

SURBITON NEIGHBOURHOOD COMMITTEE

WEDNESDAY 20 MARCH 2019

REPORT BY

ASSISTANT DIRECTOR OF STRATEGIC PLANNING &
INFRASTRUCTURE

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ITEM NO	REGISTER NO	ADDRESS	DESCRIPTION	RECOMMENDATION	PAGE NO
A1	18/00037	36 Villiers Avenue, Surbiton, KT5 8BD	Demolition of existing dwellinghouse and erection of new 3 storey residential building with x 6 flats and associated bins and cycle store.	PERMIT	A1
A2	18/16554	29 Lovelace Road, Surbiton, KT6 6NS	Demolition of existing building on site and re-development to provide 9 residential units.	This application has been withdrawn from this meeting	
A3	18/16746	63 Westfield Road, Surbiton, KT6 4EJ	Erection of single storey rear extension, enclosure of front porch, rear dormer roof extension and installation of one front rooflight to facilitate loft conversion.	PERMIT	A20

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REPORT BY THE

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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.

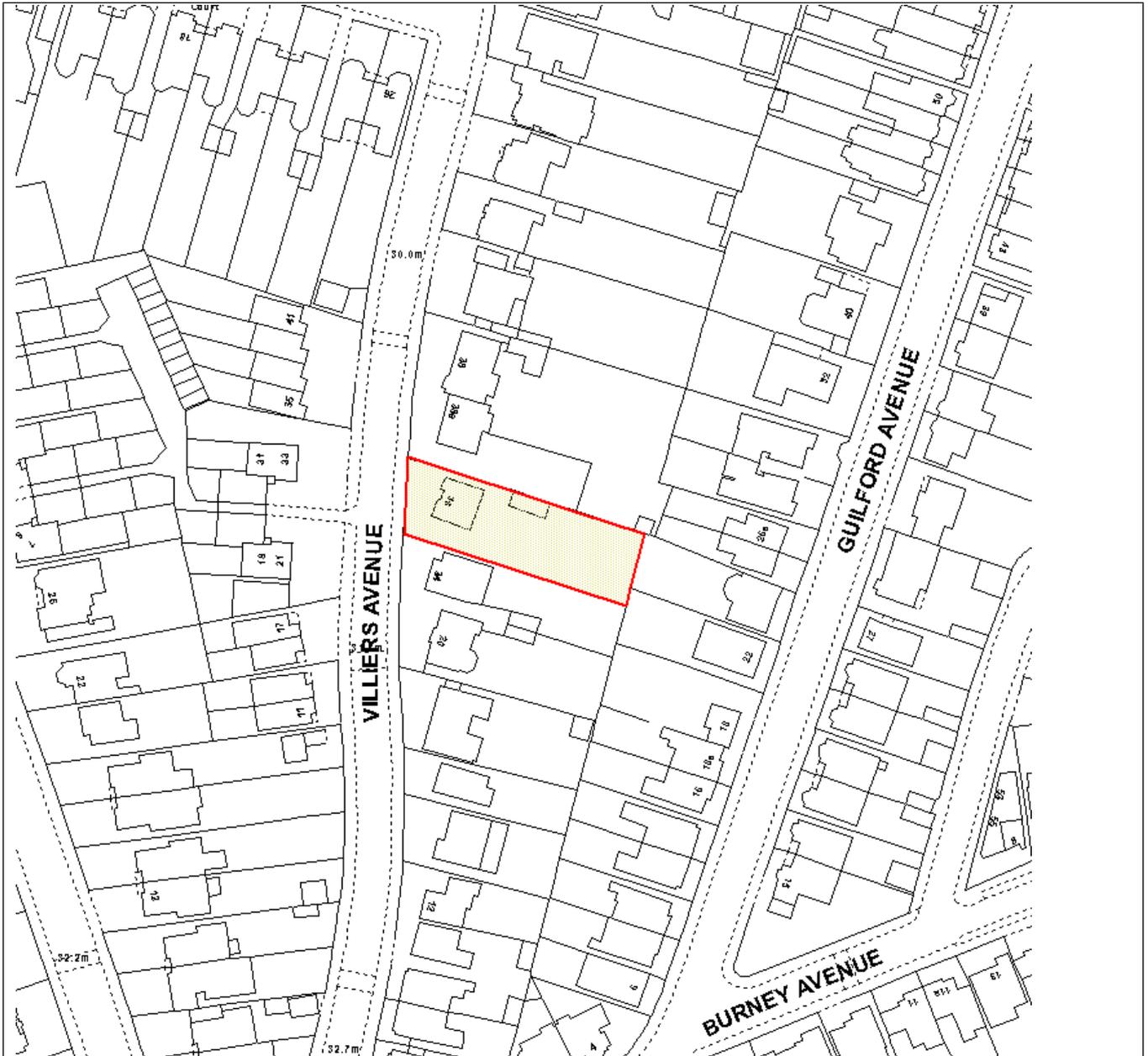
The policies listed are those from the Royal Borough of Kingston upon Thames the Local Development Framework Core Strategy, Adopted April 2012.

