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| ITEM NUMBER 1.1 | Classification OPEN | Decision Level Dulwich Community Council | Date 10/06/2010 |
| From Head of Development Management | | Title of Report DEVELOPMENT MANAGEMENT | |
| Proposal (09-AP-2130) Construction of a three / four storey block consisting of twelve new homes (5 x 4 bedroom houses, 1 x 4 bedroom maisonette, 5 x 2 bedroom flats and 1 x 1 bedroom flat) with associated landscaping and cycle parking. | | Address LAND ADJOINING 114 WOODLAND ROAD, LONDON, SE19 1PA Ward College | |
| Application Start Date 29/09/2009 | | Application Expiry Date 29/12/2009 | |

PURPOSE

- 1 To consider the above application, which is recommended for approval and has received more than 3 objections.

RECOMMENDATION

- 2 Grant planning permission subject to conditions and an agreement that allows the applicants to make a contribution to secure funding for local improvements.

BACKGROUND

- 3 This item was deferred from the Dulwich Community Council meeting on 18/03/2010 at the request Members so that a site visit could be arranged. The site visit took place on 27 May 2010.
- 4 In addition to the site visit, a late objection was received by the Crystal Palace Community Association and Crystal Palace Triangle Planning Group (CPTPG) raising the following points:
 - 5 Design - The officers report acknowledges the poor design of the elevations; such negative terms can not be reconciled with the assertions that the development has quality. The design of the housing blocks shows an increase in height as the road goes downhill. This is in conflict with the existing roof line which decreases to follow the downward slope of the road.
 - 6 Amenity space - The communal amenity space is a slither of triangular land on the edge of the railway embankment, which would be overshadowed by the flank of the 4 storey block and noisy because of the frequent train services.
 - 7 Residential standards and disability access - The proposal fails to meet lifetime home standards; the justification for no wheelchair units within the scheme is unfounded; the section of Woodland Road is not of its steepest that would make wheelchair use difficult.
 - 8 Incorrect calculations and density levels - The calculation of habitable rooms is incorrect with the design and access statement. The measurement of the site area is

incorrect and should be 0.14 not 0.2. We calculate the density to equate to 450 hrph. The room sizes are currently under review within the London Plan and the one-bed unit would not meet the new minimum.

9

Impact on local amenities - The proposal would increase pressure on the local primary school and the nearby GP.

10

Parking - Although a high PTAL the surrounding roads suffer from high parking stress, with no parking provided within this scheme and only 30 spaces provided in the 54 unit Lambeth scheme, forcing visitors and residents onto surrounding roads. Woodland Rd is narrow and vehicles parked on both side would restrict the flow of traffic along this road.

11

Sustainability - Code level 3 indicates that the design is poor a quality design could achieve code 5.

12

A letter was also received from Mr Goddard representing a local association raising the following points;

- The design of the elevations, both front and rear, is poor and out of character with that of the other buildings in the area. The development proposals do not, to quote the applicants' own words "echo the rhythm and scale of the existing terrace".
- The height of the new buildings should in any event be limited to a maximum of three stories, which is the maximum height of the existing buildings in Woodland Road.
- The proposal represents a significant overdevelopment of the site.
- The amenity space provided for the enjoyment of the occupiers of the proposed flats is inadequate in size.
- Planning permission should not be given for any new developments which do not include adequate off-street parking equivalent to the number of additional motor vehicles which the development in question is likely to attract.
- We would suggest that the four reasons given for refusal of the 2002 application (failure of the design to integrate visually with the neighbouring buildings, insufficient regard for the proximity of the Gipsy Hill Conservation Area, over-dominance of the scheme in the streetscape, and loss of visual amenity with insufficient amenity/playspace for children.

13

The applicants agents have also written in direct response to the concerns raised by the CPCA/CPTPG, and these responses are included below:

14

Design - The application have been subject to consultation with officers, the application has not been recommended for refusal on the basis of the design.

15

Height - Much of the existing Victorian housing along Woodland road is 3-storey with high floor to ceiling heights. The proposed houses do drop in height as the road drops down and do not exceed the heights of the nearest existing 3 storey houses.

16

Amenity space - The area allocated for the 5 units is 442 sq metres and complies with Southwark's SPD.

17

Residential standards and disability access - A comprehensive review of lifetime homes has been conducted and it is confirmed that all units would comply with the

standard. Level access could be achieved from the street to the units and the life time homes audit demonstrates that the properties could be adapted to the needs of wheelchair users.

- 18 Incorrect calculations and density levels - It is agreed that the density calculation within the Design and access statement is incorrect, however the calculation for habitable rooms is in line with Southwark guidance and does equate to 48 habitable rooms. The site area is calculated at 0.1792 ha, with a resulting density of 268 hrph.
- 19 Impact on local amenities - L. B of Lambeth did not raise any objection to the scheme, in terms of impacts a contribution is being made by the applicant.
- 20 Sustainability - Both the Local Planning Authority and the Housing Corporation Association require a minimum of Code level 3 which would be delivered by this scheme. Achieving a higher code would present a higher cost that would make the scheme unviable.
- 21 Parking - The proposed location is the optimum site for a car free development, the parking survey undertaken demonstrates the capacity for on street parking and an analysis of the car ownership in Gipsy Hill and College wards demonstrates a car ownership level of between 0.66 and 0.87 vehicles per household. Further parking was never given in a reason for refusal in the previous planning decisions.
- 22 The comments raised by the Local Groups as above have been considered. The issues around the design, height and amenity space have been raised previously and are discussed in the report below. In respect of the site area these have been calculated using GIS and is taken to concur with the applicants calculation and the density is agreed to be 268 hrph. It is noted that the calculation for habitable rooms used by the community group does not conform with the standards applied at Southwark and therefore produces a very different density figure.
- 23 The main considerations of the case are as set out in the earlier report and the recommendation remains to grant permission subject to the unilateral undertaking as agreed with officers.

| ITEM NUMBER | Classification | Decision Level | Date |
|--|--|---|------------|
| | OPEN | Dulwich Community Council | 18/03/2010 |
| From | Title of Report | | |
| Head of Development Management | DEVELOPMENT MANAGEMENT | | |
| Proposal (09-AP-2130) | Address | | |
| Construction of a three / four storey block consisting of twelve new homes (5 x 4 bedroom houses, 1 x 4 bedroom maisonette, 5 x 2 bedroom flats and 1 x 1 bedroom flat) with associated landscaping and cycle parking. | LAND ADJOINING 114 WOODLAND ROAD, LONDON, SE19 1PA | | |
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PURPOSE

- 1 To consider the above application, which is recommended for approval and has received more than 3 objections.

