

SURBITON NEIGHBOURHOOD COMMITTEETUESDAY 11 JUNE 2019
REPORT BY
HEAD OF PLANNING & REGENERATION
PLANNING APPLICATIONSINDEX

ITEM NO	REGISTER NO	ADDRESS	DESCRIPTION	RECOMMENDATION	PAGE NO
A1	18/00213/FUL	30 The Avenue Surbiton KT5 8JG	Demolition of existing 8 garages to rear. Erection of new building comprising of 2 x 2 bed residential units with roof space accommodation, including associated car parking and landscaping.	PERMIT	A1

SURBITON NEIGHBOURHOOD COMMITTEE

11TH JUNE 2019

REPORT BY THE

Assistant Director of 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.

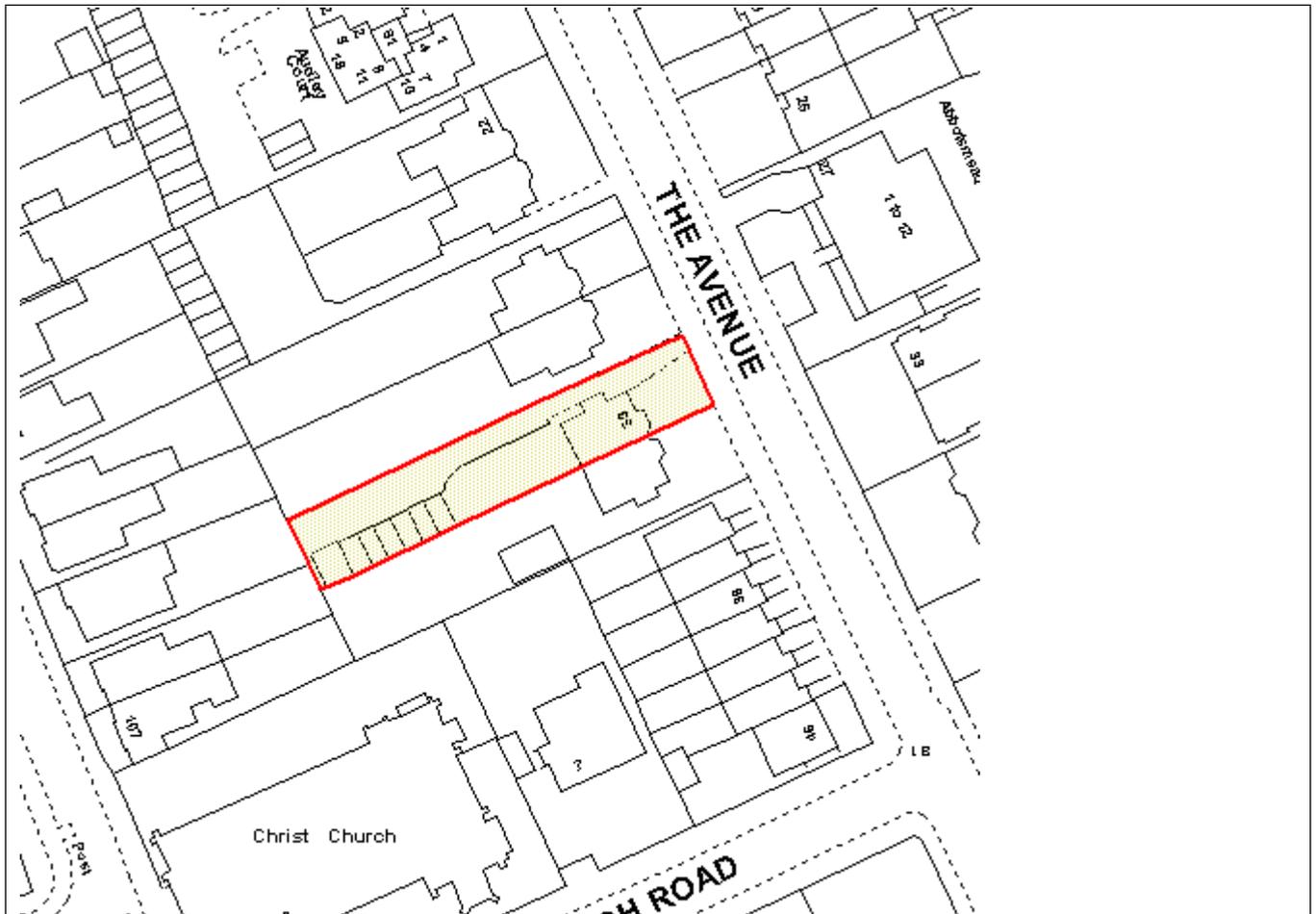
The policies listed are those from the Royal Borough of Kingston upon Thames the Local Development Framework Core Strategy, Adopted April 2012.

