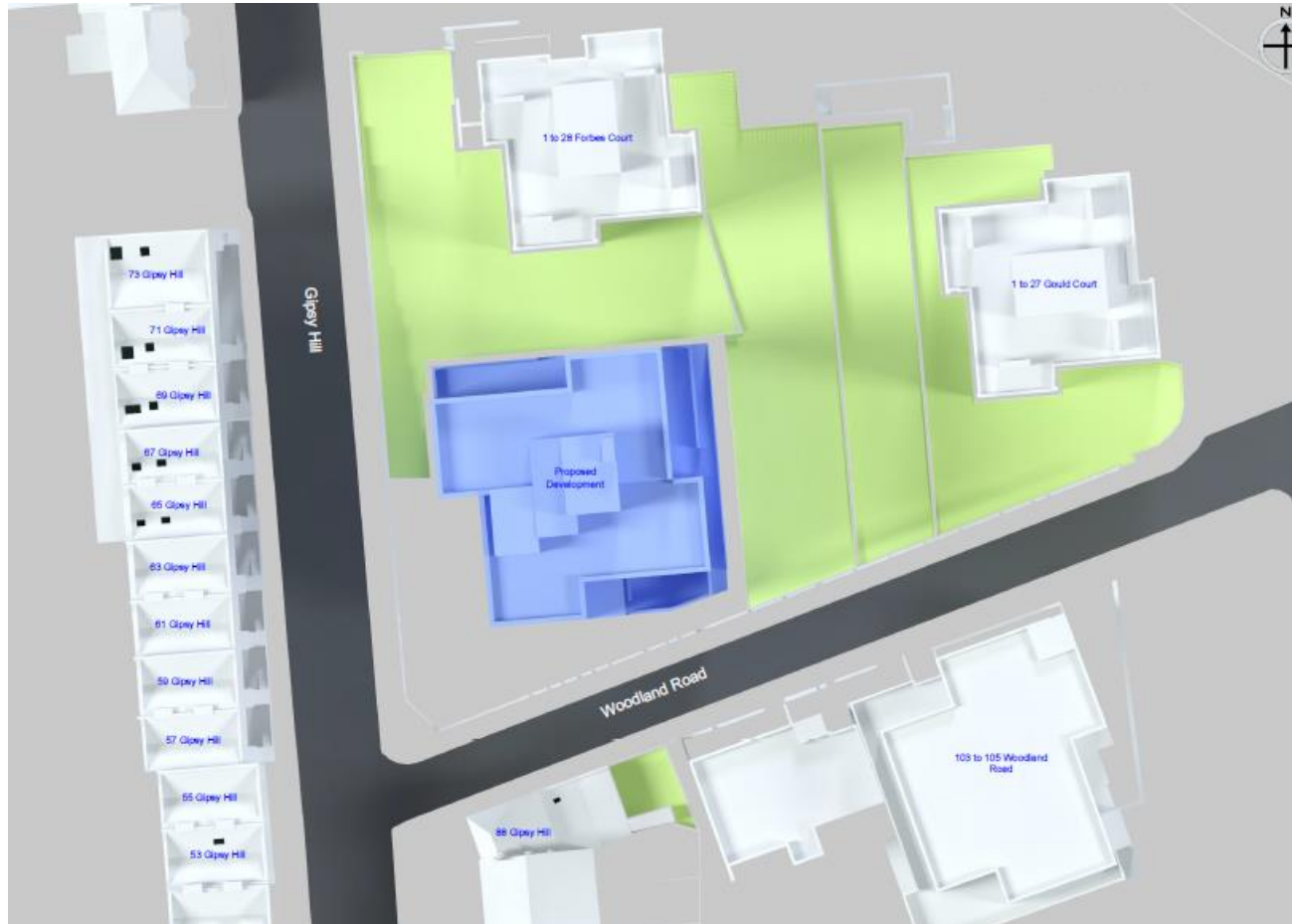


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# Proposed Linear garden



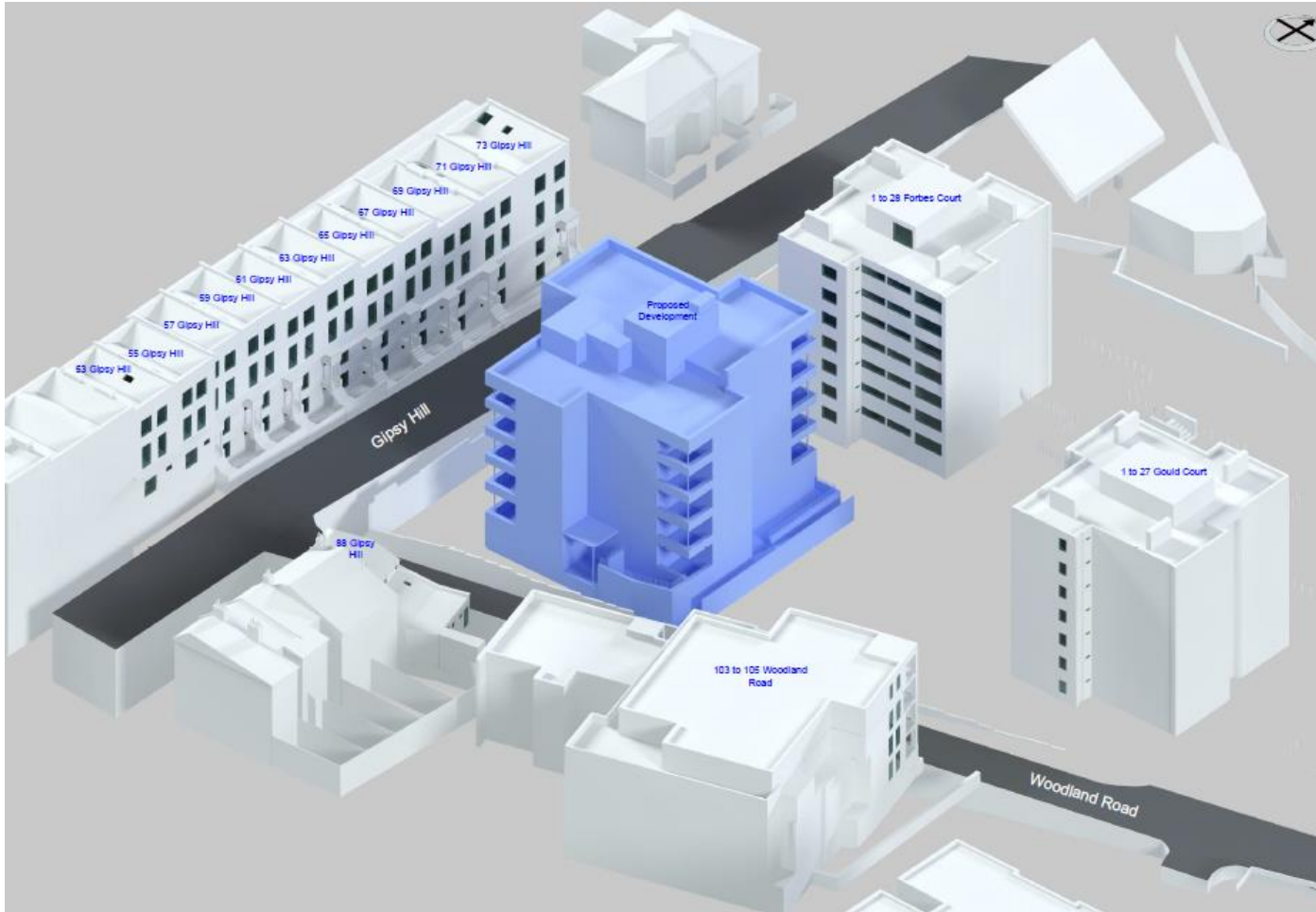
# Neighboring Amenity Impacts



North