Surbiton Neighbourhood Committee

Date of Meeting: 20/03/19

A Register No: 18/00037/FUL

Address: 36 VILLIERS AVENUE, SURBITON, KT5 8BD



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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: St Marks
Description of Proposal: Demolition of existing dwellinghouse and erection of new 3 storey residential building with x 6 flats and associated bins and cycle store
Plan Type: Full Application
Expiry Date: 29/01/2019

Planning Policy
 NATIONAL PLANNING POLICY FRAMEWORK (NPPF) 2019
 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
 Kingston Town Centre AAP 2008

POLICIES

LONDON PLAN MARCH 2016
 (consolidated with alterations since 2011)
 LP 3.3 Increasing housing supply
 LP 3.4 Optimising housing potential
 LP 3.5 Quality and design of housing development
 LP 3.8 Housing Choice
 LP 5.1 Climate change mitigation
 LP 5.2 Minimising carbon dioxide emissions
 LP 5.3 Sustainable design and construction
 LP 6.9 Cycling
 LP 6.13 Parking
 LP 7.4 Local character
 LP 7.6 Architecture
 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 07 Managing Vehicle Use
 CS 08 Character, Heritage and Design
 CS 10 Housing Delivery
 LDF CORE STRATEGY DEVELOPMENT MANAGEMENT
 DM01 Sustainable Design and Construction Standards
 DM06 Biodiversity
 DM08 Sustainable Transport for new Developments
 DM09 Managing Vehicle Use for New Development
 DM10 Design Requirements for New Developments

DM11	Design Approach
DM13	Housing Quality and Mix
DM14	Loss of Housing
DM22	Design for Safety
	LDF CORE STRATEGY IMPLEMENT POLICIES
IMP3	Securing Infrastructure

CONSULTATIONS

1. 95 surrounding owner/occupiers were notified in writing of the application. 15 responses from separate addresses were received all of which were objections. The material objections are summarised as follows:
 - Overdevelopment;
 - Excessive bulk/height/scale/cramped appearance;
 - Out of character/design not in keeping with surrounding area;
 - Overlooking/loss of privacy;
 - Loss of daylight/sunlight;
 - Noise and disturbance;
 - Insufficient parking provision and increased pressure on on-street car parking provision/adverse impact upon highway safety;
 - Loss of family housing;
 - Lack of affordable housing;
 - Loss of trees and garden land/inadequate landscaping;
 - Inadequate refuse/recycling storage;
 - Inadequate cycle storage
 - Anti-social behaviour; and
 - Increased pressure on utilities/local resources e.g. schools, doctor's surgeries and transport public provision.

RBK Highways and Transportation

2. No objection subject to the applicant entering a legal agreement car capping the development and planning conditions regarding; levels, permeable paving, waste and recycling storage, and a Construction Management Plan.