Surbiton Neighbourhood Committee

Date of Meeting: 11/06/2019

A1 Register No: 18/00213/FUL

Address: 30 THE AVENUE, SURBITON



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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: Berrylands
Description of Proposal: Demolition of existing 8 garages to rear. Erection of new building comprising of 2 x 2 bed residential units with roof space accommodation, including associated car parking and landscaping.
Plan Type: Full Application
Expiry Date: 31/01/2019

APPLICANT'S PLAN NOS:

293(PL)00 SITE LOCATION PLAN	Received	06/12/2018
293(PL)01 EXISTING SITE PLAN	Received	06/12/2018
293(PL)03 Rev B PROPOSED BLOCK PLAN	Received	30/05/2019
293(PL)03 Rev B PROPOSED SITE PLAN	Received	30/05/2019
293(PL)04 PROPOSED PLANS	Received	06/12/2018
293(PL)05 SIDE ELEVATIONS	Received	06/12/2018
293(PL)06 SIDE ELEVATIONS	Received	06/12/2018
293(PL)07 SECTION CC	Received	06/12/2018
293(PL)08 B PROPOSED ELEVATIONS	Received	06/12/2018

NATIONAL PLANNING POLICY FRAMEWORK (NPPF) 2019

Planning Practice Guidance (web based resource)

Development Plan

London Plan 2016

LDF Core Strategy April 2012

Policies

	LONDON PLAN JULY 2012
LP 3.3	Increasing housing supply
LP 3.4	Optimising housing potential
LP 3.5	Quality and design of housing development
LP 6.13	Parking
LP 7.4	Local character
LP 7.6	Architecture
	LDF CORE STRATEGY CORE POLICIES
CS 01	Climate Change Mitigation

CS 08	Character, Heritage and Design
CS 10	Housing Delivery
	LDF CORE STRATEGY DEVELOPMENT MANAGEMENT
DM01	Sustainable Design and Construction Stan
DM10	Design Requirements for New Developments
DM12	Development in Conservation Areas and Affecting Heritage Assets
DM13	Housing Quality and Mix

CONSULTATIONS

1. Neighbour notifications: 42 addresses have been notified of the proposed development. 7 objections have been received. The objections are summarised as follows:
 - Design and Layout
 - Height and bulk
 - Loss of privacy
 - Loss of sunlight/daylight
 - Impact on trees
 - Car parking/access issues
 - Noise

SITE AND SURROUNDINGS

2. The application site is located on the west side of The Avenue north of the junction of Christ Church Road. The site is occupied by a 4 storey semi-detached residential building fronting The Avenue which consists of 6 flats. The building is enveloped by open grounds to the front and rear and an access road to the side that leads to 8 lock up garages to the rear of the private grounds of the residential property.
3. The surrounding area is predominantly residential in character and appearance and sits within the Christ Church Conservation Area. It has a Public Transport Accessibility Level (PTAL) of 1a (poor) and does not lie within a Controlled Parking Zone (CPZ) or a Flood Zone. There are no individual trees protected by Tree Preservation Orders on the site, but they are all protected by virtue of it lying within the Conservation Area. The Grade II listed Christ Church is located south of the site approximately 20 metres from the site's boundary.

