

# LONDON BOROUGH OF ENFIELD

## PLANNING COMMITTEE

**Date:** 20<sup>th</sup> December 2016

**Report of**

Assistant Director, Planning,  
Highways & Transportation

**Contact Officer:**

Andy Higham  
Andy Bates  
Ms Maria Demetri

**Ward:**

Enfield Lock

**Ref:** 16/04879/FUL

**Category:** Full Application

**LOCATION:** 62 Cunningham Avenue, Enfield, EN3 6LA

**PROPOSAL:** Two storey side extension, involving the conversion of existing property into 1x 3 bed house and creation of 1x 2 bed house with associated hardstanding and landscaping.

**Applicant Name & Address:**

Mr C Varnavidies  
CV Capital Ltd  
62 Cunningham Avenue  
Enfield  
EN3 6LA

**Agent Name & Address:**

Mr A Faizolahi  
6 Bournwell Close  
London  
EN4 0JX

**RECOMMENDATION:**

That planning permission be **GRANTED** subject to conditions.

**Note for Members**

Although applications of this nature would normally be determined under delegated authority, due to the level of public interest, this application is to be determined by the Planning Committee.

Ref: 16/04879/FUL LOCATION: 62 Cunningham Avenue, Enfield, EN3 6LA,



Reproduced by permission of Ordnance Survey on behalf of HMSO. ©Crown Copyright and database right 2013. All Rights Reserved. Ordnance Survey License number 100019820

Scale 1:625

North



## **1.0 Site and surroundings**

- 1.1 62 Cunningham Avenue is an end of terrace dwelling house. It is also situated on a corner plot with Cunningham Avenue and Ferns Close. The property benefits from an established dropped kerb to the front of the site on Cunningham Avenue leading to a drive way and a single storey garage (approved in 1977). This garage is built up to the pavement. The property also benefits from a two storey side extension (approved in 1972). The two storey side extension makes the front of the property double fronted compared to the other terrace units in the parade. Along the side boundary is a low rise brick wall with a wooden fence above. Above the fence, along Ferns Close, a shed is visible as well as a hedge which is in the garden of number 62.
- 1.2 The property does not benefit from a garage to the rear of the site. However, there is a dropped kerb leading to an access road off of Ferns Close leading to garages to the rear of properties along Cunningham Avenue.
- 1.3 The site is not within a Conservation Area and it is not a Listed Building. In addition, there are no trees on the site which are covered by a Tree Preservation Order (TPO) and there are no trees on the site which are deemed worthy of protection.

## **2.0 Proposal**

- 2.1 This proposal seeks permission for a two storey side extension, involving the conversion of the existing property into 1x 3 bed house and the creation of a 1x 2 bed house with associated hardstanding and landscaping.

## **3.0 Relevant planning decisions**

- 3.1 In 1972 a two storey side extension was approved (TP/72/1245)
- 3.2 In 1977 a single store storey garage was approved (TP/77/1325).
- 3.3 16/04002/FUL

Two storey side extension, involving the conversion of existing property into 1x 3 bed house and creation of 1x 2 bed house with associated hardstanding and landscaping.

Refuse planning permission on the 26<sup>th</sup> October 2016. The reason for refusal was as follows:

1. The proposed two storey side extension, combined with the existing side extension, due to its minimal separation distance from the back edge of the pavement on the return frontage to its flank wall, its design, height and width, within a highly prominent corner location, would be a cramped and unduly dominant form of development that would appear significantly prominent within the street scene and result in demonstrable harm to the character and appearance of the application dwelling and surrounding area. The development would fail to accord with policy CP30 of the Core Strategy (2010), policies DMD8, DMD14 and DMD37 of the Development Management Document (2014) and the NPPF (2012).
- 3.4 ENF/16/1161

Enforcement case opened for the alleged illegal House of Multiple Occupancy (HMO) with no planning permission.

Pending consideration.

- 3.5 It is alleged that the dwelling house has been converted in to a House of Multiple Occupancy without planning permission. The investigation is ongoing and thus the case has not been closed. It has no relation with this current application. The current application has to be determined based on its submitted merits and the submission is as per the development description at the beginning of this Committee Report.

