

SURBITON NEIGHBOURHOOD COMMITTEE

WEDNESDAY 13 JUNE 2018

REPORT BY

ACTING ASSISTANT DIRECTOR, STRATEGIC PLANNING &
INFRASTRUCTURE

INDEX

ITEM NO	REGISTER NO	ADDRESS	DESCRIPTION	RECOMMENDATION	PAGE NO
A1	17/16795	Land to the rear of 88 Ditton Road, Surbiton, KT6 6RH	Demolition of existing garage buildings and erection of two five bedroom detached houses with associated car parking and landscaping.	PERMIT	B3
A2	18/16156	52 (Grand Avenue Primary School) Grand Avenue, SURBITON, KT5 9HU	Erection of a single storey extension to nursery building.	PERMIT	B20

SURBITON NEIGHBOURHOOD COMMITTEE

13 JUNE 2018

REPORT BY THE

ACTING ASSISTANT DIRECTOR, STRATEGIC PLANNING & INFRASTRUCTURE

PLANNING APPLICATIONS

All recommendations for planning permission in this section are automatically subject to the condition limiting the duration of the permission required by Sections 91 and 92 of the Town and Country Planning Act (as amended) 1990 unless permission is to be granted for a limited period or unless there is a specific recommendation that the period for such duration be other than the period referred to in the standard condition. All background papers are incorporated into Planning Application Reports.

The policies listed are those from the Royal Borough of Kingston upon Thames the Local Development Framework Core Strategy, Adopted April 2012.

Surbiton Neighbourhood Committee

Date of Meeting: 13/06/18

A1 Register No: 17/16795/FUL

Address: LAND TO THE REAR OF 88 DITTON ROAD,
SURBITON, KT6 6RH



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[Please note that this plan is intended to assist in locating the development it is not the site plan of the proposed development which may have different boundaries. Please refer to the application documents for the proposed site boundaries.]

Ward: Surbiton Hill
Description of Proposal: Erection of two five bedroom detached houses with integral garages, following the demolition of the existing garage buildings
Plan Type: Full Application
Expiry Date: 11/01/2018

National Planning Policy Framework (NPPF) 2012

National Planning Practice Guidance (web based resource)

Development Plan: Mayor for London
London Plan March 2016 (consolidated with alterations since 2011)
LDF Core Strategy Adopted April 2012

Policies

LONDON PLAN MARCH 2016

- LP 3.3 Increasing housing supply
- LP 3.4 Optimising housing potential
- LP 3.5 Quality and design of housing developmen
- LP 5.1 Climate change mitigation
- LP 5.2 Minimising carbon dioxide emissions
- LP 5.3 Sustainable design and construction
- LP 6.13 Parking
- LP 6.9 Cycling
- LP 7.19 Biodiversity and access to nature
- LP 7.4 Local character
- LP 7.6 Architecture
- LP 7.8 Heritage assets and archaeology
- LP 8.2 Planning obligations
- LP 8.3 Community infrastructure levy

LDF CORE STRATEGY CORE POLICIES

- CS 01 Climate Change Mitigation
- CS 02 Climate Change Adaptation
- CS 03 The Natural and Green Environment
- CS 07 Managing Vehicle Use
- CS 08 Character, Heritage and Design
- CS 10 Housing Delivery

LDF CORE STRATEGY DEVELOPMENT MANAGEMENT

- DM01 Sustainable Design and Construction Stan
- DM03 Designing for Changing Climate
- DM04 Water Management and Flood Risk
- DM06 Biodiveristy
- DM08 Sustainable Transport for new Developmen
- DM09 Managing Vehicle Use for New Development
- DM10 Design Requirements for New Developments
- DM11 Design Approach
- DM12 Development in Conservation Areas and Af

DM13	Housing Quality and Mix
	LDF CORE STRATEGY IMPLEMENT POLICIES
IMP3	Securing Infrastructure

Previous Relevant History

15/16045/FUL	Demolition of existing Outbuildings/hardstandings etc. to rear of site and construction of 1 x 2 storey 4 bedroom detached dwelling rooms in roof and attached Garage front Southborough Road (The Lane); formation of vehicular crossover (driveway over pavement)	Permit with conditions 26/11/2015
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Consultations

- 23 surrounding owner/occupiers of neighbouring properties were notified in writing of the application. 18 responses from separate addresses were received all of which were objections. The material objections are summarised as follows:
 - Overdevelopment/overly dense;
 - Proposed dwellings are too large for plot size creating a cramped and overbearing appearance;
 - Too high;
 - Out of character;
 - Increase in traffic would have an adverse impact upon pedestrian and vehicular safety;
 - Insufficient parking provision;
 - Inadequate access from lane off Southborough Road;
 - Loss of privacy/overlooking;
 - Loss of outlook;
 - Noise and disturbance;
 - Loss of trees and damage to neighbouring trees;
 - Adverse impact upon biodiversity.