PROPOSAL

4. Planning permission is sought for the demolition of existing 8 garages to rear. Erection of new building comprising of 2 x 2 bed residential units with roof space accommodation, including associated car parking and landscaping (including revised parking layout and refuse/recycling position)

ASSESSMENT

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

- Principle of Proposed Development
- Quality of Accommodation
- Impact on Character of Area
- Impact on Neighbour's Residential Amenity
- Highways and Parking
- Trees
- Legal Agreements
- CIL
- Sustainability

Principle of Proposed Development

5. The proposed development seeks to intensify the provision of residential units on the application site that is located on existing residential land in a residential area. The garaging to be replaced is ancillary to the existing site but its loss is not precluded by current Development Plan policy. It is considered that the proposed development would be compatible with and would not change the existing primary residential use of the site. It is considered that subject to the detailed consideration of all other matters the principle of the development would be acceptable.
6. Policy CS10 (Housing Delivery) of the Council's LDF Core Strategy (2012) states that the Council will take every opportunity to deliver new housing
7. Paragraph 59 of the NPPF (2019) states [inter alia] that to significantly boost the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed and that land with permission is developed without unnecessary delay.
8. The Borough's annual housing target has increased since the adoption of the LDF Core Strategy and Kingston currently has an annual housing target of 643 new residential dwellings per year (London Plan 2016).
9. The draft London Plan proposes a new annual housing target for Kingston of 1,364 new residential dwellings per year. This application proposes 2 additional residential units, therefore helping to contribute to these annual housing targets. In addition, the Council are currently unable to demonstrate a 5 year supply of land for the delivery of housing. As such, the 'titled balance' and Paragraph 11(d) of the NPPF (2019) is a material planning consideration.

Quality of accommodation

10. The proposed accommodation of the new dwellinghouses would comply with the existing internal space standards set out in the London Plan

Policy 3.5 table 3.3. The proposed dwellinghouses would have a practical layout and an acceptable level of amenity space proportionate to the size of dwellinghouses proposed. The dwellinghouses would be served by adequate off-street parking provision and adequate space for refuse and recycling facilities and cycle parking. It is noted that the separation distance to the rear boundary is less than the 7.5 metre separation distance to the boundary recommended in Policy Guidance 16 of the Council's adopted LDF Core Strategy. However the habitable room windows serve a kitchen/dining area and secondary bedroom and open onto private amenity space with the main living area to the front. Overall it is considered that this is acceptable to provide adequate outlook for future occupants who would also have an acceptable level of privacy and provision of daylight and sunlight.

Impact on Character of Area

11. Policies CS8 and DM10 of the Council's LDF Core Strategy (2012) advise that proposals should relate well to their surroundings and be of a high standard of design to achieve a more attractive, sustainable and accessible environment.
12. Policy CS8 (Character, Heritage and Design) states that the Council will protect the primarily suburban character of the Borough, existing buildings and areas of high quality and historic interest from inappropriate development. Policy DM10 (Design Requirements for New Developments (Including House Extensions) states that development proposals will be required to incorporate principles of good design.
13. The site lies within the Christ Church Conservation Area. Section 16, Section 66 and Section 72 of the Planning Listed Building and Conservation Areas Act 1990 directs that special attention shall be paid to the desirability of preserving or enhancing the character and appearance of Listed Buildings, their settings, and Conservation Areas. This direction is carried through into the Council's Core Strategy.
14. The National Planning Policy Framework 2019 sets out National Planning Policy with regard to dealing with Heritage Assets. The NPPF directs that in decision taking the council should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.
15. Policy DM12 (Development in Conservation Areas and Affecting Heritage Assets) of the Core Strategy seeks to preserve or enhance existing heritage assets.
16. The proposed development would be situated on land which contains 8 single storey garages surrounded by hardstanding and an access road. It is considered that it currently adds little to the Character and appearance of the Conservation Area.
17. The proposed development would result in the removal of these garages, to which there is no objection. The proposed replacement building would be of a contemporary design, with a part pitched, part flat roof, with brickwork on the ground floor and cladding above.

18. The proposed replacement building would be larger in scale and footprint to what it replaces. However, it would be sited to the rear of number 30 (a four storey building), with only some glimpses afforded from the streetscene and the appearance of the built form would be an improvement on the existing built form to the rear of the site visible in part from the street and therefore would have limited to no impact on the wider Conservation Area.
19. The proposed new dwellings would not follow the existing (and established) building lines along The Avenue and King Charles Road. However, it is noted that a similar development of a set of garages was recently approved to the rear of numbers 22-24 the Avenue (reference 17/16087/FUL), which likewise do not follow these building lines. As such, the proposed development would not appear alien or out of character.
20. Similarly, the proposed development would be located around 20m from the nearby Grade II Listed Christ Church, and as such it is not considered that it would have any material impacts or cause harm to the setting of this Listed building.
21. As such, in general, subject to the use of high quality materials, it is considered that the development would not harm the character or appearance of the Conservation Area or the setting of the Grade II Listed Christ Church.
22. The proposed development therefore would accord with Section 16, Section 66 and Section 72 of the Planning Listed Building and Conservation Areas Act 1990, paragraphs 189 - 196 of the NPPF and policies CS8, DM10 and DM12 of the Council's adopted LDF Core Strategy April 2012.