#### **4.0 Consultation**

##### **4.1 Public**

- 4.1.1 Thirty six (36) neighbours were notified directly by letter. Consultation ended on the 28<sup>th</sup> November 2016. Local Planning Authorities (LPA) are statutorily obligated to either erect a site notice or send letters to adjoining neighbours. In this regard, the LPA have undertaken their statutory duty. In total seven (7) letters/emails have been received, albeit some of the residents sent more than one letter/email. The residents are as follows:

- 64, 66, 68, 74 and 78 Cunningham Avenue and 2 and 5 Ferns Close (which was in one email).

- 4.1.2 One of these letters was sent to the MP Joan Ryan, who requested that the objection be taken into account when determining the application. In addition, the Head of Planning and Building Control has been in correspondence with residents about the scheme given the ongoing questions regarding the site in general. In summary the objections are as follows:

- The property is a HMO.
- Potential for a half way house.
- Parking issue.
- Dropped kerb not acceptable.
- Privacy implications.
- Lack of consultation with residents.
- Overlooking garden of existing residents.
- Building works are on going.
- Security issues.
- Issues regarding the architect/conflict of issue.
- Loss of light.

##### **4.2 Petition**

- 4.2.1 A petition with 37 signatures has been received from local residents opposed to a development. This petition was sent to the Ward Councillors. The signatures have been collated together by the Officer and amount to 37 signatures. It is however noted that this was the same petition sent for the previously refused application (reference 16/04002/FUL) and thus relates to a different application even though the issues raised in the two schemes are similar.

### 4.3 Residents Association

- 4.3.1 The Committee, which includes Cunningham Avenue and Ferns Close, have written an objection to the proposed scheme reiterating the objections of the neighbours and those who have signed the petition from the previously refused application. The objection relates to the lack of consultation (discussed above), the HMO at the property, privacy, drop kerbs, parking and issues with the title deeds of the property restricting development.

### 4.4 Discussions with residents

- 4.4.1 The Case Officer conducted a visit to the site and met with local residents (under reference (reference 16/04002/FUL) who expressed concerns with regards to the car parking situation along Ferns Close and Cunningham Avenue. The Officer confirmed that the Highways Authority need to be contacted to discuss the ongoing matter of parking. The residents also expressed concern about the two storey side extension given that others had not been approved in the area and if such an extension was approved, then the proposal would create a precedent in the area regarding corner plots.

### 4.5 Consultees

#### 4.5.1 *Traffic and Transport*

No objection raised. The Officer has requested the imposition of two conditions, the first being details of cycles and the second being details of surface water drainage. This matter is discussed within the Committee Report.

#### 4.5.2 *Thames Water*

No objection raised. No conditions required to be imposed, however, a standard informative is required to be imposed.

## 5.0 **Relevant policies**

- 5.1 The policies listed below are considered to be consistent with the NPPF and therefore it is considered that due weight should be given to them in assessing the development the subject of this application.

### 5.2 The London Plan

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 3.10 Definition of affordable housing
- 3.11 Affordable housing targets

- 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
- 3.13 Affordable housing thresholds
- 3.14 Existing housing
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 6.9 Cycling
- 6.11 Smoothing traffic flow and tackling congestion
- 6.13 Parking
- 7.4 Local character
- 7.6 Architecture
- 7.19 Biodiversity & access to nature

### 5.3 Core Strategy

- CP2: Housing supply and locations for new homes
- CP3: Affordable housing
- CP4: Housing quality
- CP5: Housing types
- CP20 Sustainable energy use and energy infrastructure
- CP21: Delivering sustainable water supply, drainage and sewerage infrastructure
- CP24: The road network
- CP30: Maintaining and enhancing the built environment
- CP36: Biodiversity
- CP46: Infrastructure contributions

### 5.4 Development Management Document

- DMD2 Affordable Housing for Developments of less than 10 units
- DMD3 Providing a Mix of Different Sized Homes
- DMD6 Residential Character
- DMD8 General Standards for New Residential Development

DMD9	Amenity Space
DMD 14	Side extension
DMD37	Achieving High Quality and Design-Led Development
DMD38	Design Process
DMD45	Parking Standards and Layout
DMD46	Vehicle Crossovers and Dropped Kerbs
DMD 49	Sustainable Design and Construction Statements
DMD 50	Environmental Assessment Methods
DMD 51	Energy Efficiency Standards
DMD 53	Low and Zero Carbon Technology
DMD 56	Heating and Cooling
DMD 58	Water Efficiency
DMD 61	Managing Surface Water
DMD 80	Trees on Development Sites
DMD 81	Landscaping