Surbiton Neighbourhood Conservation Area Advisory Committee (CAAC)

- Objection. The justification for the objections are summarised below:
 - Development out of scale for the plot size;
 - Houses too close to the access road which makes them appear large and dominating; and,
 - Frontage height is greater than those in the immediate area.

RBK Highways and Transportation

- No objection subject to conditions regarding car park area surfacing, cycling parking details, levels and a construction management plan.

RBK Climate and Sustainability

4. No response received.

RBK Waste and Recycling Team

5. No response received.

RBK Trees and Landscape Officer

6. No objection subject to conditions regarding a landscaping scheme and replacement planting.

RBK Lead Local Flood Authority

7. No response received.

Site and Surroundings

8. The application site is located to the rear of No. 88 Ditton Road which is on the north western side of Ditton Road, approximately 110m from the junction with Southborough Road, Hook Road and Upper Brighton Road. No. 88 comprises a two storey detached dwelling within a substantial plot. The immediate surrounding area is predominantly residential in character.
9. The buildings on the site are not listed or locally listed. However, the site does fall within the Southborough Conservation Area and Fluvial Flood Risk Zone 1 (Low Probability). Whilst there is a Tree Preservation Order (TPO) to the front of the existing property which relates to an English Oak (Ref. RBK.04.70), it will not be affected by the proposals.

Proposal

10. The proposal is for the demolition of the existing garages and the erection of 2 x 5 bedroom houses including associated car parking and landscaping.

Assessment

The main considerations material to the determination of this application are:

- Principle of Proposed Development
- Housing Quality and Mix
- Impact on Character of Area
- Impact on Neighbour's Residential Amenity
- Highways and Parking
- Trees
- Legal Agreements
- Sustainability
- Other Material Considerations

Principle of Proposed Development

11. Paragraph 17 of the NPPF, 2012 directs that planning should proactively drive and support economic development to deliver the homes that the country needs and that every effort should be made to identify and then meet the housing needs of an area. Paragraph 47 goes on to say that local authorities should "boost significantly" the supply of housing and Paragraph 49 makes it clear that "Housing applications should be considered in the context of the presumption in favour of sustainable development."
12. Regional policy supports this stance and policies 3.3 and 3.4 of the London Plan March 2016 (consolidated with alterations since 2011) emphasise that the Mayor recognises the pressing need for more homes in London and will work with relevant partners to ensure that housing need is met.
13. Kingston currently has a requirement to deliver 643 new residential dwellings per year as set out in the London Plan, 2016. This application proposes two new residential units.
14. Officers recognise that the development is a form of garden development. This issue is covered by Paragraph 53 of the NPPF which states that "Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area." However, Kingston's Development Plan does not include any policies to this effect. As such, each case must be assessed on its individual merits.
15. The principle of creating additional residential units within a predominantly residential area is acceptable subject to compliance with Development Plan policies.

Housing Quality and Mix

16. Paragraph 17 of the NPPF, 2012 and Policy 7.6 of the London Plan, 2016 (consolidated with alterations since 2011) seek to ensure that development secures a good standard of amenity for all existing and future occupants of land and buildings.
17. Policy DM13 of the Council's LDF Core Strategy, 2012 states that the Council will ensure that the housing delivered is of high quality and the most appropriate type.
18. Officers acknowledge that the proposal would provide two new family dwellings. This provision would accord with the need for family sized dwellings in the Borough identified in the Strategic Housing Market Assessment for Kingston upon Thames and North East Surrey Authorities, 2016.
19. With regards to internal space standards Policy 3.5 of the London Plan March 2016 (consolidated with alterations since 2011) does not have specific standards for 5 bedroom 10 person houses, however, the minimum internal floor area for 5 bedroom 8 person houses should be 134sqm. The proposed units would significantly exceed these minimum standards with a proposed floorspace of approximately 340sqm.
20. Overall, the residential accommodation proposed would provide a good standard of accommodation for future occupants of the proposed development.