RECOMMENDATION

- 2 Grant planning permission subject to an agreement that allows the applicants to make a contribution to secure funding for local improvements.

BACKGROUND

Site location and description

- 3 The application site is located on the north eastern side of Woodland Road and is of an irregular shape with a total area of approximately 0.2ha. The site is currently overgrown with derelict garages to the southern section of the site. The site falls away fairly steeply leading down towards the railway embankment and there is an area of land to the rear of the site which can not be developed.
- 4 To the south of the site is a row of residential terraces ranging between two and three storeys in height. Immediately to the north and east of the site is the main rail line and across Woodland Road to the west is a seven storey high Council housing block.
- 5 The area is characterised by residential uses with the exception of a school located to the south west of the site.
- 6 The site does not lie within a Conservation Area. However, Gipsy Hill Conservation Area which lies in LB Lambeth is a short distance away, but does not adjoin the site. There are no listed buildings in the immediate vicinity.

It should be noted that Woodland Road is the boundary between Southwark and Lambeth Borough Council Areas.

Details of proposal

- 7 Planning permission is sought for the redevelopment of the site for the construction of a part 3, part 4 storey building which would comprise a total of 12 residential units.
- 8 The proposal consists of a mix of houses and flats, all of which will be set back from the pavement maintaining the existing building line of the street.
- 9 The building would take the form of a modern terrace with variation in the roof form to include intermittent gables with a variation in height. The bulk of the building would be towards the end of the terrace, taking advantage of the slope in the hill.
- 10 The proposed building would incorporate a variety of material types including brick and render. A number of the dwellings will have juliette style balconies on the front elevation.
- 11 The development does not extend across the full width of the site and a triangular section of land immediately opposite the car parking area of Wiseman Court would be landscaped to form a garden for the flatted element of the scheme.

Planning history

- 12 The site has been subject of a number of planning applications dating back to 2002.
- 13 02/CO/0530 Planning permission was refused at planning committee on 24/07/2002 for the demolition of existing derelict garages & construction of 3 storey building to provide temporary residential accommodation and a 2 storey care takers house, lay out one parking space and hard and soft landscaping. The application was refused for

the following reason;

- The proposed development by reason of its appearance and extent of site coverage would be detrimental to the Gipsy Hill Conservation Area (L.B. Lambeth).

14 07/AP/2165 Planning permission was refused under officers delegated powers on 3/1/2008 for redevelopment of the site for provision of a terrace houses and a block of flats on part 3 and part 4 storeys, total of 13 units, and communal garden to north of site for new development. The reasons for refusal were as follows;

- Insufficient information has been provided to justify that the development would be incapable of making a reasonable level of financial contribution based on a 35% affordable housing scheme, such that would mitigate the resulting impacts from the development.
- Insufficient information has been submitted to fully assess the sustainability aspects of the proposal and the impact they may have on the amenity of adjoining and future occupiers.

Planning history of adjoining sites

15 3-5 Cawnpore Street - 99-107 Woodland Road and land to the rear of 72 - 88 Gipsy Hill - redevelopment of the site involving the demolition of the existing buildings and erection of two buildings ranging from 3 to 5 storeys in height with basement level to provide 268sqm of Class B1 Office floorspace and 54 self-contained flats comprising 7 x 1 bedroom, 35 x 2 bedroom 10 x 3 bedroom and 2 x 4 bedroom dwellings, together with provision of 30 car parking spaces and 10 motorcycle spaces at basement level, surface level cycle storage, landscaping and boundary treatment.

16 Whilst not adjoining the site, this development has been granted permission (1/11/2007) by London Borough of Lambeth and is currently under construction.

FACTORS FOR CONSIDERATION

Main Issues

17 The main issues in this case are:

- a] the principle of the development in terms of land use and conformity with strategic policies.
- b] density;
- c] housing tenure and mix;
- d] amenity;
- e] traffic and parking;
- f] design;
- g] planning obligations;
- h] energy;
- i] trees;

j] biodiversity.

Planning Policy

Southwark Plan 2007 [July]

- 18 SP1 - Sustainability, equality and diversity
SP3 - Quality and accessibility
SP10 - Development impacts
SP11 - Amenity and environmental quality
SP12 - Pollution
SP13 - Design and heritage
SP14 - Sustainable buildings
SP17 - Housing
SP18 - Sustainable transport

- 2.5 - Planning obligations
3.2 - Protection of amenity
3.3 - Sustainability assessment
3.4 - Energy efficiency
3.5 - Renewable energy
3.7 - Waste reduction
3.11 - Efficient use of land
3.12 - Quality in design
3.13 - Urban design
3.14 - Designing out crime
3.28 - Biodiversity
4.1 - Density of residential development
4.2 - Quality of residential accommodation
4.3 - Mix of dwellings
4.4 - Affordable housing
4.5 - Wheelchair affordable housing
5.2 - Transport impacts
5.3 - Walking and cycling
5.6 - Car parking
5.7 - Parking standards for disabled people and the mobility impaired

Section 106 Planning Obligations SPD (July 2007)
Residential Design Standards SPD (September 2008)
Affordable Housing SPD (September 2008)
Sustainable Design and Construction SPD (February 2009)

London Plan consolidated with alterations since 2004

- 19 2A.1 Sustainability criteria
3A.1 Increasing London's supply of housing
3A.2 Borough housing targets
3A.3 Maximising the potential of sites
3A.5 Housing choice
3A.6 Quality of new housing provision
3A.9 Affordable housing targets
3A.11 Affordable housing thresholds
3A.18 Protection and enhancement of social infrastructure and community facilities
3A.20 Health objectives
3C.1 Integrating transport and development
3C.3 Sustainable transport in London
3C.23 Parking strategy

