



App No: **23/P3335**

Officer: **Rebecca Martin-Fraser**

Expiry Date: **18 March 2024**

Location:  
**Land and Buildings to the Rear of  
145 and 147 Springfield Avenue and  
Land Adjacent 5 Heyford Avenue  
Raynes Park  
SW20**

Description:  
**THE PROPOSED DEMOLITION OF EXISTING CAR LOCK-UP AND CONSTRUCTION OF 2X THREE-BEDROOM DETACHED TWO-STOREY RESIDENTIAL DWELLINGS.**

**Plans:**  
See Condition 2

**Report:**

## **1. SITE AND SURROUNDINGS**

The application site comprises a single storey garage block structure (5 garage spaces) with a hardstanding forecourt, to its east is an open area of overgrown grassland. It altogether forms an irregular shape of around 282sqm.

The surrounding area is residential in character. Springfield Avenue comprises 2 storey 1930s semi-detached/terraced dwellings; and Heyford Avenue 1950s buildings, a mixture of 2 storey maisonettes (north-east of the site) and 3x 3 storey block of flats (south of the site).

The buildings are quite generously set back from the road, providing gardens/small landscaped areas/off-street parking spaces. Buildings are predominantly finished in red-brick and rendered concrete, with hipped roofs and a general sense of symmetry to their appearance

- Controlled parking zone (CPZ): No
- Conservation area: Non
- Building listed: No
- Tree protection orders: No
- PTAL: 2 (on a scale of 0-6b with 6b being the best)
- Flood Constraints: Flood Zone 1, Critical drainage area and increase potential for elevated ground water

## **2. CURRENT PROPOSAL**

The proposal seeks planning permission for the demolition of the existing garage block and

erection of x2 two storey dwellinghouses with associated hard and soft landscaping, refuse storage and boundary treatments.

Unit 1 would be sited to the west of the plot and would be part single storey part two storey.

Unit 2 would be sited to the east of the plot and would be two storey.

Both units would be partly sunken.

Each unit would be provided with an off-street parking space and an electric charging point.

Materials include brickwork and concrete render.

The proposed schedule of residential accommodation would be as follows (officers have measured the maximum occupancy):

Unit	No. of beds	No. of persons	Proposed GIA(sq m)	Proposed external amenity space
1 (2F)	3	6	111	17
2 (2F)	3	6	107	15

The application also includes extensive hard and soft landscaping.

### **3.PLANNING HISTORY**

21/P1463 – DEMOLITION OF GARAGE BLOCK AND ERECTION OF A 2 BED BUNGALOW WITH HABITABLE ROOFSPACE – Grant permission subject to conditions 21/10/2021

18/P1712: DEMOLITION OF LOCK UP GARAGES AND THE CONSTRUCTION OF A 2 STOREY BUILDING CONSISTING OF 1 X 2 BEDROOM FLAT AND 1 X 1 BEDROOM FLAT. – Refused 21/06/2018

Reason 1 - The size, siting and design of the proposed building would represent an unneighbourly and unduly dominant form of development that would appear visually intrusive and fail to relate positively and appropriately to the siting, rhythm, scale, density and massing of surrounding buildings and existing street patterns and would be contrary to London Plan policies 3.5, 7.4 and 7.6, policies CS 13 & CS14 of the Merton LDF Core Planning Strategy (2011) and policy DM D2 of the Merton Sites and Policies Plan (2014).

Reason 2 - The design and layout of the development would result in the provision of a poor quality living environment for future occupiers caused by poor outlook and limited light for the ground floor amenity area and poor outlook for the occupiers of Flat 2 to the detriment of the amenity of future occupiers and would be contrary to policy CS14 of the Merton LDF Core Planning Strategy (2011) and policy DM D2 of the Merton Sites and Policies Plan (2014).

Reason 3 - The applicant has failed to demonstrate that the proposals would not adversely affect safety, the convenience of local residents and on street parking management as a result of additional traffic, including vehicle movements, generated by the development, contrary to policy CS20 of the Merton Core Strategy 2011.

17/P1716: DEMOLITION OF EXISTING GARAGES AND THE ERECTION OF A 3 STOREY BUILDING CONSISTING OF 2 X 2 BEDROOM RESIDENTIAL UNITS AND 1 X 1 BEDROOM RESIDENTIAL UNIT. – Refused 16/06/2017, and appeal dismissed 19/01/2018

Reason 1 - The size, siting, materials and design of the proposed building would represent an unneighbourly and unduly dominant form of development that would appear visually intrusive and fail to relate positively and appropriately to the siting, rhythm, scale, density and massing of surrounding buildings and existing street patterns and would be contrary to London Plan policies 7.4 and 7.6, policies CS 13 & CS14 of the Merton LDF Core Planning Strategy (2011) and policy DM D2 of the Merton Sites and Policies Plan (2014)

Reason 2 - The applicant has failed to demonstrate that the proposals would not adversely affect safety, the convenience of local residents and on street parking management as a result of additional traffic generated by the development, contrary to policy CS20 of the Merton Core Strategy 2011.

MER926/72(O): OUTLINE APPLICATION FOR SEMI-DETACHED HOUSE AND GARAGE FRONTING ONTO HEYFORD AVENUE ON LAND REAR OF 143, 145 AND 147 SPRINGFIELD AVENUE – Refused 09/11/1972 4.4 MER322/77: FIVE LOCK-UP GARAGES WITH ACCESS ONTO HEYFORD AVENUE – Refused 15/12/1977, Appeal allowed 31/12/1978.