Impact on Character of Area

24. Together the NPPF, 2012 and the London Plan, 2016 (consolidated with alterations since 2011) operate to secure development of a high quality and where applicable replace poor design with better design.
25. Officers acknowledge that the application site falls within the Southborough Conservation Area. As such, policies and guidance which seek to protect the historic environment should be adhered to.
26. The special architectural and historic significance of the Southborough Conservation Area is characterised by large detached houses dating from the 1860s - 1930s located on generous plots. Tree planting extends to virtually all streets.
27. Paragraph 132 of the NPPF states that "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification."
28. At the regional policy level Policy 3.5 of the London Plan, 2016 (consolidated with alterations since 2011) states that housing developments should be the highest quality internally, externally, and in relation to their context and to the wider environment. The design of all new housing should enhance the quality of local places, taking into account physical context and local character. In addition, Policy 7.8 of the London Plan states that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.
29. Local policies CS8, DM10 and DM12 of the LDF Core Strategy, 2012 support the regional position and require that proposals relate well to their surroundings, recognise distinctive local features, have regard to the historic environment and be of a high standard to achieve a more attractive, sustainable and accessible environment. More specifically, Policy DM12 of the Council's LDF Core Strategy states that "the Council will:
 - preserve or enhance the existing heritage assets of the Borough through the promotion of high quality design and a focus on heritage-led regeneration
 - ensure that development proposals affecting historic assets will use high quality materials and design features which incorporate or complement those of the host building or the immediate area"
30. The proposal involves the construction of two, substantial two storey dwellings with accommodation in the roofspace, plus associated amenity space and off-street car parking. Building 1 on Plot 1 would measure a maximum of 9.3m in height and Building 2 on Plot 2 would measure a maximum of 9.15m in height. In terms of arrangement the new dwellings would sit side by side and be set back from the access lane off Southborough Road by between approximately 5m-6m. Neither would be visible from Southborough Road. The overall density of the development would be 15 units per hectare.
31. In terms of design the new dwellings would take cues such as the gable features, porches on the front elevations and sash and bay windows

from similar properties in the immediate surrounding area. The roof forms would include pitched, mansard, dormer and turret elements. With regards to materials, the walls would comprise brick, the roofs clay tiles and the window frames would be painted timber. Whilst the applicant has stated that many of the materials would match the local vernacular, details for all facing materials would be required via condition to ensure that the quality and appearance of the materials are of sufficiently high quality.

32. In terms of boundary treatment, the existing 1.8m high close boarded wooden fence would be retained on the north eastern, south western and southern sides of the site. A new hedge would also be planted between the new dwellings and along part of the southern boundary. However, full details of the specification of the fence and hedge would be required via condition to ensure that the quality and appearance of the materials/species are of sufficiently high quality.
33. Access to the new dwellings would be gained via the existing access lane off Southborough Road via separate entrance forecourts measuring between approximately 15.2m and 16.8m in width.
34. In addition, details of the planting species, planting schedule and maintenance of the landscaped areas will be required via condition to ensure that the finished appearance of the development is satisfactory and provides good visual amenity for both future occupants and neighbouring properties.
35. Overall, the proposed development is considered to preserve the significance of the Southborough Conservation Area by incorporating a high quality development. Though visible from other properties in the Southborough Conservation Area, this visibility is considered to be limited due to its siting off a rear access lane approximately 43m from the junction with Southborough Road. Therefore, the development is considered not to be visually incongruous and would reference the architectural styles, dwelling types and built form within the immediate surrounding area, thereby complying with Paragraph 132 of the NPPF, 2012, Policies 3.5 and 7.8 of the London Plan, 2016, Core Strategy policies CS8, DM10 and DM12.

Impact on Neighbours' Residential Amenity

36. Paragraph 17 of the NPPF, 2012 and Policy 7.6 of the London Plan, 2016 (consolidated with alterations since 2011) seek to ensure that development secures a good standard of amenity for all existing and future occupants of land and buildings.
37. More specifically, Policy DM10 of the LDF Core Strategy, 2012 seeks to safeguard residential amenity with regards to privacy, outlook, sunlight/daylight, avoidance of visual intrusion and noise and disturbance.
38. In this case the following properties are the principal properties to be considered:
 - 8 Southborough Road
 - 12 Southborough Road
 - Glenmore
 - Cedar Lodge; and,
 - 86-90 Ditton Road.
39. With regards to outlook Officers acknowledge that whilst adjacent

neighbouring properties Cedar Lodge and Glenmore would experience a change in context due to the erection of a two storey dwelling near their respective boundaries, the separation distances of between 3.4m and 6.2m are in keeping with the prevailing pattern of development in the area. Similarly, in terms of height the proposed dwellings would be in keeping with neighbouring properties and although the roof ridge of Building 2 (which is the higher of the 2 new dwellings) would exceed that of Glenmore by approximately 2.6m, it would be approximately 400mm lower than the ridge height of Cedar Lodge. These factors, in addition to the generous separation distances of between 26m and 41m between the properties on Ditton Road and Southborough Road, plus the partial screening that the proposed fences, hedges and boundary trees would provide are considered not to create an unacceptable sense of enclosure or loss of outlook.