- 3D.8 Realising the value of open space and green infrastructure
- 4A.1 Climate change
- 4A.3 Sustainable design and construction
- 4A.4 Energy assessment
- 4A.7 Renewable Energy.
- 4A.9 Adaptation to Climate Change
- 4A.14 Sustainable drainage
- 4A.16 Water supplies and resources
- 4A.19 Air quality
- 4A.22 Waste management
- 4A.28 Construction, excavation and demolition waste
- 4B.1 Design principles for a compact city
- 4B.5 Creating an inclusive environment
- 4B.6 Safety, Security and fire prevention and protection
- 4B.8 Respect local context and communities
- 4B.11 London's built heritage

Planning Policy Guidance [PPG] and Planning Policy Statements [PPS]

- 20 PPS1: Delivering Sustainable Development (January 2005)
- PPS3: Housing (November 2006)
- PPG13: Transport (April 2001)
- PPG15 Planning and the Historic Environment
- PPG24: Planning and Noise (October 1994)
- Consultations**

- 21 Site notice date:09/10/2009 Press notice date:08/10/2009

Neighbour consultation letters sent:08/10/2009

Case officer site visit date:09/10/2009

- 22 Internal consultees
- Access
- Arboricultural Officer
- Ecology Officer
- Environmental Protection
- Transport
- Waste management

- 23 Statutory and non-statutory consultees
- Lambeth Council
- Natural England - London Region
- Thames Water
- Southwark Cyclists
- Railtrack Southern

- 24 Neighbour consultees
- See Appendix 1.

- 25 Re-consultation
- Following the first round of consultations the applicant arranged a meeting with some of the residents to go through the concerns raised. As a result of this meeting amendments were made to the scheme which included alterations to the front elevation and a small reduction in the overall height of the buildings. A further letter was sent to residents on 5 January 2010.

Consultation replies

Internal consultees

- 26 Access - Raise no objections to the lack of wheelchair units due to the location.
Arboricultural Officer - Raise no objections subject to conditions
Ecology Officer - Raise no objections subject to conditions.
Environmental Protection - Raise no objections subject to conditions to reduce noise to rear bedroom windows and with respect to soil contamination
Transport - Raise no objections
Waste management - No comments received.

Statutory and non-statutory consultees

- 27 Lambeth Council - Raise no objections.
Natural England - London Region - Raise no objections subject to conditions to ensure mitigation measures are put into place should badger habitats being found.
Thames Water - Raise no objections.
Southwark Cyclists - Request condition for 130% cycle parking.
Railtrack Southern - No comments received.
Crystal Palace Community Association - Object to the application on the following grounds:

- The proposal does not attempt to pay regard to context.
- The previous schemes were both refused, the earlier scheme for its contemporary style and for being out of keeping with the area. The reason of dominance given in the 2002 refusal is equally applicable in this case.
- The current proposal is a pastiche of poor quality.
- The end buildings are too high and will create an unacceptable degree of overshadowing to the communal gardens at the side.
- The main street facade is poorly designed.
- Taken together the banal front, visually prominent front elevations, excessive and dominant height, the poor quality amenity space and lack of parking are each on their own sufficient to warrant refusal of the scheme.

Neighbour consultees

- 28 A list of addresses from residents commenting on the application is given below. A total of 24 objections and 1 letter of support were received in response to the initial round of consultation and a further 16 objections were received to the second consultation. A list of addresses, (where given, of comments received are at Appendix 2).
- 29 The comments raised are listed below;
- 30 Support - It will improve the tone of the neighbourhood as well as provide some much needed housing.
- 31
- Density, height and bulk
The strip of land is too narrow and too short to be developed. The building is too high at 4 storeys and the solid flat end of the lower block will be seen immediately rounding the bend in the road. The density of 31 bedrooms on such a small site would exceed the density levels for this area.
- 32
- Parking
There is no parking and with the school nearby will be dangerous. There will be an influx of children in the area which is already overcrowded. Woodland Road and the surrounding streets are heavily parked with very few spaces in the evening and weekends. The parking survey is not an accurate reflection of average parking

conditions.

- 33 • Design
The 4 storey element is out of scale with this part of Woodland Road. The properties immediately adjoining are 2 and 3 storey. The highest part of the roof is more than the ridge of the 3 storey properties several houses away. This will be unattractive when viewed from the northern end of Woodland Road, but also noticeable from the southern end at the edge of the conservation area. The size, design and materials are completely out of keeping with others in this part of Woodland Road. Full height patio door style windows with protective balcony coverings cannot be found anywhere on this side of the road. The proposed variation of materials along the frontage fails to adequately break up the design of the block. The new units would be very close to the road giving a bulky and overbearing feel to the streetscape. The heights of the building look questionable and the slope shown on the drawings does not appear to reflect the existing situation, consequently the buildings are taller than some of the tallest buildings on this side of the road.
- 34 • Daylight and sunlight
The proposal will block sunlight and daylight coming into my flat, as the sun only comes in from that side.
- 35 • The area will be noisier.
- 36 • Loss of trees close to the conservation area and impact on wildlife.
- 37 • Woodland Road cannot sustain more development and will overload the area and infrastructure.
- 38 • The consultation by HTA was for a different design and pre-Cawnpore St.
- 39 • The new plans do not reflect the haphazard irregularities of the existing buildings on Woodland Road, and the slope is not used to mitigate the height impact. The artist's impression of the road gives a misleading idea of the width which is very narrow, the proximity of the buildings to the road will make them overbearing and dominant.
- 40 A letter was received from Cllr Andrew Gibson who is a ward councillor for the Gipsy Hill Ward, he objects as follows
- Housing density will give rise to many problems and as such the application represents an attempt at over intensive development.
 - Parking stress, the area suffers from commuter parking and the peak parking stress has not been identified properly and will worsen with the Cawnpore Street development
 - The applicant is trying to get onto a cramped site sloping next to a railway line, the internal proportions are not very generous, fewer dwellings should be proposed.
 - The design is out of keeping with the area, the height design and massing of the proposed development are incongruous and unsightly. The roofline is out of kilter with the surroundings.