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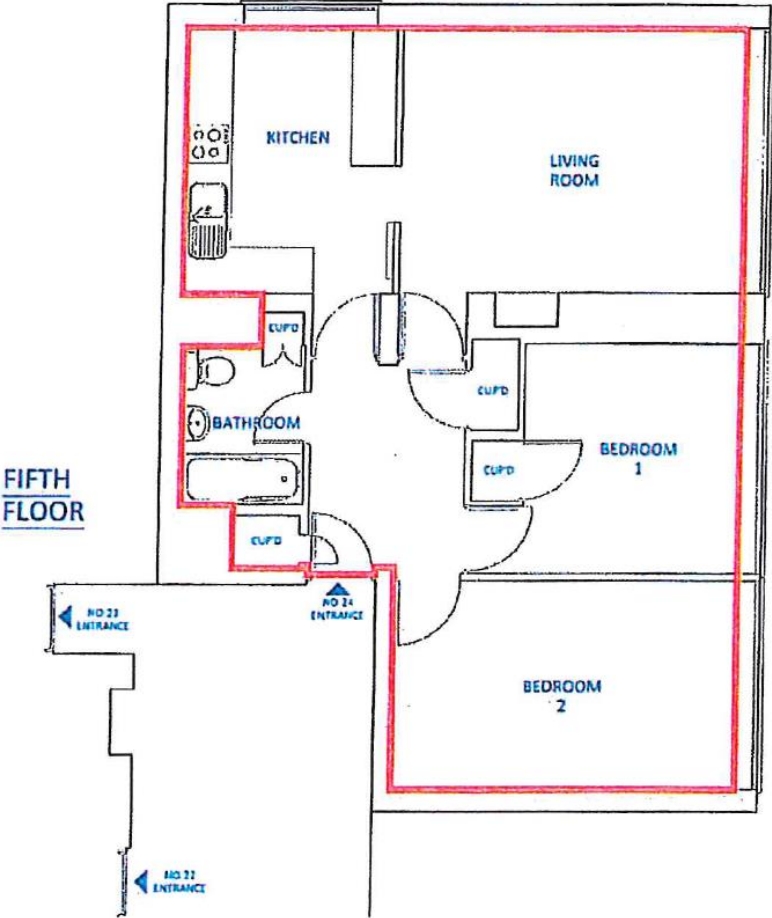
# Axonometric image facing north



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# Typical layout of Forbes Court flats



GIPSY HILL



# Neighboring Amenity Impacts

## Forbes Court

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
56	36	64%	4	8	8
No Sky Line (NSL)					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	41% +
49	49	100%	0	0	0