Tree and Landscape Officer

3. No objections subject to conditions requiring a tree protection plan and a detailed soft landscaping plan.

SITE AND SURROUNDINGS

4. The application site is located on the eastern side of Villiers Avenue and comprises a two storey, three bedroom detached dwelling. The immediate surrounding area is predominantly residential in character.
5. The buildings on the site are not listed or locally listed and the site does

not fall within a Conservation Area, neither does it have any Tree Preservation Orders (TPOs) on site or in the immediate vicinity. The site falls within Flood Risk Zone 1. The Public Transport Accessibility Level (PTAL) for the site is 3 (Moderate) and the site falls within the Villiers Controlled Parking Zone (Zone V).

PROPOSAL

6. The proposal relates to the demolition of the existing dwellinghouse and the erection of a new building property to provide x 6 flats comprising 2 x 2 bedroom flats and 4 x 3 bedroom flats.

ASSESSMENT

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

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

Principle of Proposed Development

7. Paragraph 118 of the NPPF, 2019 directs that planning policies and decisions should "promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively".
8. Paragraph 123 goes on to say that "Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site."
9. Paragraph 11 makes it clear that in terms of the presumption of sustainable development and in relation to decision taking development proposals which accord with an up to date development plan should be approved without delay.
10. 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.

11. At the local level LDF Policy CS10 of the Council's LDF Core Strategy, 2012 sets out the Borough's housing targets as defined by the London Plan, 2011. These have increased since the adoption of the Core Strategy and the draft New London Plan, 2018 sets a target of 1,364 new residential dwellings per year. This application would provide 7 additional bedspaces in relation to an existing care home, resulting in a total of 27 bedspaces which would make a positive contribution towards this target.
12. The Council cannot demonstrate a 5 year supply of housing land as required by the National Planning Policy Framework 2019, as such, in accordance with paragraph 11 of the NPPF planning permission should be granted unless (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or (ii) any adverse impacts of doing so significantly and demonstrably outweigh the benefits, when assessed against policies in this Framework taken as a whole. These considerations should be given considerable weight in the assessment of this planning application.

Loss of Housing

13. Policy DM14 of the Council's LDF Core Strategy, 2012 states that: "The Council will resist the loss of existing accommodation (of all types) and, in particular, dwellings which are suitable for family accommodation." Whilst this proposal involves the demolition of an existing family sized house, there would be a net gain of 3 x 3 bed roomed family sized units proposed as part of the new development.

Housing Quality and Mix

14. Paragraph 127 of the NPPF, 2019 and Policy 7.6 of the London Plan, 2016 (consolidated with alterations since 2011) seek to ensure that development secures a high standard of amenity for all existing and future users (of land and buildings).
15. 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. The Policy also states that new residential development is expected to incorporate a mix of unit sizes and types. The Policy requires that 1.8 (30%) of the proposed units should provide family accommodation, 1 unit with 3 or more bedrooms, unless it can be robustly demonstrated that this would be unsuitable or unviable.
16. Officers acknowledge that the proposal would provide 4 new family dwellings. This provision would exceed the above requirements and 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.
17. With regards to internal space standards Policy 3.5 of the London Plan March 2016 (consolidated with alterations since 2011) states that for 3 bedroom flats, the minimum internal floor areas below are required:

- No. 3 bedroom (4 person bedspaces) flat = 74 sqm
18. All proposed units would comply with or exceed these minimum standards.
 19. Overall, the residential accommodation proposed would provide a good standard of accommodation for future occupants of the proposed development.

Impact on Character of Area

20. Together the NPPF, 2019 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.
21. Paragraph 127 of the NPPF, 2019 states that planning decisions should ensure developments:
 - a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
22. 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.
23. Local policies CS8 and DM10 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.