MER212/66: ERECTION OF FIVE LOCK-UP CONCRETE GARAGES AND CONCRETE APRON WITH ACCESS – Granted 30/06/1966.

#### 4. CONSULTATION

Notification letters were sent to neighbouring properties. Twelve (12) objections received which cite the following concerns:

Objections	Officer Comments
<b>Design</b>	
Site is small	This is an opinion but is sufficient to accommodate the proposed units
Contrary to character and appearance of the local area	Principle of a backgarden development has already been established under the original consent. The applicant has submitted amended drawings to reduce the overall height of the development
<b>Neighbour amenity</b>	
Two storey house would compromise existing privacy enjoyed by neighbouring occupiers	The proposed maximum height would be the same height as consented planning application 21/P1463 (this is a material planning consideration)
The two storey dwellings would create new views into the neighbouring gardens	Officers would attach conditions to restrict certain windows such as non-opening/obscure glazing below 1.7m
The proposed development would cause an increase in shading and obstruct surrounding solar panels	The maximum height would be the same as consented application 21/P1463
The rear elevation of neighbouring properties have permission for 6m extensions, therefore the development would not	The application has to be assessed based on existing on site situation. Irrespective of this, it is noted that intervisibility and dwellings built within close distances is common within the locality. Please note that there are no policies

maintain a reasonable distance	which explicitly set a separation distance.
Two storey dwellinghouse (x2) would encroach on neighbouring natural light in all rear rooms	This will be assessed within the officer report – it is noted that due to the separation distance it is unlikely to cause such harm as to warrant a refusal
<b>Highways, Parking and Servicing</b>	
Concerns regarding pressure on the local highway in terms of parking and congestion	Each unit would be provided with an off-street parking space and each would have an EV charging point
Refuse would increase, requiring addition refuse collection	The council has a duty to collect refuse from all dwellinghouses and the waste collection will reflect existing. No objections have been raised from the Waste Officer.
Building work would cause road blockages and could pose a risk if there is an emergency	The council would require a construction method statement and work cannot commence until discharged by the highways department. Highway obstruction is not permitted and the applicant could face enforcement action if they do obstruct the highway
During building phase neighbours will not be able to park	The council would require a construction method statement and work cannot commence until discharged by the highways department. Highway obstruction is not permitted and the applicant could face enforcement action if they do obstruct the highway. Any bay suspension would only be temporary in any case.
The existing situation within the locality means that large vehicles mount the pavement to drive, which has caused damage. The new development would exacerbate this damaging homes and vehicles	This is not permitted and officers have notified the enforcement department
Due to issues with refuse trucks entering Heyford Avenue the proposed development site has allowed for trucks to easily manoeuvre around Heyford Avenue on refuse collection days	No vehicles should be mounting the kerb or using the development site. The Highways department has been notified
People currently use the grass verge to park which is part of the application site, should this be development then existing parking would be displaced	This is considered as unauthorised parking

There was a fire 4 years ago and due to the road layout and cars parked the emergency services had difficulty accessing site – concerns that this could happen again	Due to this being a minor development the LPA are unable to consult the LFB, nevertheless the issue appears to be down to unauthorised parking. Officers have notified the Highways Department
Concerns of dust and noise during construction	A Noise and Dust Construction Method Statement will be conditioned
Heyford Avenue is a cul-de-sac, therefore extremely difficult to service, the development would cause more congestion	The proposal does not impact on existing access/road layout
Various elderly residents require care and access to ambulances	The proposal does not impact on existing access/road layout
<b>Other material considerations</b>	
The space is now a green space, as such the development would impact it	Site is not a designated green space. Nevertheless, proposal includes soft landscaping, this will be discussed further within officer assessment
Two new dwellings would cause further drainage issues which could flood neighbouring gardens	Any granting of permission would require sustainable drainage measures prior to occupation
<b>Other concerns</b>	
Water stress causing a drop in water pressure	Not within the remit of planning – nevertheless officers to attach an informative ensuring that the applicant/agent liaises with Thames Water
Concerns that piping for gas, sewage and water would run under the neighbouring dwellinghouses	Not within the remit of planning
Concerns on how the applicant/agent will ensure neighbour properties are not damaged	Planning permission does not override any civil permissions/consent.
Concerns that the site would encroach onto the neighbouring property boundaries	Planning permission does not override any civil permissions/consent. Nevertheless drawings indicate that the development is wholly within the site boundary

### **Internal/Statutory**

**Wimbledon Swift Group:** The applicant should be aware that the site may provide a useful habitat for swifts. Swifts are currently in decline in the UK and in order to encourage and improve the conservation of swifts the applicant is advised to consider the installation of swift nesting box/bricks on site

**LBM Highways:** Should the application be recommended for approval, a number of conditions and informatives to be attached

**LBM Waste Officer:** These properties would need to ensure they have sufficient space to store the following bins:

1 x 180ltr refuse bin 1 x 180ltr paper recycling bin

As many 55ltr boxes with lids as needed 1 x 23ltr food caddy

They would have to present in line with the waste policy, and their collection day will be the same as the households on Heyford Avenue.