Impact on Neighbours' Residential Amenity

23. Paragraph 127 of the NPPF directs planning decisions should ensure that developments are visually attractive with a high standard of amenity for all existing and future users of land and buildings.
24. 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.
25. The proposed building would introduce some additional built development close to the boundaries with numbers 32 and 28 The Avenue. Given the orientation, the building would result in some minor overshadowing of the rear garden serving number 28 (which lies due North). However, it is noted that the first floor element would be sited 1.05m away from the shared boundary, and 21.5m away from the main rear facing habitable room windows serving number 28. As such, it is considered that the development is unlikely to unduly harm the amenities of this property
26. In relation to overlooking, there would be proposed first floor rear facing windows onto the rear gardens of numbers 103 and 105 Kings Charles Road but it is noted that these windows would be obscure glazed with limited opening and can be conditioned to be so and non opening below

1.7m above the internal finished floor level allowing for light and ventilation. To the front, bedroom windows are proposed, but these would be separated from the rear elevation of number 30 by more than 23m, which exceeds the 21m set out in the SPD for residential design. Similarly, no flank windows are proposed.

27. The proposed parking area is a common feature at the front of the properties in The Avenue and it is considered that this will not create any significant harmful levels of noise that would diminish the existing living conditions of the existing occupants of 30 The Avenue or the neighbouring occupiers of adjacent sites and it is considered that there would be sufficient separation distances to the windows of the lower and upper ground floor units for the car parking area so as to not have a harmful impact on the outlook of the neighbouring occupiers.
28. The proposed refuse/recycling area is proposed to be moved to the rear of the existing building the details of which are to be secured by condition and the neighbouring occupiers to be consulted on the conditions application to consider any amenity impacts.
29. The proposed development by virtue of its 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.
30. The proposal would accord with policy DM10 of the Council's adopted LDF Core Strategy April 2012.

Highways & Parking

31. Paragraph 109 of the National Planning Policy Framework (NPPF) states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
32. The site has a low PTAL rating of 1a (moderate to good). The London plan policy 6.13 would indicate for this development, a maximum of 2 vehicular parking spaces should be provided. 1 space per dwelling is shown in line with this policy.
33. The application would result in the loss of 8 garages. Whilst the application is accompanied with a parking beat survey that shows on street parking provision is already at 100% capacity on the surrounding roads the garages themselves are not used by the residents of 30 The Avenue the garages are ancillary to and the proposed development would provide two off-street parking spaces for the future occupants. The garages that are in use are used for storage and not the stationing of a motor vehicle and the garages are rented to residents who live outside the survey area (a radius of 200m)
34. As such it is considered that the proposed development would not increase demand for on street parking and It is considered that the proposed development would not have an unacceptable impact on highway safety, or result in severe residual cumulative impacts on the road network.
35. The proposal would comply with paragraph 109 of the NPPF, Policy 6.13

of the London Plan and Policy DM10 of the Council's adopted LDF Core Strategy.

Trees

36. The application is supported by an arboricultural report and a health check of the trees on site has been undertaken. It is proposed to remove a tall sycamore tree at the rear of the site which is denoted as a category C tree of low grade amenity value this acknowledged by officers and its removal accepted. The development has been assessed by the LPA's Tree and Landscape Officer and the findings and recommendations of the arboricultural report submitted by the applicant are found to be acceptable and it is considered that the proposal would not cause harm to the remaining trees on site and surrounding the site.
37. It is considered that the proposal would accord with policy DM10 of the Council's adopted LDF Core Strategy April 2012.

Legal Agreements

38. The application is not subject of any section 106 agreements.

CIL

39. The proposed development would be both MCIL and KCIL liable.

Sustainability

40. Policies 5.1 and 5.2 of the London Plan (2016) seek to mitigate climate change and achieve an overall reduction in London's carbon dioxide emissions through a range of measures including less energy, supplying energy efficiently and using renewable energy.
41. Policy CS1 (Climate Change Mitigation) 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.
42. As such, subject to an appropriate condition, it is considered that the proposal would comply with Policy CS1 of the Council's LDF Core Strategy (2012).