24. The proposal involves the demolition of the existing dwellinghouse and the construction of a new block of flats comprising 6 units arranged over 3 floors, plus associated amenity space. The new structure would measure a maximum of 8.7m in height above ground and have a staggered front building line, resulting in a set back from the street by between 5m and 7m, respecting the building heights and staggered front building line of adjacent properties.
25. London Plan Policy 3.4 states that for sites in suburban areas (those areas with predominantly lower density development, such as, for example, detached and semi-detached houses, predominantly residential, small building footprints and typically buildings of 2-3 storeys) with PTAL ratings of 3, an appropriate density equates to 35-95 units/ha (or 150-250 habitable rooms/ha). The proposal would provide approximately 80 units/ha (or 320 habitable rooms/ha). Therefore, the proposal would fall within the recommended ranges within Policy 3.4 of the London Plan. However, it should be emphasised that the policy's supporting text makes clear that whilst a rigorous appreciation of housing density is crucial to realising the optimum potential of sites, it is not appropriate to apply the density ranges mechanistically.
26. In terms of design the new dwellings would be simple and take cues such as the projecting bay features and materiality from both the existing property and similar properties in the immediate surrounding area. The main roof form would be mansard in style. In terms of height the proposed development would be marginally shorter than existing and in keeping with the neighbouring properties.
27. More specifically and in terms of materials, the walls would be a combination of render and red brick, the roof would comprise grey tiles and the windows would comprise white UPVC.
28. New boundaries would be erected on all sides of the site. The front boundary would comprise brick and measure approximately 900mm in height and the remainder would comprise close boarded wooden fences. Full details of the colour, texture and manufacturer's specification, would be required via condition to ensure that the quality and appearance of the materials are of sufficiently high quality.
29. Access to the new dwellings would be gained via a single entrance fronting Villiers Avenue as existing. Behind the back of the footway and to the front of the new units soft landscaping would be implemented to provide visual amenity and partial screening. As with materials, further details of the planting species, planting schedule and maintenance of the landscaped areas to the front and rear of the development will be required via condition to ensure that the finished appearance is satisfactory and of high quality not only for future occupants, but for neighbouring properties and the wider character of the street.
30. Overall, the proposed development is considered to be of high quality. Though clearly visible from neighbouring properties and the streetscape, it would not be visually incongruous and would simultaneously be in

keeping with the surrounding area and reflect the variety in architectural styles and dwelling types. Furthermore, its impact would be minimised by the boundary treatment and associated soft landscaping, thereby complying with Paragraph 127 of the NPPF, 2019, Policies 7.4 and 7.6 of the London Plan, 2016, Core Strategy policies CS8 and DM10.

Impact on Neighbours' Residential Amenity

31. Paragraph 127 of the NPPF, 2019 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 users (of land and buildings).
32. 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.
33. In this case Nos.34 and 38 Villiers Avenue and 20-26 Guilford Avenue are the principal properties to be considered.
34. With regards to outlook Officers acknowledge that whilst adjacent neighbouring properties would experience a change in context due to the erection of a three storey development, it should also be noted that the site is currently developed and the proposed separation distances of between 2.3m and 5m between properties 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 would exceed that of No. 38 by approximately 0.8m, it would be approximately 1m lower than the ridge height of No. 34. These factors, plus the partial screening that the proposed fences, boundary wall and soft landscaping would provide are considered not to create an unacceptable sense of enclosure or loss of outlook.
35. 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. This is because all proposed windows would be located in the front and rear elevations of the development which would not afford direct overlooking due to the pattern of development.
36. Officers consider that there would not be an unacceptable loss of daylight/sunlight to neighbouring residential properties given the footprint of the proposed development and the orientation of the properties.
37. 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.

38. 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 14 of the Residential Design SPD, 2013 requires that new flats provide at least 50sqm of private communal amenity space, plus any shortfall, if private amenity is not proposed. Overall, a total of approximately 78sqm would be required on site. Approximately 329sqm of communal outdoor space would be provided. This would be located to the rear of the development. Therefore, the requirements set out above would be significantly exceeded.
39. 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 127 of the NPPF, 2019, Policy 7.6 of the London Plan, 2016 and Policy DM10 of the LDF Core Strategy, 2012.