## 5.5 Other Relevant Policy

NPPF

NPPG

London Housing SPG

Nationally Described Space Standards

Enfield Characterisation Study

## **6.0 Analysis**

### 6.1 Background

- 6.1.1 The previous application (16/04002/FUL) was refused because the extension at the property was to be built siting on the shared boundary to the rear of the site and was set off the shared boundary by 1.5m to the front (tapered boundary). It was considered that the lack of separation with the shared boundary combined with the existing two storey side extension was not acceptable. The current application demonstrates that the rear element of the extension would be 0.6m off of the shared boundary with the pavement and to the front, the extension would be set off the shared boundary by 2m. The differences between the separation distances is due to the tapered angle of the boundary with the pavement.

## 6.2 Principle

- 6.2.1 The proposal would be compatible with Policies 3.3 and 7.5 of the London Plan and Core Policy 2 of the Local Development Framework insofar as it provides an addition to the Borough's housing stock which actively contributes towards both Borough specific and London-wide strategic housing targets. Accordingly, the principle of the erection of a dwelling on this site is considered acceptable. However, this position must be qualified in relation to other material considerations including: achieving an appropriate residential mix in keeping with the character of the area; adequate internal floor space and layout; servicing; parking provision and residential amenity.
- 6.2.2 It should be noted that as there is an existing single storey side garage at the property the erection of a dwelling house in this location would not be defined as development in the garden of 62 Cunningham Avenue. Thus, policy DMD 7 "Development of Garden Land" within the Development Management Document (2014) is not applicable.

## 6.3 Visual amenity

- 6.3.1 Policy 7.4 of the London Plan, CP30 of the Core Strategy, DMD 8 and DMD 37 seek to ensure that new developments have appropriate regard to their surroundings, and that they improve the environment in terms of visual amenity. DMD 14 sets out a criteria based approach to the distance between the return frontage of side extensions and the highway. The policy requires that side extensions must maintain a distance from the back edge of the pavement on the return frontage to the flank wall having due regard to the following:
- a. The need to maintain a direct relationship with the established building line and vista to the properties adjoining at the rear;
  - b. The character of the local area;
  - c. The bulk/dominance of the structure along the street frontage and its subordination in relation to the original dwelling;
  - d. The need for adequate visibility splays; and
  - e. The need to retain an adequate amount of amenity space
- 6.3.2 DMD8 and DMD14 seek to largely reiterate and strengthen the importance of appropriately located development, taking into account the nature of the surrounding area and ensuring development is appropriate in terms of scale, bulk and massing. Specifically, with regards to corner plot properties, DMD 14 reiterates the importance of these plots as they occupy prominent places along street frontages, therefore maintaining a separation from the pavement on such frontages will help to ensure that side extensions are not overly dominant.
- 6.3.3 Number 62 Cunningham Avenue is a corner plot, Ferns Close runs down the side of the dwelling house. The corner plots along Cunningham Avenue are generally open and spacious. The characteristic of these plots can be described as open and spacious with perimeter block typologies and recessed building lines affording well-proportioned front and rear gardens. Indeed, the relationship of the existing flank wall to the return frontage, clearly respects the forward building lines of properties lining Cunningham Avenue and is replicated consistently throughout the area,



emphasising the loose urban fabric and open suburban character of this section of north Enfield.