Conclusion

43. Paragraph 11(d) of the NPPF (2019) states that for decision-making the Council should approve planning permission unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
44. The Council are unable to demonstrate a 5 year supply of land for the delivery of housing. As such, the 'tilted balance' and Paragraph 11(d) of the NPPF (2019) is a material planning consideration.

45. The proposed development would be of a scale and design that would meet the quality required for a site in a conservation area and be in keeping with the surrounding area and would see the delivery of 2 x 2 bedroom high quality residential dwellings with private amenity space which would outweigh any negative impacts of the development.

RECOMMENDATION:

Approve subject to the following conditions:

1	<p>The development hereby permitted shall be commenced within 3 years from the date of this decision.</p> <p>Reason: In order to comply with Section 91 of the Town and Country Planning Act, 1990. (As amended)</p>																		
2	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table data-bbox="405 931 1270 1391"> <tr> <td>293(PL)00 SITE LOCATION PLAN</td> <td>06/12/2018</td> </tr> <tr> <td>293(PL)01 EXISTING SITE PLAN</td> <td>06/12/2018</td> </tr> <tr> <td>293(PL)03 RevB PROPOSED SITE PLAN</td> <td>30/05/2019</td> </tr> <tr> <td>293(PL)03 Rev B PROPOSED BLOCK PLAN</td> <td>30/05/2019</td> </tr> <tr> <td>293(PL)04 PROPOSED PLANS</td> <td>06/12/2018</td> </tr> <tr> <td>293(PL)05 SIDE ELEVATIONS</td> <td>06/12/2018</td> </tr> <tr> <td>293(PL)06 SIDE ELEVATIONS</td> <td>06/12/2018</td> </tr> <tr> <td>293(PL)07 SECTION CC</td> <td>06/12/2018</td> </tr> <tr> <td>293(PL)08 B PROPOSED ELEVATIONS</td> <td>06/12/2018</td> </tr> </table> <p>Reason: For avoidance of doubt and in the interests of proper planning.</p>	293(PL)00 SITE LOCATION PLAN	06/12/2018	293(PL)01 EXISTING SITE PLAN	06/12/2018	293(PL)03 RevB PROPOSED SITE PLAN	30/05/2019	293(PL)03 Rev B PROPOSED BLOCK PLAN	30/05/2019	293(PL)04 PROPOSED PLANS	06/12/2018	293(PL)05 SIDE ELEVATIONS	06/12/2018	293(PL)06 SIDE ELEVATIONS	06/12/2018	293(PL)07 SECTION CC	06/12/2018	293(PL)08 B PROPOSED ELEVATIONS	06/12/2018
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3	<p>The car parking 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.</p> <p>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.</p>																		

4	<p>Full details of the materials, colour and texture of the external finish of the building shall be submitted to and approved in writing by the Local Planning Authority before development commences and the development shall be constructed in accordance with the approved finishes.</p> <p>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.</p>
5	<p>Prior to the commencement of any above groundworks (excluding demolition) of the development hereby permitted and notwithstanding the details shown on the approved plans stated in condition 2 of this permission, the following details shall have been submitted (on plans at a scale of no less than 1:20 and 1:5) and approved by the Local Planning Authority.</p> <p>- Window reveals, door reveals, overhangs, rainwater goods.</p> <p>The development shall be carried out in accordance with the approved details</p> <p>Reason: It is necessary to provide these details as it is integral to the design and appearance of the building and therefore agreement of these details prior to commencement would 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.</p>
6	<p>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:</p> <ul style="list-style-type: none"> (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 trees, 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