Re-consultation

- 41 The objections received as part of the reconsultation reiterated the original concerns on overdevelopment, poor design, congestion and parking stress, not a mixed development (100% social housing).

PLANNING CONSIDERATIONS

Principle of development

- 42 The site is not subject to any designation in the Southwark Plan. The prevailing character of the surrounding area is residential, and as such there are no objections to the principle of the proposed development in landuse terms.
- 43 The Council's housing needs survey was updated in 2006 and found that there is a significant shortfall of housing in the Borough, a general need for more family housing, the greatest need in the private housing sector is for 1 and 2 bedroom properties and the greatest need in the affordable housing sector is for 3-bedroom properties. The proposal would be in accordance with the aims and objectives of PPS3: Housing and the London Plan in providing residential accommodation on an vacant site, and the provision of 100% affordable housing is welcomed. Given the limited number of units, it is not considered that this would lead to an overconcentration of housing in one tenure type in this area.
- 44 The redevelopment of the site for residential purposes is generally accepted and this is reflected in earlier refusals which did not determine that the site was unsuitable for residential purposes and this was never given as a reason for refusal of planning permission.

Environmental impact assessment

- 45 Not required for a scheme of this type or size.

Impact of proposed development on amenity of adjoining occupiers and surrounding area

- 46 Outlook and privacy
The proposal would adjoin no.114 Woodland Road and this would be the property most affected by the physical impacts of the scheme. The proposal would not sit immediately on the boundary with no. 114 whose flank wall extends on the boundary with the application site. The plot adjoining 114 would be a single dwelling house with a side access gate leading out to the rear garden. The dwelling would not extend out as far as the outrigger of no 114 and no windows are proposed on the flank elevation. Due to the orientation of no 114 and the location of the long blank wall on the boundary it is not considered that the proposal would impact on the general outlook and privacy to this dwelling.
- 47 Daylight and Sunlight
Objections have been received in respect of loss of sunlight to dwellings in Wiseman Court. The development site would be located approximately 23 metres from Wiseman Court and lies in a north easterly direction to this building. It is unlikely that the proposal will have any negative impact to the daylight and sunlight received to this property.

In terms of the impacts on neighbours, it is considered that the proposal is compliant with Policy 3.2 Protection of Amenity of the Southwark Plan 2007.

- 48 Design (see paragraphs 56 - 59)

- 50 Parking (see paragraph 52 - 55)

Impact of adjoining and nearby uses on occupiers and users of proposed development

- 51 The proposal is for housing in an area which is residential in character. Whilst there has been some concern raised around the provision of an entirely social housing scheme, the use remains residential and is not seen to conflict with the residential nature of the area.

Traffic issues

- 52 The site lies within an area with a high public transport accessibility level (PTAL) rated 5. No car parking is provided with the proposal and this has raised a lot of local concern. The Council's transport officer has not raised any objections to the absence of any off street parking in respect of the proposal due to the location.
- 53 Local residents are concerned that the demand for on street parking as a result of this development and combined with the development in Lambeth would place undue parking stress on the local streets.
- 54 The concern raised is noted, however in the consideration of this case the lack of parking would not be a justifiable reason for refusal, as the site is not being over developed as reflected in the low density and the generous level of outdoor space provided. Further it is noted from the historic plans of the site the terrace along Woodland Road contained a further 14 houses none of which would have had any off street parking.

Cycle parking

- 55 Storage for a total of 13 bicycles would be provided. Ten would be accessed off the ground floor internal corridor for the flats. Cycle storage is not provided in the front of the building for the houses as this would add clutter to the front of the dwellings. The end properties have a side gate and external access to side/rear storage which would accommodate the additional 3 spaces. It is recommended that a condition be imposed to ensure that the cycle storage is provided.

Design issues

- 56 In terms of height, scale and massing, this proposal has been through a series of amendments and it is now considered that it has reached an acceptable solution. The variety of three and four storey blocks stepping-down the hill marks an acceptable response to the scale and variety of houses that are evident in the existing eastern side of Woodlands Road. The scale of the four-storey block at the lower northern end of the site has been questioned, but it is felt that this provides a strong termination to the terrace and is an adequately contextual response.
- 57 The height needs to be carefully controlled, as no heights are indicated on the plans. For this reason the benchmark should be the closest 3-storey semi-detached houses in the existing streetscape [No.s 108+110] relative to which no eaves or ridge level on the proposal should be equal or exceeding.
- 58 The proposal has sought to introduce a level of variety in the design that reflects the house plot-widths on the existing streetscape, either by physical stepping-down or gabled frontages and changes in facing materials. It is recommend that sample-boards be submitted to show the quality of materials and finishes, and to demonstrate how they respond to their context. Some variety is also achieved in the fenestration and door patterns, but there is still a repetitive quality in their distribution that could have been more imaginative and interesting. It is unfortunate that the rear facades have (apparently) received much less consideration than the streetscape, displaying a lack of character and architectural interest.

59 On balance it is considered that this proposal has reached an acceptable level of design and contextual response for this site, and can now be supported when assessed against policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007.

Impact on character and setting of a listed building and/or conservation area

60 The proposal does not lie within a conservation area, although it is close to the Gipsy Hill Conservation area in Lambeth. Lambeth Council were consulted on this application and have written that they have no objections. Lambeth have previously raised objections to earlier schemes on the grounds of the impact on the conservation area. Southwark officers do not believe that the proposal would impact negatively on the Gipsy Hill Conservation Area, which would be more affected by the Cawnpore Street development.

As such, it is considered that the proposal would preserve the character and appearance of the Conservation Area, in accordance with the guidance in PPG15.