## 53-71 Gipsy Hill

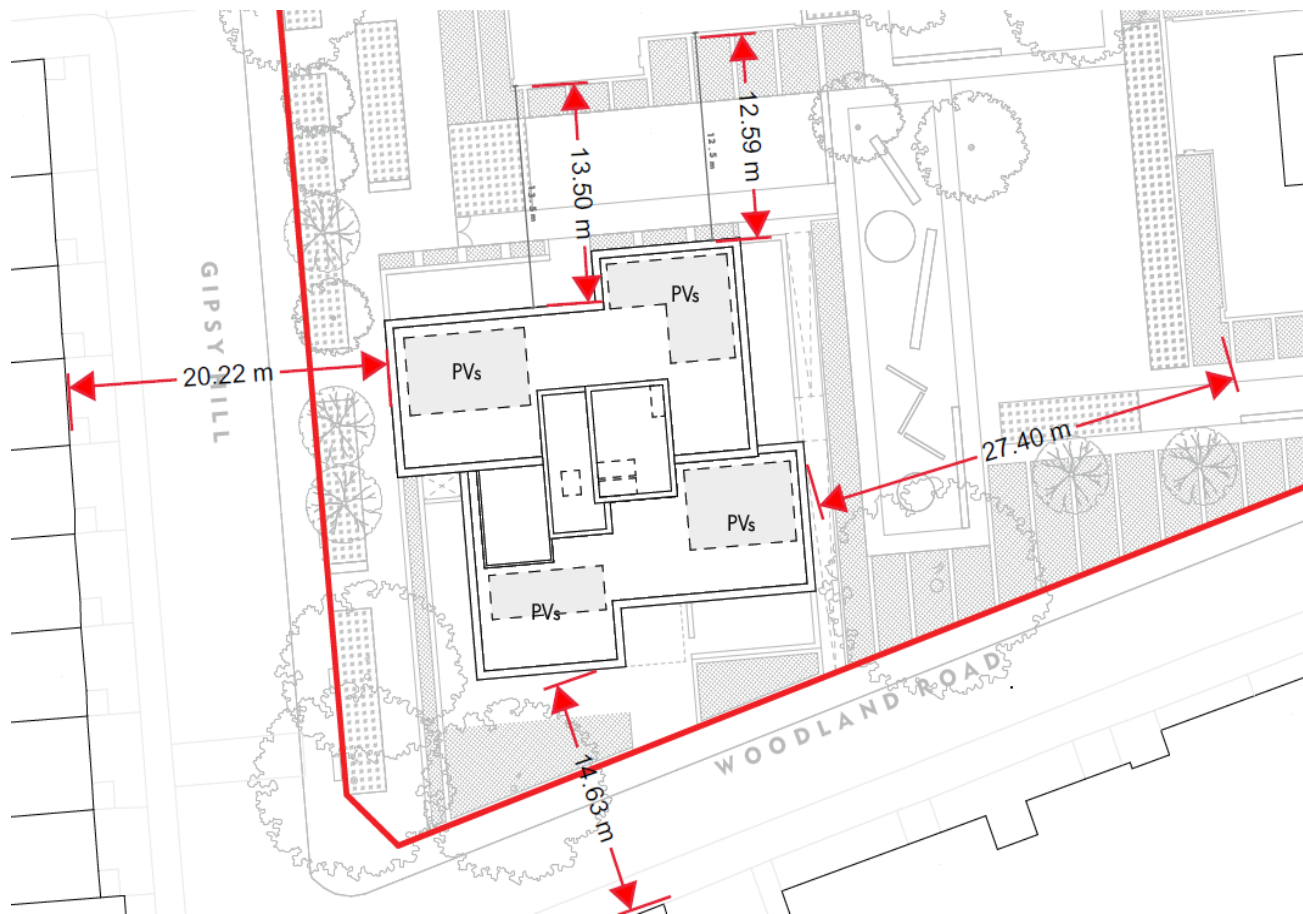
Vertical Sky Component (VSC) – habitable windows only					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
92	81	88.04%	8	2	1
No Sky Line (NSL)					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	41% +
4	4	0%	1	1	2

## 103-105 Woodland Road

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	41% +
80	57	71%	18	4	1
No Sky Line (NSL)					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	41% +
80	75	93.8%	0	4	1

99

# Overlooking distances



67

# Energy Efficiency Measures

The submitted energy statement outlines that the proposal would achieve an overall carbon saving of 83% above building regulations for the proposed development. This includes a saving of 16% through efficiency savings and an on-site saving of 67% through renewable energy technologies including air source heat pumps and PV panels.