Highways & Parking

40. 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.
41. The site has a Public Transport Accessibility Level of 3 (Moderate) and falls within the Villiers Controlled Parking Zone (Zone V).
42. As the development falls within a CPZ the proposed nil car parking provision would be considered acceptable and in accordance with policies DM9 and DM10 of the LDF Core Strategy, 2012 subject to the signing of a legal agreement. The legal agreement would cap the development, preclude future occupants from obtaining on-street car parking permits and stipulate a requirement to inform potential buyers/tenants of the above exclusion, as well as publicise the lack of parking provision in sales brochures.
43. It should be noted that the applicant has agreed to enter into such an agreement which is currently being progressed.
44. With regards to cycle parking spaces and in accordance with the standards set out in Table 6.3 of the London Plan March 2016 12 spaces are required. The proposed plans show dedicated, covered bicycle storage lockers within the rear garden which would accommodate 12 bicycles and be accessed via a side passage on the southern elevation, which complies with Policies DM9 and DM10 of the LDF Core Strategy and the Sustainable Transport SPD, 2013.

Trees

45. Despite the proposal involving the removal of 3 trees and 2 shrubs and soft landscaped area including garden lawn, Officers note that the loss of trees does not relate to any "high category" specimens and a

significant amount of outdoor amenity space would be provided for the new dwellings on site. As such, it is considered that this loss can be mitigated by replacement planting and soft landscaping and secured by way of a planning conditions.

Legal Agreements

46. The applicant has agreed to enter into a legal agreement to car cap the development, preclude future occupants from obtaining on-street car parking permits and inform potential buyers/tenants of the above exclusion and to publicise the lack of parking provision in sales brochures should the Committee resolve to grant planning permission.
47. Subject to the signing of this legal agreement the proposal would comply with policies DM9 and DM10 of the LDF Core Strategy 2012.

Sustainability

48. 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.
49. 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.
50. In this case the applicant has not submitted any information to demonstrate how the proposed development would achieve the required reductions in CO₂ and internal water usage appear. As such, a detailed condition is recommended to ensure the required standards are met.
51. 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

52. Officers recognise that the development is a form of garden development. This issue is covered by Paragraph 70 of the NPPF, 2019 which states that "Plans 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.

Conclusion/Planning Balance

53. 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 significantly and demonstrably outweigh the benefit of providing 5 net additional high quality market units on site, all of which are family sized units. As such the "tilted balance" applies and the proposals are considered to generally comply with the NPPF, 2019, 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:

Dwg No. 36VA-AP1-1001 – Existing Location and Site Plan	Received	04/12/2018
Dwg No. K0518-T – Site Survey	Received	04/12/2018
Dwg No. 36VA-AP1-1003 - Existing Plans and Elevations	Received	17/12/2018
Dwg No. 36VA-AP1-1008 - Existing and Proposed Streetscene	Received	04/12/2018
Dwg No. 36VA-AP1-1002 - Proposed Location and Site Plan	Received	04/12/2018
Dwg No. 36VA-AP1-1004 - Proposed Ground Floor and First Floor Plans	Received	04/12/2018
Dwg No. 36VA-AP1-1005 - Proposed Second Floor and Roof Plans	Received	04/12/2018
Dwg No. 36VA-AP1-1007 - Proposed Landscape Plan	Received	04/12/2018
Dwg No. 36VA-AP1-1006 - Proposed Elevations and Sections	Received	04/12/2018
Dwg No. 36VA-AP1-1006 - Proposed Boundary Treatment	Received	04/12/2018

Urban Model CGIs	Received	13/12/2018
Materials CGIs	Received	13/12/2018
Planning Design and Access Statement	Received	04/12/2018
Arboricultural Impact Assessment and Method Statement	Received	04/12/2018

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

3. The development shall be completed in accordance with details and 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. Prior to occupation the following details shall have been submitted to and approved in writing by the Local Planning Authority and thereafter permanently retained.

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

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.

5. Prior to the commencement of development the following details shall have been submitted to and approved in writing by the Local Planning Authority and thereafter permanently retained.

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

7. The details of secure cycle parking facilities hereby approved shall be implemented in accordance with Dwg No. 36VA-AP1-1007 - Proposed Landscape Plan received on 04/12/2018 and made available for use prior to the occupation of the development hereby approved and thereafter be permanently retained.

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.

8. 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.