40. With regards to privacy and visual intrusion the proposed development would not create a significant adverse impact in terms of the occupants of adjacent properties, Glenmore and Cedar Lodge. This is because the majority of windows would be located in the front and rear elevations of the dwellings which would not afford direct overlooking. There would be no windows in the flank elevation of Building 1 nearest Glenmore and no windows in the flank elevation of Building 2, nearest Cedar Lodge.
41. It is not considered that there will be an unacceptable loss of daylight/sunlight to neighbouring residential properties. Due to the separation distances between buildings the height of the 2-storey development is considered appropriate and in keeping with the height of nearby family dwellings on Villiers Road.
42. With regards to noise and disturbance the proposed development would not cause harm to the amenity of the aforementioned properties above and beyond what is already associated with existing residential properties in the area. It should be emphasised that the proposal would be for a residential use in a predominantly residential area which is considered entirely appropriate.
43. In terms of private outdoor amenity space for future occupants a total of approximately 420sqm of useable space would be provided on site. This would be located to the rear of each dwelling with additional landscaping to the front and sides. Part (h) of Policy DM10 of the LDF Core Strategy, 2012 states that development proposals should ensure adequate private and/or communal amenity space. In support of this stance Policy Guidance 13 of the Residential Design SPD, 2013 requires that new houses provide at least 50sqm of private amenity space per dwelling, plus 5sqm of extra floorspace per extra bedroom over 3 bedrooms. Therefore, the total requirement for the development would be 120sqm. This would be significantly exceeded.
44. Officers note that despite the loss of eleven trees as part of the proposals, there would be no adverse impact upon neighbouring residential amenity due to the number of retained trees on site and those which exist on adjacent sites and the opposite side of the access lane. Furthermore, replacement tree planting and soft landscaping would be secured by way of a planning condition.
45. Despite an increase in the built form across the site, the proposal development is considered to ensure a good standard of amenity in compliance with Paragraph 17 of the NPPF, 2012, Policy 7.6 of the London Plan, 2016 and Policy DM10 of the LDF Core Strategy, 2012.

Highways and Parking

44. Policies DM9 and DM10 of the LDF Core Strategy seek to ensure that new development has regard to local traffic conditions and does not contribute to congestion or compromise highway safety.
45. The site has a Public Transport Accessibility Level of 2 (Poor).
46. The proposals would involve the loss of an existing garage, plus car port which accommodate a total of 2 cars that were historically associated with No. 88 Ditton Road. However, they are no longer associated with the property and whilst Officers acknowledge this loss, it is also recognized that No. 88 Ditton Road has car parking provision for 4 cars to the front of the property that would be unaffected by this proposal which is considered adequate and acceptable.
47. The information provided in the application states that a total of 6 car parking spaces (3 per dwelling, 1 of which would be located within a garage) are proposed on site. Whilst Officers acknowledge that this level of provision would exceed the maximum standards set out in Table 6.2 of the London Plan March 2016 (consolidated with alterations since 2011), given the substantial nature of the dwellings and the site's low PTAL, this is considered acceptable.
48. With regards to cycle parking spaces and in accordance with the standards set out in Table 6.3 of the London Plan March 2016 a total of 4 cycle spaces are also required (2 per property). Whilst the proposed plans show dedicated cycle parking stores within the gardens of the properties, further information will be sought via condition with to ensure that the proposals fully comply with Policies DM9 and DM10 of the LDF Core Strategy and the Sustainable Transport SPD, 2013.

Trees

48. Despite the proposal involving the removal of eleven trees, Officers note that the loss of trees does not relate to any "high category" specimens. In addition, it is considered that this loss would be mitigated by replacement tree planting and soft landscaping and secured by way of a planning condition.

Legal Agreements

46. There are no legal agreements associated with this application.

Sustainability

47. Policies 5.1 and 5.2 of the London Plan, 2016 (consolidated with alterations since 2011) seek to mitigate climate change and achieve an overall reduction in London's carbon dioxide emissions through a range of measures including using less energy, supplying energy efficiently and using renewable energy.
48. In addition, Policy CS1 of the LDF Core Strategy, 2012 states that the Council will ensure that all development (including extensions, refurbishments and conversions) is designed and built to make the most efficient use of resources, reduce its lifecycle impact on the environment and contribute to climate change mitigation and adaptation. It should be noted that despite Policy DM1's requirements which encourage

residential developments to achieve Code for Sustainable Homes (CfSH) Level 6 from 2016, the Code was revoked as part of the Housing Standards Review in 2015 and no longer applies. However, elements of the code were incorporated in the building regulations.