# Ground floor plan



# Proposed First floor

↑  
North



70

# Proposed Second – Fourth floor

North

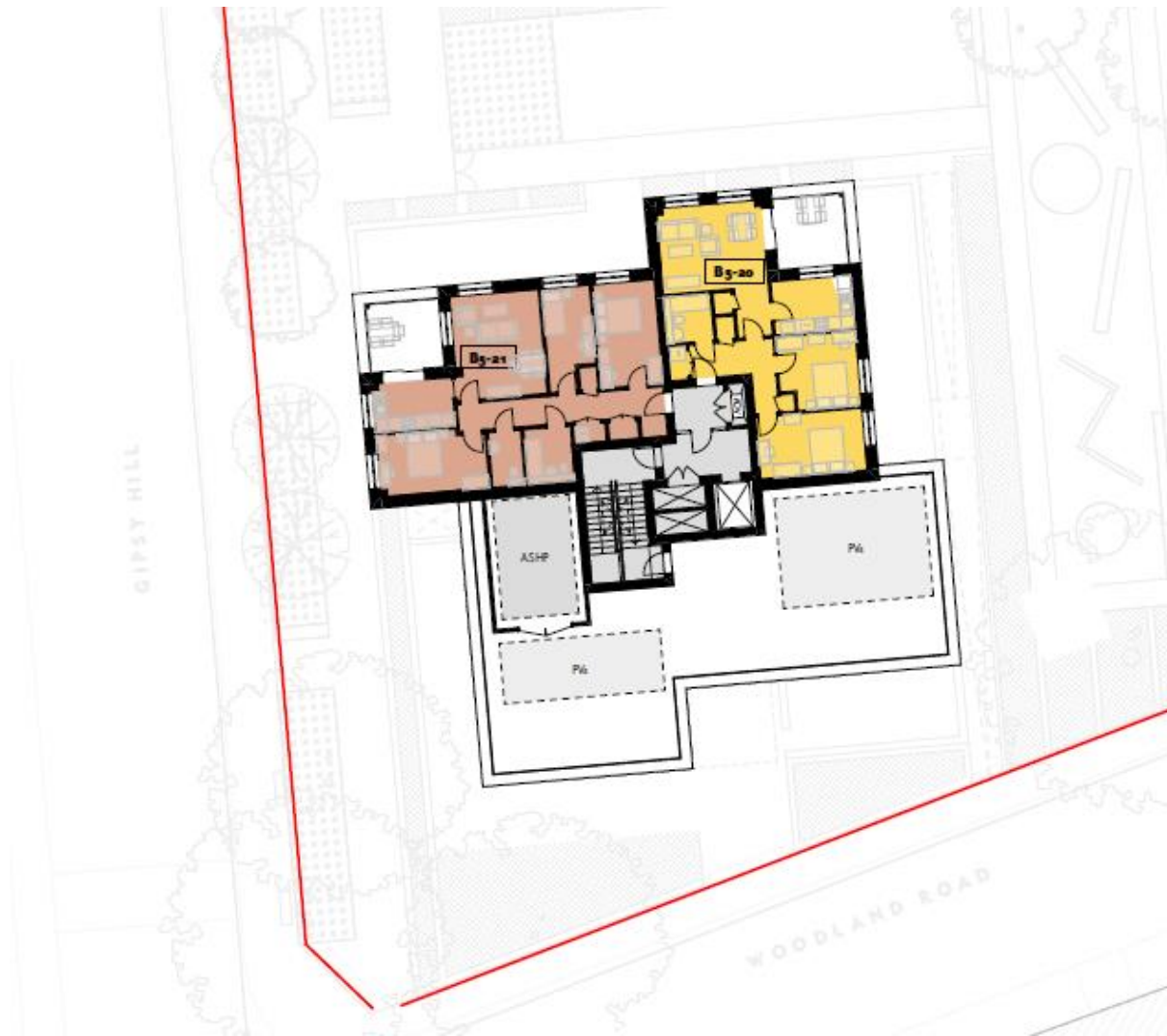


71



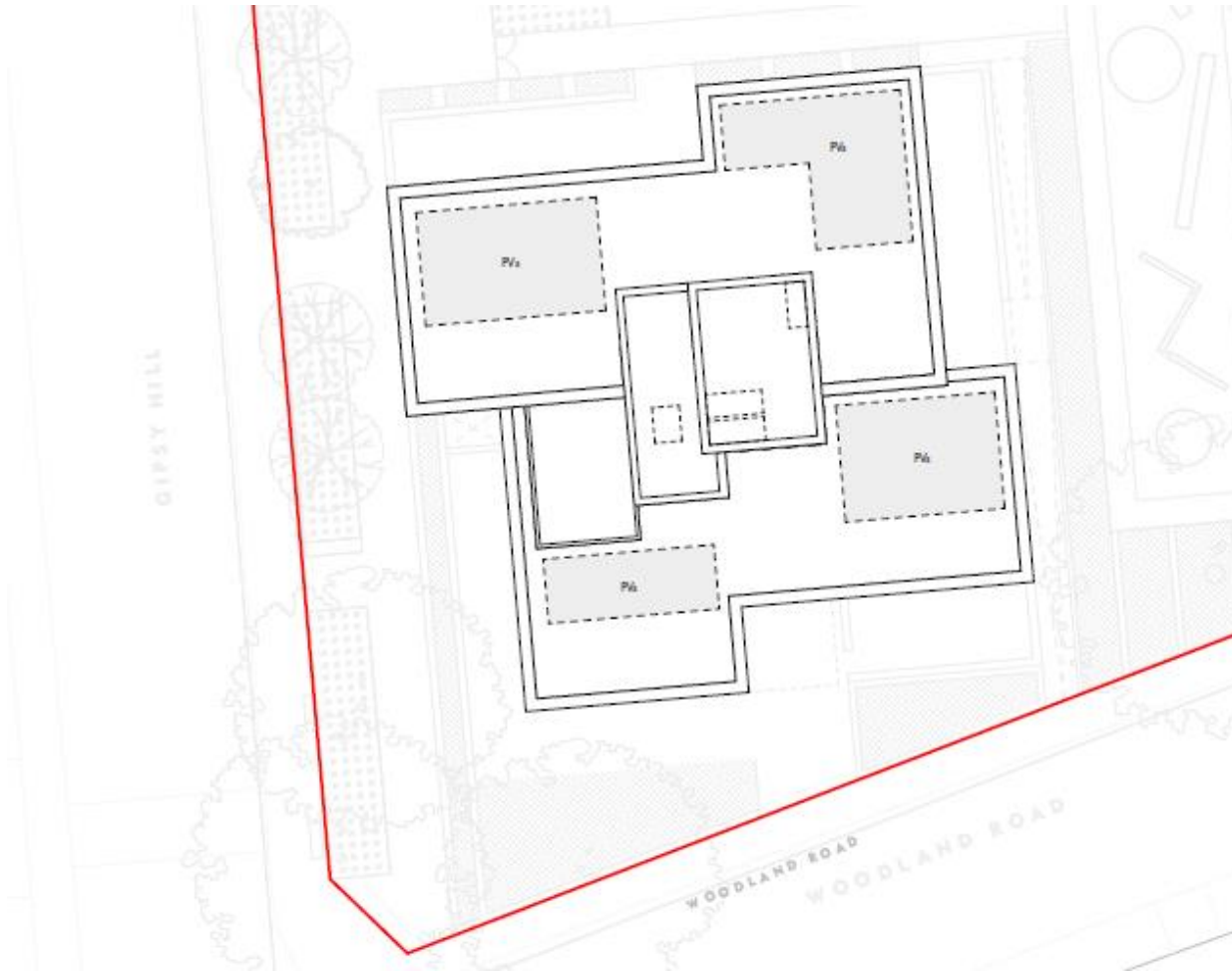
# Proposed Fifth Floor

↑  