Impact on trees

61 Objections have been raised in relation to the loss of trees on site. The site is heavily vegetated however the trees are primarily located along the eastern and north western boundaries. On advice given by officers as part of the pre-application process, the proposal has been designed to ensure that the three trees fronting the street are retained. Many of the other trees on the site were self-seeded and have grown too close to each other. Additional tree planting within the site could be included as a landscape condition and no objections are raised on these grounds.

62 Further discussions with the applicant have determined that it may be possible to retain the Ash tree which lies close to the boundary with 114 Woodland Road, (labelled T14 on the Trees to be removed plan).

63 No objections have been raised by the arboriculturalist subject to suitable tree protection measures and conditions to ensure suitable replacement species.

Planning obligations [S.106 undertaking or agreement]

64 The applicants have submitted an economic development appraisal, which demonstrates that the proposal would not be able to withstand any form of monetary contribution. This information has been examined by the Council's valuers and they have agreed the conclusions reached by the applicant that the scheme is likely to result in a loss, even with grant. Notwithstanding this the applicant has agreed to make a contribution of £30,000.

65 Under Policy 2.5 of the Southwark Plan the authority will seek to enter into planning obligations to mitigate against development impacts which cannot be dealt with by conditions. Officers have calculated that the total contribution would have been £44,363 to be provided as follows;

66 £ 7,957 Employment during construction
£ 645 Employment during construction management fee
£16,099 Public open space, children's play equipment and sports development
£ 7,259 Strategic transport
£11,534 Health
£ 870 Admin fee

Given the sum of money offered would not fully meet the total contribution, officers suggest that the cost for strategic transport and public open space and children's play equipment and sports development are met, (total £23358) and the remainder (£6642) put towards the health contribution.

Other matters

Density

- 67 Policy 4.1 of the Southwark Plan limits the density of developments to prevent overdevelopment of the site from occurring. As the site is located within a suburban zone a density of between 200 and 350 habitable rooms per hectare is permissible. The density of the proposal is 266 habitable rooms per hectare which is compliant with this policy.

Dwelling Mix

- 68 Policy 4.3 of the Southwark Plan 'Mix of dwellings' states that all major residential developments should provide a mix of dwelling sizes and types to cater for the range of housing needs in the area. Further guidance is contained within the Residential Development Standards SPD which states that for major residential schemes, the majority of units should have two or more bedrooms, in developments of 15 or more dwellings at least 10% should have direct access to private outdoor space and at least 10% should be suitable for wheelchair users.

- 69 The scheme would provide 6 x 4-bed units (50%), 5 x 2-bed units (49%) 1x 1-bed unit (1%).

- 70 The proposal, whilst meeting lifetime homes standards for the proposed dwellings would not provide any wheelchair housing, due to the location of the development at the bottom of a fairly steep hill. Whilst this would not meet the requirements of Policy 4.3 the appropriateness of the site is a valid consideration. The access officer was consulted on this and considers that it would not be appropriate in this location to seek the usually provision of wheelchair housing.

Housing Tenure

- 71 The application proposes 100% affordable housing, all of which would be social rented. Policy 4.4 of the Southwark Plan generally requires a tenure split of 70:30 social rented to intermediate housing, although paragraph 5.4 of the adopted Affordable Housing SPD permits a move away from the 70:30 tenure split for schemes proposing 100% affordable housing, which are generally put forward in order to meet a specific need. As such, there are no objections in this regard.

Quality of the proposed accommodation

- 72 The proposed room sizes would comply with the Residential Design Standards SPD minimum, overall, all of the dwellings would exceed minimum floor area requirements and would receive acceptable levels of light, with all of the units being dual aspect.

- 73 The proposal would provide some defensible space in front of the ground floor windows fronting Woodland Road, enclosed by low boundary walls. This is considered to be sufficient to protect the privacy of future occupiers, subject to a condition that the boundary treatment is provided prior to occupation.

- 74 The Residential Design Standards SPD requires a minimum of 10 sqm of private amenity space for flats plus an additional 50 sqm of communal amenity space and 50 square metres for houses. The proposal would provide all of the 4 bedroom units and the 1 bed unit with over 50 sq. metres of private outdoor amenity space. The 2 bedroom units would have access to 255 sq metres of communal space at the side of the development

Biodiversity

- 75 As the site has been undeveloped for some time the area has become overgrown and attracted a variety of wildlife. In order to assess the impact of the proposal on the wild life a habitat study was submitted with the application and separate bat and badger

studies were also undertaken. The bat survey found that whilst it was likely that the railway line was used as a commuting route there were no bats within the site. Conditions have been recommended by the Ecology officer to ensure low level lighting so as not to disturb any bats and the use of bat bricks within the new dwellings.

- 76 The badger survey showed that although no evidence of badgers were found in the initial survey a monitoring study would need to be undertaken.
- 77 If evidence of badgers is confirmed from the holes in use then a mitigation strategy will need to be agreed with Natural England.
- 78 The retention of a buffer zone between this development and the railway would go some way towards mitigating for the impact on this site on biodiversity

Refuse / recycling

- 78 The plans show adequate refuse storage to serve the proposed development. The houses will have space allocated within the front gardens as will the ground floor end flat unit, which has a separate entrance from Woodland Road. The main entrance to the flat blocks would have an integral storage area to the front of the building. The areas allocated are suitably located for residents and are accessible for collection purposes. There is space for recycling receptacles although these are not marked on the plan. A condition requiring that the details for recycle stores are provided and completed prior to occupation is recommended, to ensure compliance with policy 3.7 of the Southwark Plan 'Waste reduction'.

Noise and vibration

- 79 Given the proximity of the site to the railway, a noise and vibration report has been submitted with the application. This has been reviewed by the Council's Public Protection Team who has advised that noise and vibration within the flats would fall within acceptable levels. The team has recommended a condition to control noise levels to rear bedrooms. A request for a condition on soil contamination, has been made given that the site may have been used for fly tipping in past, in order to protect the amenity of existing and future occupiers.