- 6.3.4 It is prudent to note that the wording of DMD 14 does not provide specific measurements regarding the expected separation between the flank elevation of an extension and the shared boundary with the pavement. It is considered that the proposal would be compliant with criteria a to e contained within policy DMD 14 and this is discussed below.
- 6.3.5 The extension would respect the building line of the terrace parade that number 62 sits within not only to the front elevation but also to the rear elevation. In this regard, the established building line is not disrupted, rather, it is respected. With regards to the vistas to the properties adjoining at the rear, the parade that number 16 to 18 Ferns Close sit in, is actually to the rear of number 64 Cunningham due to their siting on their plot. Thus in this regard, the vista to the properties to the rear are already obscured by their siting to the rear of number 64 Cunningham Avenue.
- 6.3.6 The extension would not be out of keeping with the character of the local area. Whilst it is acknowledged that the corner plots along Cunningham Avenue and Ferns Close remain relatively unaltered through two storey side extensions the width of the corner plots are not consistent, nor are their building lines. This is particularly apparent with number 1 Ferns Close and 60 Cunningham Avenue with number 1 Ferns Close siting further back from 62 Cunningham Avenue and number 60 Cunningham Avenue sitting far further forward than number 62 Cunningham Avenue. This is due to the curved nature of the road. Whilst this currently visually open corner plot would be eroded, it would not be eroded to the extent that it would harm the character of the local area given the non-uniformity established in the local area when the dwelling houses were originally erected.
- 6.3.7 The extension has not been designed to be subordinate to the original dwelling. It has been designed to continue the terrace parade in terms of its proportions to the front elevation and its actual built form. This is deemed to be acceptable as it does not unduly unbalance the terrace parade. Given its design, the bulk/dominance of the structure along the street frontage would not be notable as it is a continuation of the rhythm and pattern already established by the existing parade.
- 6.3.8 The fact that the boundary of the site is tapered and that Ferns Close is also tapered allows adequate visibility splays to be retained. If the boundary was at a 90 degree angle and the estate was uniform, then a 0.6m separation distance would be unlikely to be acceptable. The combined fact that the boundary is tapered, Ferns Close is tapered and the extension is set off the boundary to the front by 2m allows visibility splays to be retained.
- 6.3.9 Matters regarding amenity space are discussed within the Committee Report under the title "Amenity" where no objection is raised to this element of the scheme. Having due regard to the above, no objection is raised on visual amenities. It is considered prudent to impose a condition ensuring the materials match the existing dwelling house.

#### 6.4 Housing mix and floor space

- 6.4.1 The Borough housing needs assessment demonstrates that whilst there is a need for all sizes of unit, that need is greatest for larger dwellings, particularly three and four bed houses. Additionally, the National Planning Policy Framework focuses on the delivery of housing including the provision of larger family units. The proposed unit is for the loss of a 4 bedroom unit and the creation of 1 x 3 bedroom dwelling house and 1 x 2 bedroom dwelling house. Although there is no desperate need within the Borough for 2 bedroom houses, this would not warrant a reason for refusal as there would still be the creation of a 2 bedroom dwelling house with separate amenity space. In addition, the loss of the 4 bedroom house and the creation of a 3 bedroom house would be deemed as acceptable as there would still be the retention of a family dwelling house. No objection is raised by virtue of policy 5 of the Core Strategy, as well as DMD5 of the Development Management Document.
- 6.4.2 The London Plan now contains minimum standards for the size of new residential accommodation that replaces the Councils Supplementary Planning Guidance. Below is a table showing the comparison of the proposed scheme and the minimum floor area required by the London Plan.

House	Type	GIA (based on measurement of plans) (sq m)	GIA – London Plan (sq m)
1	3b5p	78 sqm	93 sqm
2	2b3p over two storeys	72 sqm	70 sqm

- 6.4.3 It is acknowledged that the 3 bedroom dwelling house would fall short of the requirements of the London Plan. This however would be the original dwelling house that respects the pattern of the remaining terrace units along the parade. In this regard, no objection can be raised to this element of the scheme as it is reverting back to what it was before it became a 4 bedroom dwelling. With regards to the new two bedroom dwelling house, there is one double room at 14.4 sqm and the single bedroom is 9 sqm. The bathroom is 5 sqm. The dwelling house would be compliant with the Nationally Described Standards. In addition, it is noted that all habitable room windows have outlook either to the front or the rear of the site. Internally there is sufficient useable space and the dwelling house would be fully functional and fit for purpose. In this regard, no objection is raised.

#### 6.5 Amenity Space Provision

- 6.5.1 Policy DMD 9 of the Development Management Document (2014) requires 38 sqm for each dwelling house. The Officer has reviewed the plans and has noted that the rear garden of number 62 Cunningham Avenue can be subdivided to provide in excess of 38 sqm of amenity space (49 sqm and 56 sqm for each dwelling house). In this regard, no objection is raised as the amount of space can be provided and it is both useable as well as private.

## 6.6 Residential amenity

- 6.6.1 Given the siting of the two storey side extension, there would be minimal harm to sunlight, daylight and outlook caused by the extensions to neighbouring properties. The window to be inserted in the flank elevation is to be obscure glazed and thus privacy would be maintained.
- 6.6.2 All windows in the rear elevation of the property would only have direct views into the rear garden of 62 Cunningham Avenue as well as the proposed dwelling house's new amenity area. The distance from the rear elevation of the extension to the shared boundary with 18 Ferns Close is some 18m which exceeds the requirements in DMD 10 which requires a separation distance of 11m between windows and side boundaries.