North



# Proposed Roof plan

↑  
North



# Proposed South Elevation



# Proposed North elevation



# Proposed East Elevation

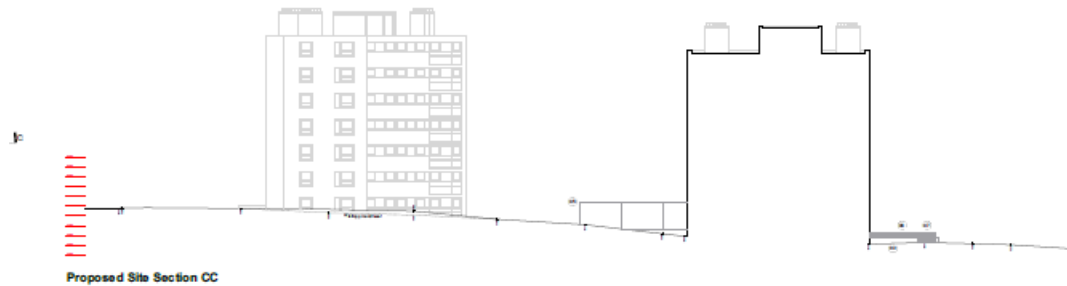
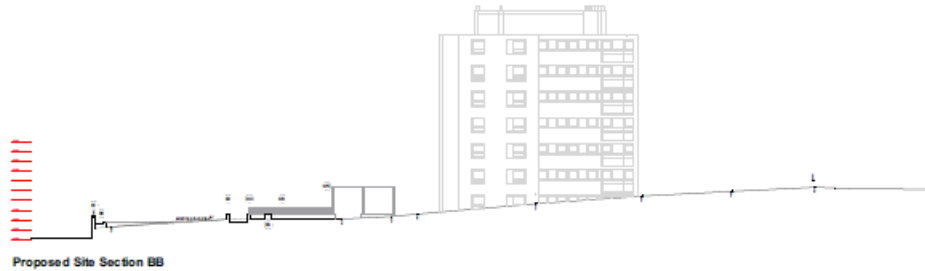