Conclusion

- 80 The application site has been subject of a number of applications and pre-application discussion. It is considered that the site is appropriate for residential development, the provision of large family units is in demand within the borough and the proposal would provide 6 four bedroom homes. The quality of the residential accommodation would comply with the Council's residential standards SPD save for the lack of private amenity space for some of the flatted units which would have use of the communal area to the side.
- 81 The mix of the units and the level of development proposed would meet the requirements of Southwark Plan Policies, and the absence of wheelchair units is understandable in the given location and this is not seen as sufficiently justifiable as a reason for refusal.
- 82 The majority of concerns raised by residents have been around design and parking. The design is considered to address the street appropriately, whilst of a modern design it does pick up on elements of the Victorian dwellings further up the road and maintains the established building lines. It is understandable that the scheme may not appeal to all but in the view of officers with the use of sufficiently robust and good quality materials the proposed development will infill this stretch of Woodland Road and offer an improvement to the streetscene compared with the existing hoarded site.

The lack of parking has not given rise to objections from transport officers; this is due to its location and to the impact of off street parking on the further loss of trees within the site.

84

This is a site that has previously been developed with 14 houses. It is acknowledged that the development in neighbouring Lambeth will be significant in its impact on the area, this is not in itself justification to stifle what is a relatively modest scheme. It is therefore recommended that planning permission be granted subject to the completion of the unilateral agreement.

COMMUNITY IMPACT STATEMENT

85 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

a] The impact on local people is set out above.

b] The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified as parking, design and loss of trees.

c] The likely adverse or less good implications for any particular communities/groups have been also been discussed above. Specific actions to ameliorate these implications are use some of the contribution towards strategic transport, to ensure the materials in respect of the design are submitted for further approval and to ensure the development retains as many trees as possible and provides a good standard of landscaping for the development.

HUMAN RIGHTS

86 This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant. This application has the legitimate aim of providing a residential development for 12 new residential units. The rights potentially engaged by this application, including a right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

SUSTAINABLE DEVELOPMENT IMPLICATIONS

87 The proposal would provide an overall reduction of 20% in carbon emissions with the use of photovoltaic panels on the roof to produce electricity for the proposed dwellings. Each solar photovoltaic panel will link to an inverter within each dwelling so that the tenant directly benefits either from direct electrical generation, or by export to the grid. The dwellings will be low energy light fittings, both internally and externally, with timers and sensors on the external lights. The internal water consumption will be restricted through dual flush toilets, 130 litre baths and flow restrictors on taps and showers, water butts will be provided in all of the gardens.

88 The proposal is being designed to achieve code level 3. This complies with the minimum standard set out in the Sustainable Design and Construction SPD and a condition to ensure this is carried through to the completed development is recommended.

| | | |
|---------------|--------------|--------------------------------|
| LEAD OFFICER | Gary Rice | Head of Development Management |
| REPORT AUTHOR | Sonia Watson | Team Leader - Development |

CASE FILE
Papers held at:

TP/2575-114
Regeneration and neighbourhoods dept.
tel.: 020 7525 5403 email:planning.enquiries@southwark.gov.uk

Appendix 1

Neighbour Consultee List for Application Reg. No. 09-AP-2130

| | | | |
|------------------|--------------------------|-------------|--|
| TP No | TP/2575-114 | Site | LAND ADJOINING 114 WOODLAND ROAD, LONDON, SE19 1PA |
| App. Type | Full Planning Permission | | |

| Date Printed | Address |
|---------------------|--|
| 08/10/2009 | 98 WOODLAND ROAD LONDON SE19 1PA |
| 08/10/2009 | 102 WOODLAND ROAD LONDON SE19 1PA |
| 08/10/2009 | 108 WOODLAND ROAD LONDON SE19 1PA |
| 08/10/2009 | 112 WOODLAND ROAD LONDON SE19 1PA |
| 08/10/2009 | 18 JASPER ROAD LONDON SE19 1SJ |
| 08/10/2009 | 22 JASPER ROAD LONDON SE19 1SJ |
| 08/10/2009 | 26 JASPER ROAD LONDON SE19 1SJ |
| 08/10/2009 | 30 JASPER ROAD LONDON SE19 1SJ |
| 08/10/2009 | 30B JASPER ROAD LONDON SE19 1SJ |
| 08/10/2009 | 96A WOODLAND ROAD LONDON SE19 1PH |
| 08/10/2009 | 96C WOODLAND ROAD LONDON SE19 1PH |
| 08/10/2009 | 90B WOODLAND ROAD LONDON SE19 1PA |
| 08/10/2009 | FLAT 1 86 WOODLAND ROAD LONDON SE19 1PA |
| 08/10/2009 | FLAT 16 GOULD COURT WOODLAND ROAD LONDON SE19 1PH |
| 08/10/2009 | FLAT 1 82 WOODLAND ROAD LONDON SE19 1PA |
| 08/10/2009 | FLAT 3 82 WOODLAND ROAD LONDON SE19 1PA |
| 08/10/2009 | FLAT 23 GOULD COURT WOODLAND ROAD LONDON SE19 1PH |
| 08/10/2009 | FLAT 25 GOULD COURT WOODLAND ROAD LONDON SE19 1PH |
| 08/10/2009 | FLAT 27 GOULD COURT WOODLAND ROAD LONDON SE19 1PH |
| 08/10/2009 | FLAT 4 GOULD COURT WOODLAND ROAD LONDON SE19 1PH |
| 08/10/2009 | FLAT 6 GOULD COURT WOODLAND ROAD LONDON SE19 1PH |
| 08/10/2009 | FLAT 8 GOULD COURT WOODLAND ROAD LONDON SE19 1PH |
| 08/10/2009 | FLAT 1 GOULD COURT WOODLAND ROAD LONDON SE19 1PH |
| 08/10/2009 | FLAT 11 GOULD COURT WOODLAND ROAD LONDON SE19 1PH |
| 08/10/2009 | FLAT 13 GOULD COURT WOODLAND ROAD LONDON SE19 1PH |
| 08/10/2009 | FLAT 15 GOULD COURT WOODLAND ROAD LONDON SE19 1PH |
| 08/10/2009 | FLAT 18 GOULD COURT WOODLAND ROAD LONDON SE19 1PH |
| 08/10/2009 | FLAT 2 GOULD COURT WOODLAND ROAD LONDON SE19 1PH |
| 08/10/2009 | FLAT 21 GOULD COURT WOODLAND ROAD LONDON SE19 1PH |
| 08/10/2009 | FLAT 9 GOULD COURT WOODLAND ROAD LONDON SE19 1PH |
| 08/10/2009 | FLAT 1 84-86 WOODLAND ROAD LONDON SE19 1PA |
| 08/10/2009 | FLAT 3 84-86 WOODLAND ROAD LONDON SE19 1PA |
| 08/10/2009 | FLAT 5 84-86 WOODLAND ROAD LONDON SE19 1PA |
| 08/10/2009 | FLAT 28 FORBES COURT GIPSY HILL LONDON SE19 1PJ |
| 08/10/2009 | FLAT 4 FORBES COURT GIPSY HILL LONDON SE19 1PJ |
| 08/10/2009 | GROUND FLOOR FLAT 92 WOODLAND ROAD LONDON SE19 1PA |
| 08/10/2009 | FLAT 18 FORBES COURT GIPSY HILL LONDON SE19 1PJ |