49. In this case the Housing Standards Statement dated February 2017 includes some information pertaining to energy and CO2 standards and water consumption. However, it does not indicate the specific levels of efficiency measured against building regulations. As such, a detailed condition is recommended to ensure the required standards are met.
50. On the basis that these sustainability standards are secured by condition, the proposal is considered to comply with Policies DM1 of the Council's LDF Core Strategy, 2012.

Other Material Considerations

Biodiversity

51. With regards to biodiversity, London Plan Policy 7.19 states that wherever possible, developments should make a positive contribution to the protection, enhancement, creation and management of biodiversity. This concurs with the objectives contained within Core Strategy Policy DM6 which amongst other criteria, states that new developments should protect and promote biodiversity as part of sustainable design, through the inclusion of soft landscaping and habitat enhancement and/or improvement. The Policy goes on to say that "the Council will ensure that new development does not result in a net loss of biodiversity".
52. Officers note that neighbouring properties have raised concerns about the adverse impact the proposed development may have on local biodiversity such as birds and small mammals. However, Council held data interrogated at the time of writing this report did not reveal any evidence to show the presence of any protected species on site. As such, the proposal is considered to comply with LDF Core Strategy Policies CS3 and DM6.

Conclusion/Planning Balance

49. In conclusion, it is considered that whilst the proposal would result in the loss of garden land and a change in context for neighbouring dwellings, this does not outweigh the benefit of providing 2 additional high quality family sized market dwellings on the site. As such the proposals are considered to generally comply with the London Plan, 2016 (consolidated with alterations since 2011), the LDF Core Strategy, 2012, the Sustainable Transport SPD, 2013 and the Residential Design SPD, 2013.

Recommendation:

Approve subject to the following conditions:

1. The development hereby permitted shall be commenced within 3 years from the date of this decision.

Reason: In order to comply with Section 91 of the Town and Country Planning Act, 1990. (As amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

002 Plot 1 Proposed Floor Plans and Elevations Rev A	Received	23/05/2018
003 Plot 2 Proposed Floor Plans and Elevations	Received	16/10/2017
004 Street Scene	Received	16/10/2017
005 Existing Out-buildings	Received	16/11/2017
006 Proposed Sections	Received	16/11/2017
Arboricultural Impact Assessment and Method Statement 22.03.18	Received	27/03/2018
Drawing No. Ditton 01 - Intervisibility Splays	Received	09/05/2018
Dwg No. 001 Rev C - Site Plan	Received	23/05/2018
Dwg No. Ditton 01 - Swept Path Plot	Received	03/05/2018
Dwg. No. BEAU21483-01 - Tree Reference Plan	Received	27/03/2018
Dwg. No. BEAU21483-03 - Tree Protection Plan	Received	27/03/2018
Heritage Design and Access Statement	Received	16/11/2017
Tree Report	Received	27/03/2018

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

3. The development shall be completed in accordance with samples for all facing materials which shall be submitted to and approved in writing by the Local Planning Authority before any works on site are commenced. The development shall then be built in accordance with these approved samples and completed prior to occupation.

Reason: These details are required prior to commencement of development because the details would affect subsequent design of other elements of the scheme and must be agreed at the outset and to ensure a satisfactory appearance on completion of the development in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

4. The development hereby permitted shall be completed prior to occupation in accordance with the following details which shall have been submitted to and approved in writing by the Local Planning Authority, before the development commences. (a) materials for all external finishes and windows (including their manufacturer's specification, colour and texture).

Reason: These details are required prior to commencement of development because the details would affect subsequent design of other elements of the scheme and must be agreed at the outset and to ensure a satisfactory appearance on completion of the development in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

5. The development hereby permitted shall be completed prior to occupation in accordance with the following details which shall have been submitted to and approved in writing by the Local Planning Authority, before the development commences.

(a) refuse storage facilities in accordance with the requirements of the Residential Design SPD, 2013 (including their manufacturer's specification, colour and texture).

Reason: These details are required prior to commencement of development because the details would affect subsequent design of other elements of the scheme and must be agreed at the outset and to ensure a satisfactory appearance on completion of the development in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

6. The development hereby permitted shall be completed prior to occupation in accordance with the following details which shall have been submitted to and approved in writing by the Local Planning Authority, before the development commences.

(a) boundary treatment, including walls, fences and gates (including their manufacturer's specification, colour and texture).