## 5. POLICY CONTEXT

### List of relevant planning policies

#### ***National Planning Policy Framework (2023)***

- Chapter 5 Delivering a sufficient supply of homes
- Chapter 9 Promoting sustainable transport
- Chapter 11 Making effective use of land
- Chapter 12 Achieving well-designed places
- Chapter 14 Meeting the challenge of climate change, flooding and coastal change

#### **London Plan 2021**

- Policy D1 London's form, character and capacity for growth
- Policy D3 Optimising site capacity through the design-led approach
- Policy D4 Delivering good design
- Policy D6 Housing quality and standards
- Policy D11 Safety, security and resilience to emergency
- Policy D12 Fire safety
- Policy D13 Agent of Change
- Policy D14 Noise
- Policy H1 Increasing housing supply
- Policy H2 Small sites
- Policy H3 Meanwhile use as housing
- Policy H10 Housing size mix
- Policy G6 Biodiversity and access to nature
- Policy SI 1 Improving air quality
- Policy SI 2 Minimising greenhouse gas emissions
- Policy SI 12 Flood risk management
- Policy SI 13 Sustainable drainage
- Policy T4 Assessing and mitigating transport impacts
- Policy T5 Cycling
- Policy T6 Car parking

- Policy T6.1 Residential parking

### **Merton Core Strategy (2011)**

- Policy CS 8 Housing Choice
- Policy CS 9 Housing Provision
- Policy CS 14 Design
- Policy CS 15 Climate Change
- Policy CS 16 Flood Risk Management
- Policy CS 17 Waste Management
- Policy CS 18 Active Transport
- Policy CS 19 Public Transport
- Policy CS 20 Parking, Servicing and Delivery

### **Merton Sites and Policies Plan (2014)**

- DM H2 Housing mix
- DM O2 Nature Conservation, Trees, hedges and landscape features
- DM D1 Urban design and the public realm
- DM D2 Design considerations in all developments
- DM F1 Support for flood risk management
- DM F2 Sustainable urban drainage systems (SuDS) and; Wastewater and Water Infrastructure
- DM T1 Support for sustainable transport and active travel
- DM T2 Transport impacts of development
- DM T3 Car parking and servicing standards
- DM T4 Transport infrastructure
- DM T5 Access to the Road Network

### **Other guidance:**

- DCLG Technical Housing Standards - Nationally Described Space Standard 2015
- Mayor's Housing SPG 2016
- Mayor's Sustainable Design and Construction SPG 2014
- Waste and Recycling Storage Requirements - A Guidance for Architects
- Merton's Small Sites Toolkit SPD 2021
- Merton Character Study 2021
- Merton's Explanatory Note: Approaches to Sustainable Design and Construction 2020

## **6. PLANNING CONSIDERATIONS**

The decisive planning issues towards this application are:

- Principle of development

- Determining applications
- Impact upon the character and appearance of the local area
- Impact upon neighbouring amenity.
- Standard of accommodation
- Housing mix and affordable housing
- Safety and security
- Highways, parking and cycle storage.
- Refuse storage and collection.
- Sustainable design and biodiversity
- Sustainable drainage
- Flood Risk
- Contributions

## **6.1 Principle of development**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that when determining a planning application, regard is to be had to the development plan, and the determination shall be made in accordance with the development plan, unless material considerations indicate otherwise.

### **Provision of housing**

National Planning Policy Framework (NPPF) 2021 - Paragraph 124 explains planning decisions should support development that makes efficient use of land, taking into account the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it; the desirability of maintaining an area's prevailing character and setting, and the importance of securing well-designed, attractive and healthy places.

NPPF Paragraph 125 states that it is especially important that planning decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site.

The National Planning Policy Framework requires Councils to identify a supply of specific 'deliverable' sites sufficient to provide five years' worth of housing with an additional buffer of 5% to provide choice and competition.

Policy H1 of the London Plan 2021 states that development plan policies should seek to identify new sources of land for residential development including intensification of housing provision through development at higher densities. Core Strategy policies CS8 & CS9 seek to encourage proposals for well-designed and conveniently located new housing that will create socially mixed and sustainable neighbourhoods through physical regeneration and effective use of space.

Policy H1 of the London Plan 2021 has set Merton a ten-year housing target of 9,180 new homes. The proposal would make a valuable contribution to meeting that target and providing much needed new housing.

The site is considered as previously developed land. The site has a low PTAL. However, the proposals would provide additional residential units, thereby meeting NPPF and London Plan



objectives by contributing towards London Plan housing targets and the redevelopment of sites at higher densities.

### Merton's five year land supply

Merton currently does not have a five-year supply of deliverable housing. Where local planning authorities cannot demonstrate a five year supply of deliverable housing sites, relevant decisions should apply the presumption in favour of sustainable development. This means that for planning applications involving the provision of housing, it should be granted permission unless:

- the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- any adverse effect of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.

In real terms, if Merton continues to not meet its housing supply, then greater weight will need to be given to delivering more housing in the planning balance. Therefore, it is important that the Council seeks to deliver new housing now and make the most efficient use of sites to deliver new homes with appropriately designed buildings. The scheme is considered to make efficient use of the site and the additional accommodation created on the site will make a valuable contribution towards Merton meeting its housing targets.

### Small Sites

The application site has a site area of less than 0.25 hectare. The application site therefore falls under planning policy H2 (Small Sites) of the London Plan 2021. Following on from the housing targets set out above, small sites are expected to deliver 2,610 new homes over the 10 year period (2019/20 -2028/29). Policy H2 sets out that for London to deliver more of the housing it needs, small sites (below 0.25 hectares in size) must make a substantially greater contribution to new supply across the city. Therefore, increasing the rate of housing delivery from small sites is a strategic priority. Achieving this objective will require positive and proactive planning by boroughs both in terms of planning decisions and plan-making.