08/10/2009 FLAT 16 FORBES COURT GIPSY HILL LONDON SE19 1PJ
08/10/2009 FLAT 5 FORBES COURT GIPSY HILL LONDON SE19 1PJ
08/10/2009 FLAT 1 FORBES COURT GIPSY HILL LONDON SE19 1PJ
08/10/2009 FLAT 23 FORBES COURT GIPSY HILL LONDON SE19 1PJ
08/10/2009 FLAT 22 FORBES COURT GIPSY HILL LONDON SE19 1PJ
08/10/2009 FLAT 13 FORBES COURT GIPSY HILL LONDON SE19 1PJ
08/10/2009 FLAT 15 FORBES COURT GIPSY HILL LONDON SE19 1PJ
08/10/2009 FLAT 27 FORBES COURT GIPSY HILL LONDON SE19 1PJ
08/10/2009 30A JASPER ROAD LONDON SE19 1SJ
08/10/2009 104 WOODLAND ROAD LONDON SE19 1PA
08/10/2009 106 WOODLAND ROAD LONDON SE19 1PA
08/10/2009 110 WOODLAND ROAD LONDON SE19 1PA
08/10/2009 88 WOODLAND ROAD LONDON SE19 1PA
08/10/2009 16 JASPER ROAD LONDON SE19 1SJ
08/10/2009 20 JASPER ROAD LONDON SE19 1SJ
08/10/2009 24 JASPER ROAD LONDON SE19 1SJ
08/10/2009 28 JASPER ROAD LONDON SE19 1SJ
08/10/2009 90A WOODLAND ROAD LONDON SE19 1PA
08/10/2009 96B WOODLAND ROAD LONDON SE19 1PA
08/10/2009 94B WOODLAND ROAD LONDON SE19 1PA
08/10/2009 94A WOODLAND ROAD LONDON SE19 1PA
08/10/2009 FLAT 10 GOULD COURT WOODLAND ROAD LONDON SE19 1PH
08/10/2009 FLAT 12 GOULD COURT WOODLAND ROAD LONDON SE19 1PH
08/10/2009 FLAT 14 GOULD COURT WOODLAND ROAD LONDON SE19 1PH
08/10/2009 FLAT 17 GOULD COURT WOODLAND ROAD LONDON SE19 1PH
08/10/2009 FLAT 19 GOULD COURT WOODLAND ROAD LONDON SE19 1PH
08/10/2009 FLAT 20 GOULD COURT WOODLAND ROAD LONDON SE19 1PH
08/10/2009 FLAT 22 GOULD COURT WOODLAND ROAD LONDON SE19 1PH
08/10/2009 FLAT 24 GOULD COURT WOODLAND ROAD LONDON SE19 1PH
08/10/2009 FLAT 26 GOULD COURT WOODLAND ROAD LONDON SE19 1PH
08/10/2009 FLAT 3 GOULD COURT WOODLAND ROAD LONDON SE19 1PH
08/10/2009 FLAT 5 GOULD COURT WOODLAND ROAD LONDON SE19 1PH
08/10/2009 FLAT 7 GOULD COURT WOODLAND ROAD LONDON SE19 1PH
08/10/2009 FLAT 2 82 WOODLAND ROAD LONDON SE19 1PA
08/10/2009 FLAT 2 84-86 WOODLAND ROAD LONDON SE19 1PA
08/10/2009 FLAT 4 84-86 WOODLAND ROAD LONDON SE19 1PA
08/10/2009 FIRST FLOOR AND SECOND FLOOR FLAT 92 WOODLAND ROAD LONDON SE19 1PA
08/10/2009 FLAT 10 FORBES COURT GIPSY HILL LONDON SE19 1PJ
08/10/2009 FLAT 9 FORBES COURT GIPSY HILL LONDON SE19 1PJ
08/10/2009 FLAT 11 FORBES COURT GIPSY HILL LONDON SE19 1PJ
08/10/2009 FLAT 6 FORBES COURT GIPSY HILL LONDON SE19 1PJ
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08/10/2009 FLAT 17 FORBES COURT GIPSY HILL LONDON SE19 1PJ
08/10/2009 FLAT 24 FORBES COURT GIPSY HILL LONDON SE19 1PJ
08/10/2009 FLAT 7 FORBES COURT GIPSY HILL LONDON SE19 1PJ
08/10/2009 FLAT 25 FORBES COURT GIPSY HILL LONDON SE19 1PJ
08/10/2009 FLAT 19 FORBES COURT GIPSY HILL LONDON SE19 1PJ
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08/10/2009 FLAT 20 FORBES COURT GIPSY HILL LONDON SE19 1PJ
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08/10/2009 Mercury House 1st floor south 109-119 Waterloo Road London SE1 8UL
08/10/2009 1 WOODLAND ROAD LONDON SE19 1NS
08/10/2009 1 WOODLAND ROAD LONDON SE19 1NS
08/10/2009 3 WOODLAND ROAD LONDON SE19 1NS
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08/10/2009 60 WOODLAND ROAD LONDON SE19 1NT
08/10/2009 62 WOODLAND ROAD LONDON SE19 1NT
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08/10/2009 2 WISEMAN COURT WOODLAND ROAD LONDON SE19 1PQ
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08/10/2009 4 WISEMAN COURT WOODLAND ROAD LONDON SE19 1PQ
08/10/2009 5 WISEMAN COURT WOODLAND ROAD LONDON SE19 1PQ
08/10/2009 6 WISEMAN COURT WOODLAND ROAD LONDON SE19 1PQ
08/10/2009 7 WISEMAN COURT WOODLAND ROAD LONDON SE19 1PQ
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08/10/2009 9 WISEMAN COURT WOODLAND ROAD LONDON SE19 1PQ
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08/10/2009 25 WISEMAN COURT WOODLAND ROAD LONDON SE19 1PQ
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08/10/2009 27 WISEMAN COURT WOODLAND ROAD LONDON SE19 1PQ
08/10/2009 28 WISEMAN COURT WOODLAND ROAD LONDON SE19 1PQ
08/10/2009 48 WOODLAND HILL LONDON SE19 1NY
08/10/2009 56 CAMDEN HILL ROAD LONDON SE19 1NR
08/10/2009 56 CAMDEN HILL ROAD LONDON SE19 1NR
08/10/2009 56 CAMDEN HILL ROAD LONDON SE19 1NR
08/10/2009 49 CAMDEN HILL ROAD LONDON SE19 1NX
08/10/2009 66 WOODLAND ROAD LONDON SE19 1PA
08/10/2009 68 WOODLAND ROAD LONDON SE19 1PA
08/10/2009 70 WOODLAND ROAD LONDON SE19 1PA
08/10/2009 72 WOODLAND ROAD LONDON SE19 1PA
08/10/2009 74 WOODLAND ROAD LONDON SE19 1PA
08/10/2009 76 WOODLAND ROAD LONDON SE19 1PA
08/10/2009 78 WOODLAND ROAD LONDON SE19 1PA
08/10/2009 80 WOODLAND ROAD LONDON SE19 1PA