Reason: These details are required prior to commencement of development because the details would affect subsequent design of other elements of the scheme and must be agreed at the outset and to ensure a satisfactory appearance on completion of the development in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

7. All works on site shall take place in accordance with the following details which shall have previously been submitted to in the form of a Construction Management Plan and approved in writing by the Local Planning Authority prior to the commencement of work:
 - (a) Provision for loading/unloading materials;
 - (b) Temporary site access;
 - (c) Signing system for works traffic;
 - (d) Measures for the laying of dust, suppression of noise and abatement of other nuisance arising from development works;
 - (e) Means of enclosure of the site;

- (f) Wheel washing equipment;
- (g) The parking of vehicles of the site operatives and visitors;
- (h) The erection and maintenance of security hoarding;
- (i) Measures for the protection of surrounding trees; and,
- (j) Construction hours.

Reason: These details are required prior to commencement of development because the relevant works would take place at the beginning of the construction phase and in order to safeguard the amenities of the surrounding residential occupiers and to safeguard highway safety and the free flow of traffic in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

8. Prior to occupation details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory cycle storage facilities and in the interests of highway safety in accordance with Policy DM8 (Sustainable Transport for New Developments) of the LDF Core Strategy Adopted April 2012.

9. The car parking accommodation shown upon the approved drawings shall be provided with a hard bound dust free surface, adequately drained before the development to which it relates is occupied and thereafter it shall be kept free from obstruction at all times for use by the occupier of the development and shall not thereafter be used for any purposes other than the parking of vehicles for the occupiers of the development and visitors to it.

Reason: To ensure the provision of adequate off-street parking accommodation and to avoid the congestion of surrounding roads by parked vehicles in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012

10. The hard surface hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

Reason: To reduce the risk of flooding and pollution and increase the level of sustainability of the development and to comply with Policy CS1 (Climate Change Mitigation) of the LDF Core Strategy Adopted April 2012.

11. Within 3 months of first occupation, evidence must be submitted to the Council confirming that the development hereby permitted has achieved no less than the C02 reductions (ENE1), internal water usage (WAT1) standards equivalent to Code for Sustainable Homes Level 4. Evidence requirements are detailed in the "Schedule of Evidence Required for Post Construction Stage from ENE1 and WAT1 of the Code for Sustainable Homes Guide. Evidence to demonstrate a 19% reduction compared to 2013 Part L regulations and internal water usage rates of 105L/day must be submitted to the Local Planning Authority, unless otherwise agreed in writing.

Reason: In order to ensure that all development is designed and built to make the most efficient use of resources, reduce its lifecycle impact on the environment and contributes to climate change mitigation and adaptation in accordance with Policy CS1 (Climate Change Mitigation) of the LDF Core Strategy Adopted April 2012.

12. No development shall take place until details of the implementation, adoption, maintenance and management of a sustainable drainage system have been submitted to and approved in writing by the local planning authority. The system shall be implemented prior to occupation and thereafter managed and maintained in accordance with the approved details. Those details shall include a timetable for its implementation, and a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the effective operation of the sustainable drainage system throughout its lifetime.

Reason: These details are required prior to commencement of development because the relevant works would take place at the beginning of the construction phase and to prevent the increased risk of flooding in accordance with Policy CS1 (Climate Change Mitigation) of the Local Development Framework Core Strategy Adopted April 2012.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting this Order) no windows or other openings (other than those hereby approved) shall be formed in the walls of the dwelling houses hereby approved without the prior written consent of the Local Planning Authority.

Reason: To protect the amenities and privacy of the occupiers of the adjoining residential properties in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting this Order) (or any Order revoking or re-enacting this Order) no extensions (including porches or dormer windows) to the dwelling houses hereby approved shall be erected within the curtilage.

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting this Order) (or any Order revoking or re-enacting this Order) no outbuildings, enclosures, containers or pools to the dwelling houses hereby approved shall be erected within the curtilage.

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

16. Prior to any occupation of the development hereby permitted, any windows in the north eastern and south western elevations and situated at roof level shall be constructed so that no part of the framework less than 1.7m above finished floor level shall be openable. Any part below that level shall be fitted with, and retained in, obscure glazing of a patterned type only which shall thereafter be retained as such. Obscure glazed windows should be obscured to minimum of level 3 on the Pilkington Scale. The use of any type of film or material affixed to clear glass is not acceptable for the purposes of this Condition.

Reason: To protect the amenities and privacy of the occupiers of the adjoining residential properties in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

17. The levels of buildings, roads, parking areas and pathways within the site shall only be in accordance with details which shall have previously been submitted to and approved in writing by the Local Planning Authority before development is commenced.

Reason: These details are required prior to commencement of development because the details would affect subsequent design of other elements of the scheme and must be agreed at the outset and to ensure that the appearance and functioning of the development is satisfactory and to safeguard the amenities of adjoining occupiers in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012 and comply with Supplementary Planning Document 'Access for All' (July 2005).