The borough's Core Planning Strategy states that that it is expected that the delivery of new residential accommodation in the borough will be achieved in various ways including development in 'sustainable brownfield locations' and "ensuring that it is used efficiently" (supporting text to Policy CS9). The application site is on brownfield land and is in a sustainable location adjacent to other existing residential properties.

### Conclusion on principle of development

In light of the above, considerable planning weight must therefore be given to the delivery of new homes as part of the planning application process. It is also noted that planning policies have changed since the determination of the previous refusals/consents where there is now more emphasis on delivery of more homes. Concerns have been raised that the application site is not suitable for housing. Officers note that the principle of development on the site to provide homes has already been established under planning consent 21/P1463 dated 21/10/2021. It is noted that whilst this consent will expire this year, this is still a material planning consideration and as such, in the absence of new policies or any other overriding evidence, the provision of housing on this land has already been established.

Nevertheless, the proposal is considered to respond positively to London Plan and Core Strategy planning policies to meet increased housing targets and the principle of development is considered to be acceptable. The redevelopment of the site would bring forward 2 new residential units on land which is currently not in use and would make a small contribution to meeting Merton's housing targets and would provide a good mix of unit sizes that will assist in the delivery of a mixed and balanced community in a sustainable location.

New housing, irrespective of the type of ownership i.e owned or rented, is considered to be in accordance with the objectives of the NPPF, London Plan targets, and LBM policies. However, this is subject to compliance with the relevant policies of the Development Plan.

## **6.2 Character and Appearance**

The National Planning Policy Framework (NPPF) states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. The regional planning policy advice in relation to design is found in the Chapter 3 of the London Plan (2021). These policies state that Local Authorities should seek to ensure that developments promote high quality inclusive design, enhance the public realm, and seek to ensure that development promotes world class architecture and design.

London Plan Policy D3 requires development proposals to enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions. Local Policies CS14, DMD1 & DMD2 further supports this, requiring new developments to reflect the best elements of the character of the surrounding area, or have sufficient distinctive merit so that the development would contribute positively to the character and appearance of the built environment.

### **Height, Scale, Bulk and Massing**

In line with the above policies, the proposed dwellings are of a design that responds directly to the constrained siting of the site. Unit 1 is partly single storey and both units would be "sunken". This would aid in the development from being visually overbearing when viewed from the adjacent terrace properties at Springfield Avenue.

To address concerns raised by officers, the applicant has reduced proportions of the dwellinghouses including revising the roof form and slightly lowering the ridgeline in order to overcome concerns regarding bulk and massing. The amended proposal allows for a more subservient addition which would maintain a sense of openness within the locality.

### **Architectural appearance**

The proposed development does not seek to imitate the designs of the existing terraces sited to the west at Springfield Avenue and the north east at Heyford Avenue or the blocks to the south and is intended to be viewed as standalone dwellings in terms of appearance.

Officers consider that the design approach and detail taken would result in a high-quality development. The design, materials and finish would take on a contemporary design which would add visual interest to the site, rather than duplicating the traditional terrace design. Whilst it is noted that the proposed materials do not reflect the traditional materials used in the construction of the existing buildings within the locality, officers consider brickwork and

concrete render to be acceptable, subject to a suitably worded condition to request particular detailing of the materials including colour and confirmation of window frames.

It is considered that the dwellinghouses would contribute to a varied architectural style within the area. The application has also been included with a planting scheme which would contribute to an interesting and pleasant finish.

### **Access, safe and secure design**

Planning policy DM D2 (Design considerations in all developments) part V ii) seeks to ensure provision of appropriate energy efficient external lighting that provides safe and secure environments. The applicant has submitted that downlighting will be integrated into the proposals. Details of external lighting will be conditioned.

Access to the site would be from Heyford Avenue

### **Other considerations**

Although details of the boundary treatment have been limited, full details of boundary treatment will be conditioned to ensure these are provided to the satisfaction of the LPA.

The applicant has shown only x3 spaces for refuse storage. It is noted that each unit requires its own refuse storage and the current arrangement is not acceptable, nevertheless officers consider there is sufficient space to accommodate an additional refuse store. As such, details, including location and elevations of the refuse enclosure shall be conditioned and an informative attached which would include that the existing refuse store has not been consented.

## **6.4 Standard of Accommodation**

### **Internal**

Policies DM D2 of the Sites and Policies Plan [2014] state that all proposals for residential development should safeguard the residential amenities of future occupiers in terms of providing adequate internal space, a safe layout and access for all users. Policies CS 8, CS9 and CS14 within the Council's Adopted Core Strategy [2011] state that the Council will require proposals for new homes to be well designed and fall within appropriate space standards.

Policy D6, Table 3.1 of the London Plan 2021 sets out the minimum gross internal floor area and built-in storage that all new dwellings/conversions must provide. Policy D6 also states that a dwelling with two or more bedspaces must have at least one double (or twin) bedroom that is at least 2.75m wide. Every other additional double (or twin) bedroom must be at least 2.55m wide. The proposed schedule of accommodation for this current application is set out below:

<b>Unit (Storeys)</b>	<b>No. beds (no.of occupants)</b>	<b>Gross internal area (GIA – m2)</b>	<b>Required</b>	<b>Compliant</b>
1 (2)	3(6)	111	102	Yes
2 (2)	3(6)	107	102	Yes

As demonstrated in the table above, both dwellinghouses would comfortably exceed the minimum requirements as set out in the NDSS and Table 3.1 of the London Plan 2021 in terms of internal GIA.