	<p>(k) The erection and maintenance of security hoarding.</p> <p>(l) Hours of construction and deliveries</p> <p>Reason: This information is required prior to the commencement of the development 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.</p>
7	<p>Prior to occupation of the development hereby permitted details of secure cycle parking facilities for the occupants of, and visitors to, shall have been submitted to and approved in writing by the Local Planning Authority and shall be fully implemented and shall thereafter be retained for use at all times.</p> <p>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.</p>
8	<p>Refuse storage facilities and recycling facilities shall be provided prior to the occupation of the development hereby permitted in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development, such facilities to be permanently retained at the site.</p> <p>Reason: To ensure the provision of refuse facilities to the satisfaction of the Council in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.</p>
9	<p>Within 3 months of first occupation, evidence must be submitted to the Council confirming that the development hereby approved has achieved not less than the CO2 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 & Wat1 of the Code for Sustainable Homes Technical Guide. Evidence to demonstrate a 19% reduction compared to 2013 part L regulations and internal water usage rates of 105l/p/ day must be submitted to and approved by the Local Planning Authority, unless otherwise agreed in writing.</p> <p>Reason: In the interests of sustainability and energy conservation in accordance with Policies 5.2 (Minimising Carbon Dioxide Emissions) and 5.3 (Sustainable Design & Construction) of the London Plan (2016) and Policy DM1 (Sustainable Design and Construction Standards) of the LDF Core Strategy Adopted April 2012.</p>

10	<p>Notwithstanding the provisions of Part 1 of Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order, 2015 (as amended) (or any Order revoking or re-enacting this Order) no extensions (including porches or dormer windows) to the dwelling houses or buildings shall be erected within the curtilage.</p> <p>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.</p>
11	<p>Fences, walls or other means of enclosure shall be erected along the boundaries of the site prior to the occupation of the dwellinghouses to which they relate, in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority and shall thereafter be permanently retained.</p> <p>Reason: In order to ensure the privacy of adjoining occupiers and visual amenity of the area is retained in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.</p>
12	<p>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 elevations and roof above ground floor level of the building hereby approved without the prior written consent of the Local Planning Authority.</p> <p>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.</p>
13	<p>Before the beneficial occupation of the development hereby permitted, any windows or rooflights in the rear elevation (and situated above ground floor) 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 to a minimum of level 3 on the standard scale. Any film used to achieve the requisite obscurity level shall be non-perishable and tamper-proof, and must be replaced in the event that it ceases to result in obscurity to level 3.</p> <p>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.</p>

14	<p>No demolition, site clearance or building operations shall be commenced until tree protection to the standards set out in BS5837: 2005 "Protection of Trees on Construction Sites" (figures 4 and 5) has been erected around the trees shown on the approved drawings as being retained on the site. The fencing is to be not less than 1.5 metres in height and shall enclose either:-</p> <ul style="list-style-type: none"> (a) the area described by the limit set out in Table 1 or (b) a radius as set out in Figure 2 of BS 5837: 2005, or alternatively (c) such an area as may have previously been approved in writing by the Local Planning Authority. <p>Such tree protection shall be maintained during the course of development, and no storage, site structures, parking or any other operation shall be permitted within the area thereby protected. Within the protected area:</p> <ul style="list-style-type: none"> (a) levels shall not be raised or lowered in relation to the existing ground level, (b) no roots shall be cut, trenches dug, or soil removed or drains and services laid, (c) no buildings, site huts, roads or other engineering operations shall be constructed or carried out, (d) no vehicles shall be driven over the area, (e) no materials or equipment shall be stored. <p>and the destruction by burning of any materials shall not take place on the site or adjoining land unless the fires are at a minimum distance from the protected area of 6.00 metres.</p> <p>Reason: To prevent unnecessary damage occurring to the trees during building operations, thereby safeguarding the visual amenities of the site in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.</p>
15	<p>Prior to occupation of the development a landscaping scheme including the detail of the removal of any 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.</p> <p>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</p>

	Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.
16	<p>The roof of the buildings 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.</p> <p>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.</p>

INFORMATIVE(S)

1	<p>Street Naming and Numbering</p> <p>Kingston Council has a statutory duty to officially name streets and number properties within streets. As your planning application is likely to require address changes, you are obliged to contact the Street naming and numbering team to request official registration in accordance with Part II of the London Buildings Act 1939. Failure to do this could result in delays/omissions by the post office, emergency services and other service providers. You can submit your application online via our website www.kingston.gov.uk or via email to snn@kingston.gov.uk. Alternatively, if you do not have internet access please call 020 8547 4606.</p>
2	<p>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.</p>
3	<p>You have been granted planning permission to build a residential area. 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.</p>

4	<p>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:</p> <ul style="list-style-type: none"> 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. <p>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".</p>
5	<p>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.</p>