## 6.7 Highways

- 6.7.1 It is evident that highway issues are of concern to local residents in this case. There is to be no changes to the existing access into the site of 62 Cunningham Road. One car parking space is to be parked to the front serving the new dwelling house. This one car parking space would adhere to the requirements of the London Plan and no objection is raised.
- 6.7.2 In addition, there is to be no changes to the existing access to the rear of the site leading to the garages serving Cunningham Avenue. The property does not benefit from a rear garage currently. The existing means of enclosure and the hedge is to be removed to accommodate the car parking space. The one car parking space would adhere to the London Plan requirements. A condition is suggested to be imposed to ensure that these two car parking spaces can only be used by the private vehicles serving the dwelling houses.
- 6.7.3 The Agent has been asked to confirm that through the Title Deeds to the property, the applicant has a right of way over the access to the rear of the site and thus can use the rear of the property to park a vehicle as this is something queried by residents. This application is considered on the basis that he has this right, but for the avoidance of doubt, if the garage was not provided Transportation colleagues have confirmed that the single parking space could be provided safely in the locality on street. However, that is not what is envisaged here and the conclusion is that the proposal would not cause an unacceptable increase in demand to the extent that the application should be refused. Therefore, the application is not contrary to DMD policy 45 and London Plan policy 6.13.
- 6.7.4 Cycle and refuse have been demonstrated on the plan. The refuse siting is deemed to be acceptable as it is accessible to both residents and waste operators. The siting of the cycle provision is to the rear of the property and thus can be described as secured as only the future occupiers of the unit can access these cycle spaces. A condition would not be required to be imposed regarding cycling.

## 6.8 Biodiversity

- 6.8.1 There are no perceived ecological constraints to the proposed development. However, a new dwelling at this site presents an opportunity to improve the

sustainable natural drainage (SuDS) opportunities at this site and enhance the existing biodiversity value of the site post development. A condition linked to sustainable urban drainage systems and landscaping has therefore been imposed.

## 6.9 Section 106

- 6.9.1 On November 28th 2014 the Minister for Housing and Planning state announced, in a written ministerial statement, S106 planning obligation measures to support small scale developers and self-builders. Paragraphs 12 to 23 of the National Planning Policy Guidance (NPPG) were amended to state that contributions for affordable housing and tariff style planning obligations should not be sought from small scale developments containing 10 units or less with a gross area of no more than 1000 sqm.
- 6.9.2 In April 2015, the Government's new policy approach was challenged in the High Court by two Local Authorities (West Berkshire District Council and Reading Borough Council). The challenge in the High Court was successful and on 31st July 2015, Mr Justice Holgate quashed the Secretary of State's decision to adopt the new policy by way of written ministerial statement. As a consequence, paragraphs 12 to 23 of the Planning Obligations section of the National Planning Practice Guidance (NPPG) were removed.
- 6.9.3 The Government subsequently appealed the High Court decision. The Court of Appeal on the 11th May 2016 upheld the Government's position set out in the 28th November 2014 written ministerial statement; this reinstates the small sites exemption from paying S106 affordable housing and other tariff style contributions and also reinstates the vacant building credit.
- 6.9.4 The Court of Appeal found the written ministerial statement to be lawful; however in making the judgement the Court found that the statement should not be applied as a blanket exemption which overrides the statutory development plan and the weight given to the statutory development plan is a consideration to be made by the local planning authority.
- 6.9.5 The National Planning Practice Guidance was subsequently updated on the 20th May and paragraph 31 was added to the guidance to include the small sites exemption and vacant building credit. West Berkshire District Council and Reading Borough Council have until the 1st June 2016 to make an application to appeal the decision in the Supreme Court.
- 6.9.6 The London Borough of Enfield will no longer be seeking contributions for education on schemes which are 11 and below. However, it will be seeking affordable housing contributions on schemes which are 10 units or less which have a combined gross floor space of more than 1000sqm. This is in conjunction with the criteria stipulated within the Planning Practice Guidance. The proposal below 1000 sqm and thus would not require a S106 contributions towards affordable housing.

## 6.10 Sustainable development

6.10.1 New dwelling houses and refurbished dwelling houses would need to be designed to achieve the correct amount of CO2 savings, water efficiency measures and BREEAM ratings. Such details can be secured by way of a condition and thus no objection is raised to this element of the scheme.