# Proposed West elevation



77

# Proposed Site Sections



# Conclusion

The proposal would provide the following significant public benefits:

- 21 new Council Homes including 6 new 3+bedroom family homes
- Landscape improvements and new children's playspace
- New tree planting throughout the estate
- An increase in urban greening factor and uplift in biodiversity



## **Item 7.4 - 21/AP/2905**

**Longfield Estate, Balaclava Road, Fort Road, London  
SE1 5RZ**

Proposal: Construction of a 5 storey corner building containing 4 x 2 bedroom flats and 2 storey terraced houses containing 1 x 2 bedroom house and 2 x 1 bedroom houses along Balaclava Road, with associated cycle parking, landscaping and refuse storage. All 7 homes are for social rent.

# OVERVIEW

OVERVIEW	
Existing site	Housing Amenity Land (not protected by planning policy) Residential waste storage
Proposal	7 new social rented council homes
Design	4 storeys flats on the corner of Fort Road and Balaclava Road stepping down to 2 storey terraced housing on Balaclava Road
Dwelling mix	- 4 x 2 bedroom flats - 2 storey terraced houses comprising 1 x 2 bedroom house and 2 x 1 bedroom houses

# Public Consultation Responses

Total number of representations	Support	Neutral	Object
7	0	1	6

## SUMMARY OF OBJECTIONS

- Over development of the site
- Development too high
- Out of keeping with the character of the area
- Impact on the setting of the conservation area
- Close to adjoining properties
- Loss of privacy
- Loss of light
- Loss of parking
- Increase of pollution
- Increased traffic
- Inadequate public transport provision
- Inadequate parking provision
- Inadequate access
- Creation of dark unsafe space
- Affects on local ecology
- More open space needed
- Loss of open space
- Increased danger of flooding
- Strain on existing community facilities
- Missing information from plans
- Not enough information given
- Conflict with the Local Plan