9. 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 life cycle 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.

10. 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.

11. 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).

12. The development hereby permitted shall be carried out in accordance with the approved Arboricultural Impact Assessment and Method Statement 28/12/2018

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.

13. Prior to commencement a tree protection plan shall have been submitted to and approved in writing by the Local Planning Authority. The tree protection plan shall clearly demonstrate those specimens to be removed and retained as well as details showing the fencing proposed to protect those retained during development.

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.

14. Prior to occupation a landscaping scheme including details of the species, planting schedule, i.e. height, spacing and maturity of proposed trees and soft landscaping 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: 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.

INFORMATIVES

1. The applicant is advised that should protected species 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. Material Deliveries

The works will result in substantial movement of heavy vehicles on Warren Road.

- i) Deliveries to the site should avoid school arrival and pick up times. This is due to existing congestion which will be exacerbated with the proposals;
- ii) Deliveries to the site should where possible avoid waiting on the highway as this could result in a reduction to road safety;
- iii) Site access warning signs will be required in Warren Road.
- iv) Deliveries should access the site via Kingston Hill and avoid using the southern access onto Warren Road from Coombe Lane West.

6. Vehicular provisions

- i) Should make full use of the site accesses to maximise the availability of off street parking;
- ii) Any parking that cannot be contained within the site must park considerately and safely, so as not to obstruct sightlines at junctions or site accesses. The applicant should be aware that any such parking will cause unnecessary concern and agitation within the local community;
- iii) Service parking and deliveries should not cause any damage to the verges or margins, and no parking is allowed on both.

7. Road Condition Survey

8. It is highlighted that the works will result in substantial movement of heavy vehicles on condition survey before construction begins. This will take the form of a joint condition survey before construction begins. This will take the form of a joint inspection with a member of the Streetscene Team and will involve a photographic record and visual observation of the roads, verges and margins. It should cover Warren Road in the vicinity of the application site. This will allow the condition of the carriageway to be monitored, should any damage result from the use of heavy plant associated with this site. For further details please contact Boroughs Streetscene Team (0208 547 5002).

9. Highway Cleaning

Should this access into the site during construction not be paved spoil could be carried from the site onto the public highway. The access into the site should be paved to minimise the carry over of spoil onto Warren Road. We would also require the applicant to sweep and wash down Warren Road to ensure that the public highway is kept clear of debris. This is to ensure a satisfactory road surface for road safety reasons at all times

10. 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".

A Register No: 18/16554/FUL
 Address: 29 LOVELACE ROAD, SURBITON, KT6 6NS

THIS APPLICATION HAS BEEN WITHDRAWN FROM THE AGENDA.

Date of Meeting: 20.03.2019

A Register No: 18/16746/HOU
Address: 63 WESTFIELD ROAD, SURBITON, KT6 4EJ



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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.]

Description of Proposal: Ward: St Marks
Erection of single storey rear extension, enclosure of front porch, rear dormer roof extension and installation of one front rooflight to facilitate loft conversion.
Plan Type: Householder
Expiry Date: 14/01/2019

NATIONAL PLANNING POLICY

NATIONAL PLANNING POLICY FRAMEWORK (NPPF) 2018
National Planning Practice Guidance (web based)

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

POLICIES

CS 08 LDF CORE STRATEGY CORE POLICIES
Character, Heritage and Design
DM10 LDF CORE STRATEGY DEVELOPMENT MANAGEMENT
Design Requirements for New Developments

CONSULTATIONS

1. Neighbour notifications: 10 addresses have been consulted. 8 objections have been received. The objections can be summarised as follows:
 - Alterations to front and rear not in keeping with surroundings
 - Precedent would be set for larger ground floor rear extensions
 - Loss of daylight sunlight
 - Structural and drainage concerns
 - Concerns plans and list of materials inaccurate
2. The application has been called to the Neighbourhood Committee at the request of the 3 ward members.

SITE AND SURROUNDINGS

3. The application site is located on the south side of the Westfield Road. The site is occupied by a two storey terraced dwellinghouse.
4. The surrounding area is predominantly residential in character and appearance. The site is not located in a Conservation Area and the

buildings not Listed Buildings or Locally Listed Buildings.