#### 6.11 Trees/hedges

6.11.1 The Tree Officer has raised no objection to the removal of the hedge to the rear of the site. This is because it would not be worthy of protection status. In addition, the Officer has advised that there is now an opportunity to prove a more aesthetically pleasing landscaping scheme to the front of the site which can also be linked to SuDS measures regarding surface water. Such details can be secured by way of a condition.

#### 6.12 CIL

6.12.1 As of April 2010, legislation in the form of CIL Regulations 2010 (as amended) came into force which would allow 'charging authorities' in England and Wales to apportion a levy on net additional floorspace for certain types of qualifying development to enable the funding of a wide range of infrastructure that is needed as a result of development. Since April 2012 the Mayor of London has been charging CIL in Enfield at the rate of £20 per sqm. In this instance the proposed residential development would be subject to a £20 per square metre levy in accordance with the GLA's CIL Charging Schedule. The creation of a new dwelling house would be Mayor CIL liable in terms of the floor space of the extension at 34.89 sqm at a charge of £851.13.

6.12.2 As of 1st April 2016 Enfield Borough Council has been charging CIL. The proposal, which includes the creation of a new dwelling house through the increase in floor space by 34.89 sqm, would be Enfield CIL liable at a rate of £40 per square metre. The proposal would therefore be liable to pay £1,702.26.

### **7.0 Conclusion**

7.1 No objection is raised to the proposed scheme as discussed within the Committee Report. The proposed development would not result in any demonstrable harm to residential amenity or the character and appearance of the existing dwelling or the surrounding area. The proposed extension has been designed to comply with adopted planning policies and is, therefore, an acceptable form of development. In addition, the proposal would be creating an additional dwelling house to be added to the Borough's Housing stock and would not result in highway safety issues.

### **8.0 Recommendation**

8.1 It is recommended that this application be APPROVED subject to the following conditions:

1. C51A Time Limited Permission

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the decision notice.

Reason: To comply with the provisions of S.51 of the Planning & Compulsory Purchase Act 2004.

2. C60 Approved Plans

The development hereby permitted shall be carried out in accordance with the approved plans, as set out in the attached schedule which forms part of this notice.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. C08 Materials to match

The external finishing materials shall match those used in the construction of the existing building at 62 Cunningham Avenue.

Reason: To ensure a satisfactory appearance in the area.

4. Energy

The development shall not commence until an 'Energy Statement' has been submitted and approved in writing by the Local Planning Authority. Submitted details will demonstrate the energy efficiency of the development and shall provide for no less than a 19% improvement in total CO2 emissions arising from the operation of a development and its services over Part L of Building Regs 2013 utilising gas as the primary heating fuel. Should Low or Zero Carbon Technologies be specified as part of the build the location of the plant along with the maintenance and management strategy for their continued operation shall also be submitted. The Energy Statement should outline how the reductions are achieved through the use of Fabric Energy Efficiency performance, energy efficient fittings, and the use of renewable technologies.

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO2 emission reduction targets are met in accordance with Policy CP20 of the Core Strategy, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan 2011 and the NPPF.

5. SuDS

The development shall not commence until details of surface drainage works have been submitted and approved in writing by the Local Planning Authority. The details shall be based on an assessment of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles as set out in the Technical Guidance to the National Planning Policy Framework and shall be designed to a 1 in 100 year storm event allowing for climate change. The drainage

system shall be installed/operational prior to the first occupation and a continuing management and maintenance plan put in place to ensure its continued function over the lifetime of the development.

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To ensure the sustainable management of water, minimise flood risk and to minimise discharge of surface water outside of the curtilage of the property in accordance with Policy CP28 of the Core Strategy, Policies 5.12 & 5.13 of the London Plan and the NPPF.

6. Water

Prior to occupation details of the internal consumption of potable water have been submitted to and approved in writing by the Local Planning Authority. Submitted details will demonstrate reduced water consumption through the use of water efficient fittings, appliances and recycling systems to show consumption equal to or less than 105 litres per person per day.

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To promote water conservation and efficiency measures in all new developments and where possible in the retrofitting of existing stock in accordance with Policy CP21 of the Core Strategy, Policy 5.15 of the London Plan.

7. EPC

Following practical completion of works a final Energy Performance Certificate shall be submitted to and approved in writing by the Local Planning Authority. Where applicable, a Display Energy Certificate shall be submitted within 18 months following first occupation.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO<sub>2</sub> emission reduction targets are met in accordance with Policy CP20 of the Core Strategy, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan 2011 and the NPPF.