18. No development shall commence until a landscaping scheme including where applicable the retention of the existing trees shall have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented within the first planting season following completion of the development and the tree planting and landscaping shall thereafter be maintained for five years to the satisfaction of the Local Planning Authority. Any trees or shrubs which die during this period shall be replaced in the first available planting season, and the area shown to be landscaped shall be permanently retained for that purpose only.

Reason: These details are required prior to commencement of development because the details would affect subsequent design of other elements of the scheme and must be agreed at the outset and in the interests of visual amenity and also that the Local Planning Authority shall be satisfied as to the details of the development in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

19. The development hereby permitted shall be carried out in accordance with the approved:

- Dwg. No. BEAU21483-03 - Tree Protection Plan

- Dwg. No. BEAU21483-01 - Tree Reference Plan
- Tree Report; and,
- Arboricultural Impact Assessment and Method Statement

received on 27 March 2018.

Reason: In the interests of visual amenity and also that the Local Planning Authority shall be satisfied as to the details of the development in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

Informative(s)

1. The Council has been informed that bats may be present in the locality. The applicant is therefore advised that damage to bats and or their habitat would constitute an offence and should evidence of bats being present on site be found as a result of future development he/she must fulfil his/her duties under the Wildlife and Countryside Act, 1981 (as amended) and the Conservation of Habitats and Species Regulations, 2010
2. Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced.
3. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work before 8am or after 6pm Monday to Friday, before 8am or after 1pm on a Saturday or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Health Department Pollution Section.
4. Your attention is drawn to the fact that planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

5. In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in the Core Strategy, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.
- The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from,
 - any adjoining owner, where the building owner proposes to: carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundwork's within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "The Party Walls etc. Act 1996 - Explanatory Booklet".

A2 Register No: 18/16156/FUL

Address: 52 (GRAND AVENUE PRIMARY SCHOOL) GRAND AVENUE, SURBITON, KT5 9HU



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[Please note that this plan is intended to assist in locating the development it is not the site plan of the proposed development which may have different boundaries. Please refer to the application documents for the proposed site boundaries.]

Ward: Alexandra
Description of Proposal: Erection of a single storey extension to nursery building.
Plan Type: Full Application
Expiry Date: 04/06/2018

National Planning Policy Framework (NPPF) 2012

National Planning Practice Guidance (web based resource)

Policy statement: Planning for Schools Development 2011

Development Plan: Mayor for London
London Plan March 2016 (consolidated with alterations since 2011)
LDF Core Strategy Adopted April 2012

Policies

LONDON PLAN JULY 2016
LP 3.18 Education facilities
LP 5.1 Climate change mitigation
LP 5.2 Minimising carbon dioxide emissions
LP 7.4 Local character
LP 7.6 Architecture
LDF CORE STRATEGY CORE POLICIES
CS 08 Character, Heritage and Design
CS 16 Community Facilities
LDF CORE STRATEGY DEVELOPMENT MANAGEMENT
DM10 Design Requirements for New Developments
DM23 Schools
DM24 Protection and Provision of Community Facilities

Consultations

1. Neighbourhood Consultation: 78 Addresses have been notified of the proposed development. 2 letters of objection have been received from 2 addresses. The objections are summarised as follows:
 - Increase traffic and on street parking pressures
 - Concern regarding highway safety

Site and Surroundings

2. The application site is located on the east side of Grand Avenue at its southern end. The site has pedestrian and vehicular access from Grand avenue itself. The site is made up of a series of buildings and open areas of soft and hard landscaping that serve as circulation, servicing, parking and play space areas. The site used as a school.
3. The site is bound on all sides by residential development and the

surrounding area is predominantly residential in character and appearance.

4. The site is not located in a conservation area and the buildings and curtilage are neither statutorily listed or form part of the curtilage of a statutorily listed building and is not a designated locally listed building.

Proposal

5. Planning permission is sought for the erection of a single storey extension to existing nursery building.

Assessment

The main considerations material to the determination of this application are:

- Principle of Proposed Development
- Impact on Character of Area
- Impact on Neighbour's Residential Amenity
- Highways and Parking
- Trees
- Legal Agreements
- Sustainability
- Other Material Considerations

Principle of Proposed Development

6. The application is for the extension to an existing school. The proposed extension would not result in the loss of designated open space or playing fields. The policies of the NPPF and the current Development Plan which consists of the London Plan and the Council's adopted LDF Core Strategy are supportive of educational development.
7. Paragraph 72 of the NPPF states that the government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should give great weight to the need to create, expand or alter schools. The Council's adopted LDF Core Strategy echoes these sentiments and in particular policies CS15 and DM23.
8. It considered that the principle of the development would be acceptable subject to detailed consideration against all other relevant planning policies.