In terms of layout, both dwellings have been adequately configured and provide a useable layout that should support adequate residential living accommodation.

Section drawings also indicated that the proposal would also achieve a minimum internal floor to ceiling height of 2.5m, in accordance with the objectives set out within London Plan policy D6.

## **External**

For all new houses, policy DM D2 specifies that the Council will seek a minimum garden area of 50 sqm as a single usable regular shaped amenity space.

The recently adopted Merton Small Sites Toolkit SPD has suggested this figure does not have to be stringently adhered to, however the level of provision must still be appropriate.

Unit 1 would provide approximately 17sqm and Unit 2 would provide approximately 15sqm. Whilst it is acknowledged that there is a shortfall, in this instance officers believe flexibility can be offered. This is because officers acknowledge that the site is fairly restricted and both units would comfortably exceed the internal requirements, providing a high level of internal amenity for future occupiers. Further to this, the site is within close proximity to Mostyn Gardens (approximately 0.5km).

Overall, the standard of accommodation proposed within the scheme is acceptable.

## **6.5 Neighbour Amenity**

SPP Policy DM D2 states that proposals must be designed to ensure that they would not have an undue negative impact upon the amenity of neighbouring properties in terms of loss of light, quality of living conditions, privacy, visual intrusion and noise.

The properties which may be impacted by the proposal are:

### **143 Springfield Avenue**

143 Springfield Avenue is sited to the northwest of the site. Unit 1 of the development would have a maximum height of 2.15m at the boundary. Officers consider that the design approach would aid in lessening both the visual impact and any sense of enclosure that could be felt by occupiers when utilising the rear garden. The two-storey element, which would have a ridge height when viewed from the streetscene of 5.25m, would be set away from the shared boundary by approximately 5.15m.

Unit 2 would have a ridge height of 5.25m when viewed from this dwellinghouse. Officers acknowledge that there is a separation distance of at least approximately 27m. Due to the orientation of the site, officers do not anticipate the proposal to have such a harmful impact on the amenities of occupiers in 143 Springfield Avenue in terms of overshadowing, sense of enclosure or loss of light as to warrant a refusal.

In regards to privacy and overlooking opportunities, the following assessment is made: Unit 1 would have two windows proposed to the flank elevation facing no.143. These windows would be sited at first floor and would serve bathrooms.

Unit 2 would have two windows proposed to the flank elevation facing no.143 at ground floor. At first floor one window serving the bathroom is proposed onto the flank elevation.

At ground floor, no concerns are raised. This is because the windows would face the boundary fence and would not offer any overlooking opportunities.

All windows at first floor facing no.143 are considered acceptable subject to a suitably worded condition that these windows would be non-opening below 1.7m and would be obscure glazed.

### **145&147 Springfield Avenue**

145 and 147 Springfield Avenue are sited to the west of the proposal site.

Unit 1 would be the closest dwelling to the above-mentioned addresses. As with the assessment made for 143 Springfield Avenue, the proposed development would be separated from the closest rear elevation (145 Springfield Avenue) by approximately 23m. Officers consider that the separation distances are considered sufficient and would unlikely result in undue harm toward neighbouring amenity in terms of light or loss of outlook.

In terms of privacy/overlooking, the assessment made in the above paragraph regarding the windows on the flank elevation would remain relevant to no.145 and 147, as such, officers raise no concerns in regard to loss of privacy/overlooking.

### **21-32 Heyford Avenue & 5-11 (Odd numbers) Heyford Avenue**

The above addresses would be sited within fairly close proximity to the application site, separated by a public highway. Nevertheless, officers consider that given the proposed ridge height of the dwellings, the development is unlikely to be viewed as an excessive form and the development is unlikely to inappropriately shade/encroach on the light and outlook from the above mentioned addresses.

In terms of privacy and overlook, it is evident that some degree of intervisibility is a common relationship within this area and the wider area, nevertheless officers consider that the is acceptable in terms of sun/daylight, outlook, and overlooking/privacy.

### **Noise**

Due to the provision of two residential units and the increase in occupancy on the site, officers acknowledge that this may generate some additional noise. However, given the use would be residential, officers consider the noise created would not give rise to undue noise disturbance to neighbours.

### **6.6 Transport, parking and cycle storage**

Policy T4 of the London Plan and Core Strategy policy CS20 require that development would not adversely affect pedestrian or cycle movements, safety, the convenience of local residents, on street parking or traffic management. SPP Policies DMT1-T3 seek to ensure that developments do not result in congestion, have a minimal impact on existing transport

infrastructure and provide suitable levels of parking and cycle storage.

The site is located within a PTAL 2 (with 0 being the worst and 6b being the best) which is considered to be poor. The site is not within a CPZ. Provision for 2 parking spaces broadly complies with the London Plan maximum standard which permits up to 1 space per 3+ bed dwellings based in PTAL 2 areas in Outer London Boroughs. Given only two dwellings are proposed, it is considered that the provision of x2 (x1 per dwellinghouse) off-street parking spaces are satisfactory and broadly in line with the London Plan parking standards.