PROPOSAL

5. Planning permission is sought for the erection of a single storey rear extension, enclosure of front porch, erection of a rear dormer roof extension and installation of one front rooflight to facilitate loft conversion

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

Principle of Proposed Development

6. The application seeks to extend an existing dwellinghouse to provide additional ancillary residential floorspace. The proposal would be compatible with and would not change the existing use of the site. The principle of the development is considered to be acceptable.

Impact on Character of Area

7. The proposed extensions would be a subordinate addition and of an architectural style sympathetic to the host property. The proposed external finishes of the extensions would be of a matching or similar appearance to those of the existing host property.
8. A number of other properties in the immediate vicinity of the site have been extended in a similar way and as such the extended property (if approved) would be in keeping with the general pattern and form of development in the surrounding area.
9. The extensions would not be visually intrusive and would not detract from the character and appearance of the host property or the surrounding area.
10. The proposal would accord with policies CS8 and DM10 of the Council's adopted LDF Core Strategy April 2012.

Impact on Neighbours' Residential Amenity

11. It is considered that the proposed extensions by virtue of their size, siting and design in relation to the neighbouring properties would not cause any significant material harm to the outlook, daylight/sunlight provision or privacy of the neighbouring occupiers.
12. The proposal would accord with policy DM10 of the Council's adopted LDF Core Strategy April 2012.

Highways & Parking

13. The proposal would not increase the number of residential units and would not prejudice highway safety. The proposal would accord with policy DM10 of the Council's adopted LDF Core Strategy April 2012.

Trees

14. The proposal does not impact upon any protected trees.

Legal Agreements

15. There are no legal agreement requirements.

Sustainability

16. There are no sustainability requirements beyond the normal building regulation requirements.

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:

KT64EJ-2-DWG-001_02 - Proposed Ground Floor Plan	12/11/2018
KT64EJ-2-DWG-005_02 - Proposed Front Elevation	12/11/2018

KT64EJ-2-DWG-002_02 - Proposed First Floor Plan	12/11/2018
KT64EJ-2-DWG-003_02 - Proposed Loft Plan	12/11/2018
KT64EJ-2-DWG-006_02 - Proposed Rear Elevation	12/11/2018
KT64EJ-2-DWG-007_02 - Proposed Section A-A	12/11/2018
KT64EJ-2-DWG-008_02 - Proposed Section B-B	12/11/2018
KT64EJ-2-DWG-004_02 - Proposed Roof Plan	12/11/2018
KT64EJ-2-DWG-101_02 - Existing Ground Floor Plan	12/11/2018
KT64EJ-2-DWG-106_02 - Existing Rear Elevation	12/11/2018
KT64EJ-2-DWG-105_02 - Existing Front Elevation	12/11/2018
KT64EJ-2-DWG-104_02 - Existing Roof Plan	12/11/2018
KT64EJ-2-DWG-107_02 - Existing Section A-A	12/11/2018
KT64EJ-2-DWG-102_02 - Existing First Floor Plan	12/11/2018
KT64EJ-2-DWG-103_02 -Existing Loft Plan	12/11/2018
KT64EJ-2-DWG-108_02 - Existing Section B-B	19/11/2018
Proposed Block Plan	19/11/2018
Site Location Plan	24/10/2018
KT64EJ-2-DWG-109_03 Existing Side (West) Elevation	19/11/2018
KT64EJ-2-DWG-010_03 Proposed Side (West) Elevation	19/11/2018
KT64EJ-2-DWG-009_03 Proposed Side (East) Elevation	19/11/2018

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 The roof of the extension hereby permitted shall not be converted or used as a balcony or a sitting out area, and no access shall be gained except for maintenance purposes.

Reason: To protect the amenities and privacy 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.

INFORMATIVES

- 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 You have been granted planning permission to build a residential extension. 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 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;
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 - in some circumstances, carry out groundwork's within 6 metres of an adjoining building.

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