8. Permitted development

Notwithstanding the provisions of Class A, B, C, D and E of the Town and Country Planning (General Permitted Development) Order 2015 or any amending Order, no buildings or extensions to buildings shall be erected without the prior approval in writing of the Local Planning Authority.

Reason: In order to safeguard the amenities of neighbouring properties and visual amenity to the area.

9. Private vehicles

The parking areas forming part of the development shall only be used for the parking of private motor vehicles and shall not be used for any other purpose.

Reason: To ensure that the development complies with Development Management Policies and to prevent the introduction of activity which would be detrimental to amenity.

#### 10. Landscaping

The development shall not commence until details of a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The detailed landscaping scheme shall include the following details:

- a. Schedules of plants and trees, to include native and wildlife friendly species and large canopy trees in appropriate locations (noting species, planting sizes and proposed numbers / densities) to be planted;
- b. Plans showing retention of existing shrubs and trees;
- c. Soft plantings: including grass and turf areas, shrub and herbaceous areas;
- d. Enclosures: including types, dimensions and treatments of walls, fences, screen walls, barriers, rails, retaining walls and hedges;
- e. Hard landscaping: including ground surfaces, kerbs, edges, ridge and flexible pavings, unit paving, furniture, steps and if applicable synthetic surfaces; and
- f. Any other landscaping feature(s) forming part of the scheme.

All landscaping in accordance with the approved scheme shall be completed/planted during the first planting season following practical completion of the development hereby approved. The landscaping and tree planting shall set out a plan for the continued management and maintenance of the site and any planting which dies, becomes severely damaged or diseased within five years of completion of the development shall be replaced with new planting in accordance with the approved details or an approved alternative and to the satisfaction of the Local Planning Authority.

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason: To minimise the impact of the development on the ecological value of the area, to ensure the development provides the maximum possible provision towards the creation of habitats and valuable areas for biodiversity and to preserve the character and appearance of the area in accordance with Policies CP30 and CP36 of the Core Strategy, the Biodiversity Action Plan and Policies 7.19 & 7.21 of the London Plan 2011.

#### 11. Means of enclosure

The site shall be enclosed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. This shall include a means of enclosure no more than 0.6m in height to the front of the site. The means of enclosure shall be erected in accordance with the approved detail before the development is occupied.



Reason: To ensure satisfactory appearance and safeguard the privacy, amenity and safety of adjoining occupiers and the public and in the interests of highway safety regarding visibility.

## 12. BREEAM

Evidence confirming that the development achieves a BREEAM 2014 Domestic Refurbishment (or equivalent) rating of no less than 'Very Good' shall be submitted to and approved in writing by the Local planning Authority. The evidence required shall be provided in the following formats and at the following times:

- a. a design stage assessment, conducted by an accredited Assessor and supported by relevant BRE interim certificate, shall be submitted at pre-construction stage prior to the commencement of superstructure works on site; and,
- b. a post construction assessment, conducted by an accredited Assessor and supported by relevant BRE accreditation certificate, shall be submitted following the practical completion of the development and within 3 months of first occupation.

The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior approval of the Local Planning Authority.

Reason: In the interests of addressing climate change and to secure sustainable development in accordance with the strategic objectives of the Council and Policies 3.5, 5.2, 5.3, 5.7, 5.9, 5.12, 5.13, 5.15, 5.16, 5.18, 5.20 & 6.9 of the London Plan 2011 as well as the NPPF.

### Informative

#### 1. Thames Water

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you email us a scaled ground floor plan of your property showing the proposed work and the complete sewer layout to

developer.services@thameswater.co.uk to determine if a building over / near to agreement is required.

Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.