It is also considered that providing off-street parking would not increase stress to the existing on-street parking availability, where representations have raised concerns about the existing parking pressures; nor would it further compromise the width of the highway as vehicles would not be reliant on following the existing parking pattern (unauthorised parking wholly/partly on the footpath/application site), thereby not creating further obstruction for large service/emergency vehicles entering into the cul-de-sac. Whilst representations raise concern that developing the site would mean that parking within the locality would be impacted, the proposal does not include any changes to the existing road layout/highway and using the proposal site/footway to park is unauthorised and cannot be taken into consideration nor would it form a reason for refusal.

Nevertheless, irrespective of officers comments, the applicant would require highways consent to install a vehicle crossover and carry out any changes to the highway (including reinstating the kerb/creating a dropped kerb). The Highways officer has provided planning officers with various conditions should the application be recommended for approval including the provision of visibility splays should the highways department consent to the vehicle crossover.

In accordance with London Plan Policy T6(g) requiring the provision of infrastructure for electric or other Ultra-Low Emission vehicles in new developments, the proposal includes one EV charging point per dwellinghouse. A condition shall be attached requiring this to be installed prior to occupation.

## **Cycle**

Cycle storage is required for new development in accordance with London Plan policy T5 and table 10.2 and Core Strategy policy CS18. Cycle storage should be secure, sheltered and adequately lit; two 3b6p dwellings, each house should be provided with x2 cycle spaces.

The proposal includes x2 cycle spaces per dwelling which would be located within the curtilage of the dwellinghouse (under stair storage). This location would mean that the cycle storage would be undercover and secure, as such, officers raise no objections subject to a suitably worded condition that the approved cycle store as shown in drawing BDR779.PR.01 Rev B is implemented prior to occupation.

## **6.7 Refuse**

Appropriate refuse storage must be provided for developments in accordance with policy CS 17 of the Core Strategy.

London Plan Policies SI 7 and SI 8 identifies that in order to manage London's waste sustainably, the waste management capacity of existing sites should be optimised and developments should be designed with adequate, flexible, and easily accessible storage

space and collection systems that support, as a minimum, the separate collection of dry recyclables (at least card, paper, mixed plastics, metals, glass) and food.

The applicant has indicated an area for refuse within the front of the site. As mentioned within the Character and Appearance section, each unit must be provided with their own refuse store to accommodate x1 180L wheelie bin for residual waste, x1 180L wheelie bin for paper and card and x1 55L green box for dry recycling (mixed). Nevertheless, officers consider that the front of the site has sufficient space to provide an additional refuse store, as such an informative shall be attached which states that the refuse arrangement has not been consented, and prior to occupation, a suitably worded condition must be attached which would require exact details on the refuse enclosure, including a site plan and elevations.

## **6.8 Construction**

The application has been reviewed by Council's Highway Officer. Whilst representations have been received due to site constraints, it is noted that no changes to the highway are proposed and no objection has been raised subject to planning conditions. Officers acknowledge that the site constraints would make construction more difficult than on an easily accessible site, however restricted access is not unusual in urban areas. The Council's Highway Officer has raised no objection to the proposal subject to a condition relating to (Construction Logistics Plan) as follows:

*Construction Vehicles - The development shall not commence until details of the provision to accommodate all site workers', visitors' and construction vehicles and loading /unloading arrangements during the construction process have been submitted to and approved in writing by the Local Planning Authority. The approved details must be implemented and complied with for the duration of the construction process.*

Notwithstanding the above, LBM Environmental Health Department has also reviewed the proposal and raises no objection subject to the following condition:

*No development shall take place until a Demolition and Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the demolition and construction period.*

*The Statement shall provide for:*

- hours of operation*
- the parking of vehicles of site operatives and visitors*
- loading and unloading of plant and materials*
- storage of plant and materials used in constructing the development*
- the erection and maintenance of security hoarding including decorative*
  - displays and facilities for public viewing, where appropriate*
  - wheel washing facilities*
- measures to control the emission of noise and vibration during construction.*
- measures to control the emission of dust and dirt during construction/demolition*
- a scheme for recycling/disposing of waste resulting from demolition and construction works*

## **6.9 Sustainable design and construction**

London Plan policy S15 (C) outlines development proposals should:

- 1) through the use of Planning Conditions minimise the use of mains water in line with the Optional Requirement of the Building Regulations (residential development), achieving mains water consumption of 105 litres or less per head per day (excluding allowance of up to five litres for external water consumption)
- 2) achieve at least the BREEAM excellent standard for the 'Wat 01' water category or equivalent (commercial development)
- 3) incorporate measures such as smart metering, water saving and recycling measures, including retrofitting, to help to achieve lower water consumption rates and to maximise future-proofing.

Officers note the water saving requirements as required above would be secured by condition.

### **6.10 Sustainable Drainage**

Policy SI 13 of the London Plan (Sustainable drainage) sets out that development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible. There should also be a preference for green over grey features.

The applicant has indicated that the development would utilise a green roof as well as soft landscaping. Any hard landscaping would utilise permeable/porous materials. Officers consider this to be acceptable and in line with the objectives of Policy SI 13 of the London Plan 2021 subject to a suitably worded condition requiring exact details of the green roof as well as all soft and hard landscaping. In addition, the LPA would require the applicant to ensure that water butts for each unit are provided and within the soft/hard landscaping plan, exact detailing of the location of each water butt and details, by way of an information sheet of the capacity/make/model.