Appendix 2
Neighbour Consultee Response List for Application Reg. No. 09-AP-2130

| | | | |
|--------------|-------------|-------------|--|
| TP No | TP/2575-114 | Site | LAND ADJOINING 114 WOODLAND ROAD, LONDON, SE19 1PA |
|--------------|-------------|-------------|--|

| Date Received | Address | |
|---------------|---|------------------|
| 30/10/2009 | 108 WOODLAND ROAD LONDON SE19 1PA | |
| 20/01/2010 | 108 WOODLAND ROAD LONDON SE19 1PA | |
| 19/11/2009 | FLAT 4 GOULD COURT WOODLAND ROAD LONDON SE19 1PH | Objects |
| 22/10/2009 | 104 WOODLAND ROAD LONDON SE19 1PA | General Comments |
| 13/11/2009 | 37 WOODLAND ROAD LONDON SE19 1NU | |
| 19/11/2009 | 39 WOODLAND ROAD LONDON SE19 1NU | Objects |
| 22/10/2009 | 42 WOODLAND ROAD LONDON SE19 1NT | |
| 06/11/2009 | 42 WOODLAND ROAD LONDON SE19 1NT | |
| 23/11/2009 | 44 WOODLAND ROAD LONDON SE19 1NT | |
| 20/11/2009 | 2 WISEMAN COURT WOODLAND ROAD LONDON SE19 1PQ | Objects |
| 29/10/2009 | 6 WISEMAN COURT WOODLAND ROAD LONDON SE19 1PQ | |
| 13/11/2009 | 19 WISEMAN COURT WOODLAND ROAD LONDON SE19 1PQ | |
| 13/11/2009 | 20 WISEMAN COURT WOODLAND ROAD LONDON SE19 1PQ | |
| 02/11/2009 | 25 WISEMAN COURT WOODLAND ROAD LONDON SE19 1PQ | |
| 19/10/2009 | 26 WISEMAN COURT WOODLAND ROAD LONDON SE19 1PQ | |
| 02/11/2009 | 70 WOODLAND ROAD LONDON SE19 1PA | |
| 12/10/2009 | Flat G 3 Dunnage Crescent London SE16 1FJ | |
| 26/10/2009 | 106 Woodland Road London SE19 1PA | |
| | 114 Woodland Road London SE19 1PA | |
| 11/11/2009 | 5B WOODLAND HILL LONDON SE19 1PB | Objects |
| 11/11/2009 | 24 WOODLAND HILL LONDON SE19 1NY | Objects |
| 13/11/2009 | BASEMENT FLAT 19 CAMDEN HILL ROAD LONDON SE19 INX | |
| 13/11/2009 | Conservative Group Office Lambeth Town Hall London SW2 1RW | |
| 06/11/2009 | 108 Woodland Road London SE19 1PA | |
| 16/11/2009 | 44 Woodland Hill London SE19 1NY | |
| 16/11/2009 | Conservative Councillor, Gipsy Hill Lambeth Town Hall Brixton Hill London SW2 1RW | |
| 19/11/2009 | 39 WOODLAND ROAD LONDON SE19 1NU | Objects |
| 24/11/2009 | 10 JASPER ROAD LONDON SE19 1SJ | Objects |
| 25/11/2009 | 20 Woodland Hill Upper Norwood London SE19 1NY | Objects |
| 18/01/2010 | 34 Woodland Hill London SE19 | |
| 18/01/2010 | 9 Grazeley Court Gipsy Hill London SE19 1QR | |
| 18/01/2010 | 5 Woodland Hill London SE19 1PB | |
| 19/01/2010 | Lambeth Town Hall Brixton Hill London SW2 1RW | |
| 19/01/2010 | 15C Woodland Road London SE19 1NS | |
| 19/01/2010 | 8 Woodland Hill London SE19 1NY | |
| 20/01/2010 | 106 Woodland Road London SE19 1PA | |
| 04/02/2010 | 39 Woodland Road London SE19 1NU | |