Impact on Character of Area

9. The NPPF directs that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should

contribute positively to making places better for people. Policy DM10 of the Core Strategy echoes these sentiments.

10. The proposed extension would be a subordinate addition and of an architectural style sympathetic to the host building. The proposed extension would be visible in the private views of the site from the rear of a small number of the properties in Greenfield Avenue and Grand Avenue. However it is considered that the extension would not be visually intrusive in these views and the mass and bulk of the proposed extension would be absorbed into the back drop of the existing built form on the site in these views.
11. It is considered that the proposed extension would be proportionate to and in keeping with the general pattern and form of the built form on the site.
12. The proposed external finishes of the extension would be of a matching or similar appearance to the external finishes of the host building the extension would form part of.
13. It is considered that the proposed extension would not detract from the character and appearance of the surrounding area and the proposed development would accord with policies CS8 and DM10 of the Council's adopted LDF Core Strategy April 2012.

Impact on Neighbours' Residential Amenity

14. Paragraph 17 of the NPPF directs that one of the core principles of the Planning System is to ensure that planning decisions always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
15. Policy DM10 (Design Requirements for New Developments) advises that development must have regard to the amenities of occupants and neighbours, including in terms of privacy, outlook, sunlight/daylight, avoidance of visual intrusion and noise and disturbance.
16. It is considered that the proposed development by virtue of its size, siting and design in relation to the neighbouring properties would not cause any material harm to the outlook, daylight/sunlight provision or privacy of the neighbouring occupiers.
17. The proposal would accord with policy DM10 of the Council's adopted LDF Core Strategy April 2012.

Highways & Parking

18. The proposal does not raise any highway issues and would not prejudice highway safety. The purpose of the development is to improve the existing nursery facilities to meet current standards and not designed to accommodate additional roll attendance but to create a better experience for the existing roll numbers taking up the additional hours that the children will attend under the increase in the free hours expanding from 15 to 30 hours a week. The proposal would accord with policy DM10 of the Council's adopted LDF Core Strategy April 2012.

Trees

19. The proposal has no tree impacts and does not involve the removal of or works to any trees subject of a Tree Protection Order (TPO). The proposal would accord with policy DM10 of the Council's adopted LDF Core Strategy April 2012.

Legal Agreements

20. No legal agreements required.

Sustainability

21. There are no sustainability requirements.

Conclusion

22. In conclusion to the assessment of the proposed scheme Officers give significant weight to the provision of new educational facilities which outweigh any dis-benefits of the scheme and conclude on balance that the proposed development accords with the relevant policies of the development plan.

Recommendation:

Approve subject to the following conditions:

- 1 The development hereby permitted shall be commenced within 3 years from the date of this decision.

Reason: In order to comply with Section 91 of the Town and Country Planning Act, 1990. (As amended)

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

P3709 A 03 Rev 0 Existing plans	12/03/2018
P3709 A 01 Rev 0 Site plan	12/03/2018
P3700 A 06 Proposed elevations of nursery	12/03/2018
P3700 A 07 Proposed elevations	12/03/2018
P3700 A 05 Existing elevations of nursery	12/03/2018
P3900 A 04 Proposed part ground floor plan	12/03/2018
P3709 A 02 Rev 0 Block plan	12/03/2018

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

- 3 The facing materials to be used in the construction of the extension shall be those specified on the application form and approved drawings or such other materials as have been approved in writing by the Local Planning Authority before the development is commenced and shall thereafter be retained as such.

Reason: To ensure a satisfactory appearance on completion of the development in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

- 4 All works on site shall take place in accordance with the following details which shall have previously been submitted to and approved in writing by the Local Planning Authority prior to the commencement of work:

- (a) Provision for loading/unloading materials.
- (b) Storage of plant, materials and operatives vehicles.
- (c) Temporary site access.
- (d) Signing system for works traffic.
- (e) Measures for the laying of dust, suppression of noise and abatement of other nuisance arising from development works.
- (f) Location of all ancillary site buildings.
- (g) Measures to protect any tree, shrubbery and other landscape features to be retained on the site during the course of development.
- (h) Means of enclosure of the site.
- (i) Wheel washing equipment.
- (j) The parking of vehicles of the site operatives and visitors
- (k) The erection and maintenance of security hoarding.
- (l) Construction hours

Reason: In order to safeguard the amenities of the surrounding residential occupiers and to safeguard highway safety and the free flow of traffic in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

Informative(s)

- 1 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form

together with detailed plans must be submitted for approval before any building work is commenced.

- 2 When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work before 8am or after 6pm Monday to Friday, before 8am or after 1pm on a Saturday or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Health Department Pollution Section.
- 3 In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in the Core Strategy, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.