### **6.11 Flood Risk**

London Plan policy SI 13, CS policy CS16 and SPP policies DM F1 and DM F2 seek to minimise the impact of flooding on residents and the environment and promote the use of sustainable drainage systems to reduce the overall amount of rainfall being discharged into the drainage system and reduce the borough's susceptibility to surface water flooding.

The dwellings would be partly subterranean. Due to the subterranean depth and the siting of the proposal within Flood Zone 1, officers consider that further flood information is not necessary besides the standard information which will be discussed within the below paragraph.

The site is within Flood Zone 1 (low probability of flooding). However, the Council's Strategic Flood Risk Assessment shows the site to be within an area of increase potential of elevated groundwater flooding and critical drainage. The proposal has been accompanied with a FRA in which the following is proposed:

- Finished floor levels to be raised above existing ground levels
- Utility services such as fuse boxes, meters, main cables, gas pipes, phone lines and sockets will be positioned as high as practicable



- All external opening for pipes or vents below 400mm to be sealed around pipe or vent with expanding foam and mastic

As such there are no objections, subject to conditions requesting flood mitigation measures and exact detailing of a scheme for the provision of surface and foul water drainage.

### **6.12 Biodiversity**

Policy G6 of the London Plan sets out that development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain.

The site has been accompanied with a biodiversity net-gain statement. It is noted that this proposal was submitted prior to the BNG requirement for small-sites. Nevertheless, the application states that a green roof is included, other measures could include wildflower planting, garden areas, hedging and wildlife boxes. Subject to a suitably worded condition requesting measures, the LPA are satisfied that the proposal would accord with the objectives of Policy G6 of the London Plan 2021.

### **6.13 Fire safety**

Planning Policy D12 (Fire safety) of the of the London Plan 2021 highlights that fire safety of developments should be considered from the outset. How a building will function in terms of fire, emergency evacuation, and the safety of all users should be considered at the earliest possible stage to ensure the most successful outcomes are achieved, creating developments that are safe and that Londoners can have confidence living in and using.

Planning Policy D12 (Fire safety) of the London Plan 2021 states that in the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety.

All major development proposals should be submitted with a Fire Statement, which is an independent fire strategy, produced by a third party, suitably qualified assessor.

The application is not a major application and therefore is not required to provide a fire safety statement. In any event, this matter would be controlled under the Building Regulations process.

### **6.14 CIL**

The proposed development would be subject to the Community Infrastructure Levy (CIL).

## **7. CONCLUSION**

It is considered that the proposed dwellinghouses are of a suitable layout, height, scale, form and design which would not harm the amenities of neighbouring residents or the character or appearance of the area.

The development would provide good quality living accommodation for future occupants.

The proposal would result in two additional homes and would accord with the relevant National, Strategic and Local Planning policies and guidance and approval could reasonably

be granted in this case.

Subject to conditions, it is not considered that there are any other material considerations, which would warrant a refusal of the application.

## Recommendation:

Grant Permission subject to Conditions

## Conditions

1	A1 Commencement of development (full application)	Commencement of development (Full Permission) - The development to which this permission relates shall be commenced not later than the expiration of 3 years from the date of this permission.
	1	Reason: To comply with Section 91 (as amended) of the Town & Country Planning Act 1990.
2	A7 Approved Plans	Approved Plans - The development hereby permitted shall be carried out in accordance with the following approved plans: BD781.0S.01; BDR779.PR.01 Rev B; BDR779.PR.02 Rev B; BDR779.PR.03 Rev B; BDR779.PR.04 Rev B
	1	Reason: For the avoidance of doubt and in the interests of proper planning
3	B1 External Materials to be Approved	Materials to be Approved - Prior to commencement of any above ground works details of particulars and samples of the materials to be used on all external faces of the development hereby permitted, including window frames and doors (notwithstanding any materials specified in the application form and/or the approved drawings), shall be submitted to the Local Planning Authority for approval. No works which are the subject of this condition shall be carried out until the details are approved, and the development shall be carried out in full accordance with the approved details.
	1	Reason: To ensure a satisfactory appearance of the development and to comply with the following Development Plan policies for Merton: policies D4 and D8 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.
4	B4 Details of surface treatment	Surface Treatment - Prior to commencement of any above ground works, details of the surfacing of all those parts of the site not covered by buildings or soft landscaping, including any parking, service areas or roads, footpaths, hard and soft have been submitted in writing for approval by the Local Planning Authority. No works that are the subject of this condition shall be carried out until the details are approved, and the development shall not be occupied / the use of the development hereby approved shall not commence until the details have been approved and works to which this condition relates have been carried out in accordance with the approved details.
	1	Reason: To ensure a satisfactory standard of development in accordance with the following Development Plan policies for Merton: policy D4 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D1 and D2 of Merton's Sites and Policies Plan 2014.
5	B5 Details of Walls/Fences	Boundary Treatment - Prior to occupation, details of all boundary walls, gates and fences shall be submitted in writing for approval to the Local Planning Authority. No works which are the subject of this condition shall be carried out until the details are approved, and the development shall not be occupied until the details are approved and works to which this condition relates have been carried out in accordance with the approved details. The walls, gates and fencing shall be permanently retained thereafter.
	1	Reason: To ensure a satisfactory and safe development in accordance with the following Development Plan policies for Merton: policies D4 and D8 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D1 and D2 of Merton's Sites and Policies Plan 2014.
6	Birds Bats Hedgehogs	Bird boxes - Prior to the first occupation of the development, details of the provision of bird boxes, bat boxes and hedgehog features shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be installed prior to the first occupation of the development hereby permitted and shall be retained thereafter.  Reason: to protect and enhance the biodiversity of the development in the interest of nature conservation and to comply with the following development plan policies for Merton: policies G5 and G6 of the London Plan 2021; policy CS13 of Merton's Core Planning Strategy 2011 and policy DMO2 of Merton's Sites and Policies Plan 2014.
7	A Non Standard Condition	Prior to the construction of the flat roof structure of the development hereby approved, full details of all biodiverse roofs shall be submitted to and approved in writing by the Local Planning Authority such details to include:  a) Detailed section (min depth of substrate base 80mm) b) Specifications c) Planting bed dimensions d) Species mix (should focus on wildflower planting with no more than max 20% native sedum coverage) e) How levels of light, moisture, aeration, and nutrients will be achieved f) Maintenance g) Implementation  The development shall not be implemented other than in accordance with the approved details and implemented in full prior to the first occupation of the development hereby approved and maintained for the lifetime of the development.  Reason: to protect and enhance the biodiversity of the development in the interest of nature conservation and to comply with the following development policies for Merton: policy G5 of the London Plan 2021; policy CS13 of Merton's core planning strategy 2011 and policy DMO2 of Merton's sites and policies plan 2014.
8	C01 No Permitted Development (Extensions)	Removal of PD (Extensions/Alterations) - Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse other than that expressly authorised by this permission shall be carried out without planning permission first obtained from the Local Planning Authority.
	1	Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties or to the character of the area and for this reason would wish to control any future Development plan policies for Merton: policy D4 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