# Location Plan



# Existing Site Plan



# PHOTOS OF THE SITE

1 View of Longfield Estate towards North West



2 View of Balaclava Road towards North



3 View of refuse store on site towards North West



4 View of Longfield Estate towards East



5 View of Balaclava Road towards South



6 View of Victorian Terrace Houses towards East



# LAND USE

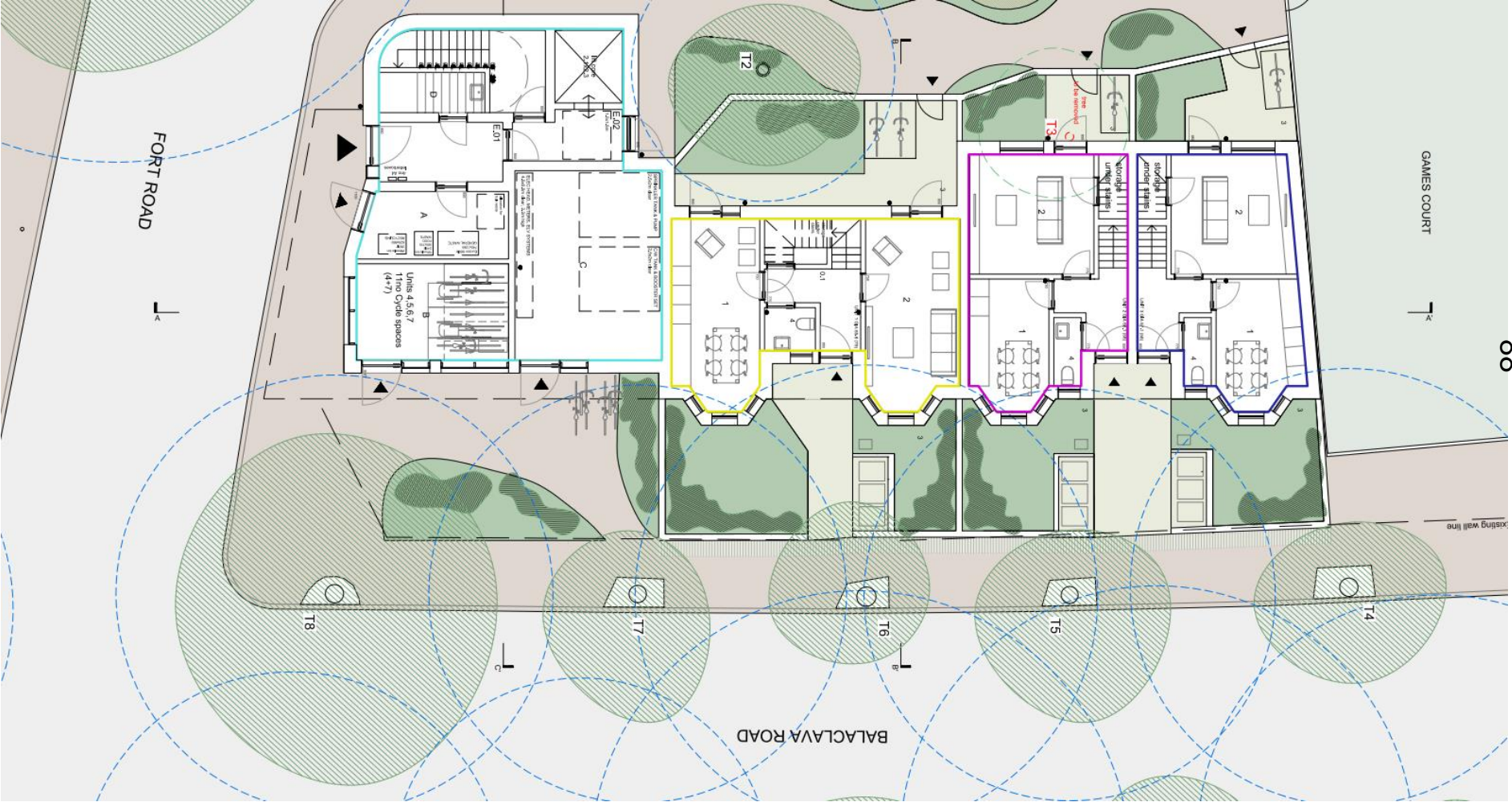
Use	Existing	Proposed	Change on site +/-
Housing Amenity land	Approx. 600sqm of grassed area and hardstanding.	Approx. 122sqm enhanced landscaping.	- 478sqm of housing grassed area and hard standing
Residential waste storage	Bin store comprising: X4 Recycling Bins X3 General Waste bin	Re-provision of existing bins in the wider Longfield Estate, and new waste provision provided on site for new residents	No net loss
Council homes	0 homes	8 homes	8 homes

# Proposed Site Plan





# Proposed Ground Floor Plan



# Proposed First Floor Plan



# Proposed East Elevations



# Proposed South Elevation





# DAYLIGHT AND SUNLIGHT

- All neighbouring building comply with the BRE guidance on VSC tests, with the exception of 1 window at Dartford House (west), 1 window at Alfred Salter House (south) and 8 habitable windows at the 2 and 3 storey houses on Fort Road (south) . These impacts are summarised below:

## **Dartford house (west)**

- Window 7 (32% loss). - Moderate impact

## **2-3 storey houses (south)**

- Window 129 (32.7%), 130 (34.8%), 131 (33.6%), 132 (35.7%). - Moderate impact

- Window 123 (30%), 126 (26.7%), 135 (28.5%) 136 (29.5%). - Minor impact

## **Alfred Salter House (south)**

- Window 162 (20.5%). - Minor impact

- In terms of daylight distribution the neighbouring development to the south all pass the NSL test demonstrating that all rooms will receive a good level of light.
- Overall the development is not considered to result in an unacceptable impact on the amenity of surrounding residents.

# Proposed Landscaping





1 View towards East of Shared Communal Landscape



2 View towards North West of Shared Communal Landscape





# Summary

The proposal would provide the following public benefits:

- 7 new social rented council homes
- High quality design and improved landscaping, including planting of 3 trees to replace the loss of 1 tree

It is recommended that the application is approved subject to condition.