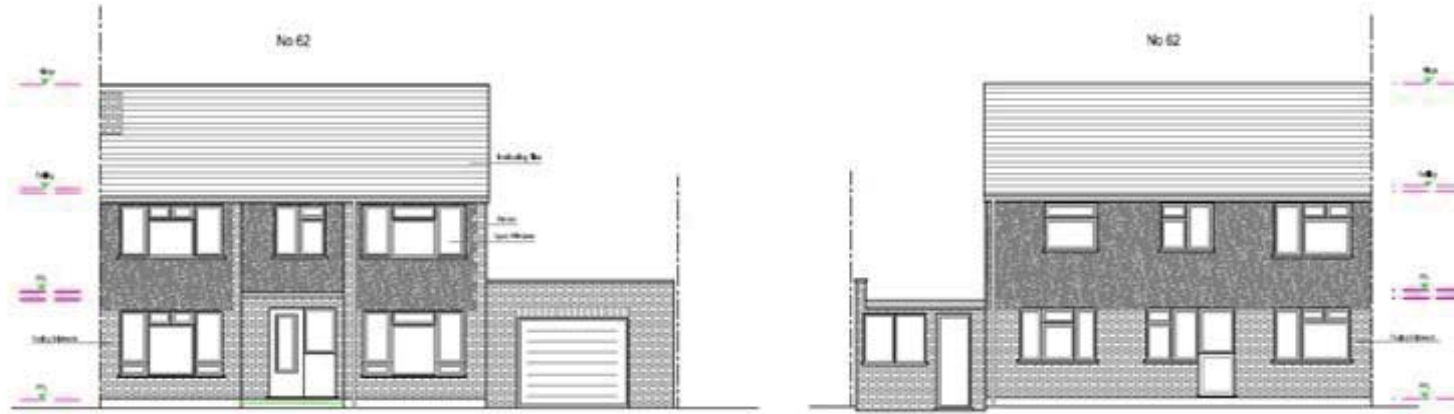
Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

On the basis of information provided, Thames Water would advise that with regard to water infrastructure capacity, we would not have any objection to the above planning application.

## 2. Parking

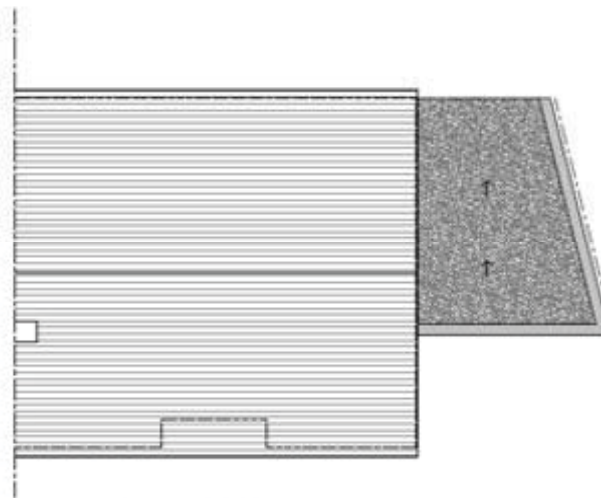
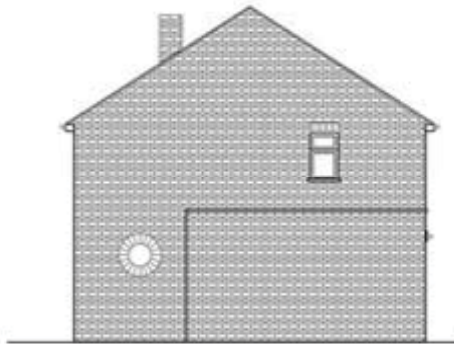
Planning permission has been granted on the basis that the off street car parking spaces provided, as shown on the plan(s), are permanently maintained.

# Existing Elevations



EXISTING FRONT ELEVATION

EXISTING BACK ELEVATION



Existing floor plans and existing block plan – the single storey garage is built up to the shared boundary



EXISTING GROUND FLOOR



Existing Block Plan

Proposed Elevations



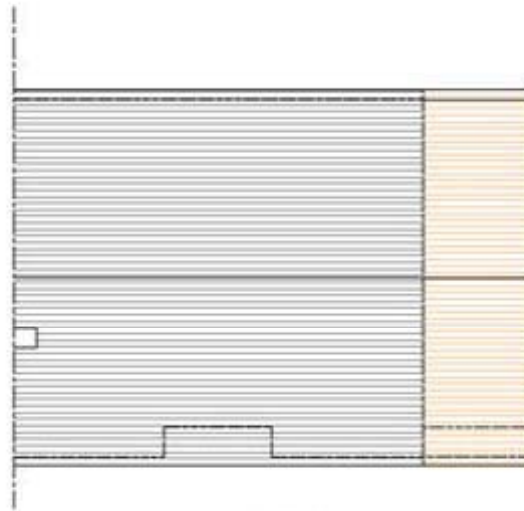
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED BACK ELEVATION



PROPOSED ROOF PLAN

Proposed Block Plan – the accesses demonstrated are existing and remain unchanged.