9	C02 No Permitted Development (Windows and Doors)	Removal of PD (Windows/Doors) - Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no window, door or other opening other than those expressly authorised by this permission shall be constructed in (officer to insert relevant elevations) without planning permission first being obtained from the Local Planning Authority.
	1	Reason: To safeguard the amenities and privacy of the occupiers of nearby properties and to comply with the following Development Plan policies for Merton: policy D4 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.
10	C04 Obscured Glazing (Opening Windows)	Obscured Glazing - Before the development hereby permitted is first occupied, the windows in the flank elevations of Unit 1 & Unit 2 (facing 143 Springfield Avenue) shall be glazed with obscured glass and shall be maintained as such thereafter.
	1	Reason: To safeguard the amenities and privacy of the occupiers of adjoining properties and to comply with the following Development Plan policies for Merton: policies D3 and D4 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.
11	C06 Refuse & Recycling (Details to be Submitted)	Refuse & Recycling (Details to be Submitted) - Prior to occupation, a scheme for the storage of refuse and recycling shall be submitted in writing for approval to the Local Planning Authority. No works which are the subject of this condition shall be carried out until the scheme has been approved, and the development shall not be occupied until the scheme has been approved and has been carried out in full. Those facilities and measures shall thereafter be retained for use at all times from the date of first occupation.
	1	Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling material and to comply with the following Development Plan policies for Merton: policies SI 7 and D6 of the London Plan 2016, policy CS17 of Merton's Core Planning Strategy 2011 and policy DM D2 of Merton's Sites and Policies Plan 2014.
12	A Non Standard Condition	(WASTE CONDITION) No refuse or waste material of any description shall be left or stored anywhere on the site other than within a building or refuse enclosure.  REASON: To safeguard the appearance of the property and the amenities of the area
13	C08 No Use of Flat Roof	No Use of Flat Roof - Access to the flat roof of the development hereby permitted shall be for maintenance or emergency purposes only, and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.
	1	Reason: To safeguard the amenities and privacy of the occupiers of adjoining properties and to comply with the following Development Plan policies for Merton: policies D3 and D4 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.
14	D11 Construction Times - minor development	Construction Times - No demolition or construction work or ancillary activities such as deliveries shall take place before 8am or after 6pm Mondays - Fridays inclusive, before 8am or after 1pm on Saturdays or at any time on Sundays or Bank Holidays.
	1	Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties and ensure compliance with the following Development Plan policies for Merton: policies D14 and T7 of the London Plan 2021 and policy DM EP2 of Merton's Sites and Policies Plan 2014.
15	F01 Landscaping/Planting Scheme	Landscaping - Prior to occupation, full details of a landscaping and planting scheme has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved before the commencement of the use or the occupation of any building hereby approved, unless otherwise agreed in writing by the Local Planning Authority. The details shall include on a plan, full details of the size, species, spacing, quantities and location of proposed plants, together with any hard surfacing, means of enclosure, and indications of all existing trees, hedges and any other features to be retained, and measures for their protection during the course of development.
	1	Reason: To enhance the appearance of the development in the interest of the amenities of the area, to ensure the provision sustainable drainage surfaces and to comply with the following Development Plan policies for Merton: policies G7 and D8 of the London Plan 2021, policies CS13 and CS16 of Merton's Core Planning Strategy 2011 and policies DM D2, DM F2 and DM O2 of Merton's Sites and Policies Plan 2014.
16	F09 Hardstandings	Hardstanding (Flooding) - The hardstanding hereby permitted shall be made of porous materials, or provision made to direct surface water run-off to a permeable or porous area or surface within the application site before the development hereby permitted is first occupied or brought into use.
	1	Reason: To reduce surface water run-off and to reduce pressure on the surrounding drainage system in accordance with the following Development Plan policies for Merton: policy SI12 of the London Plan 2021, policy CS16 of Merton's Core Planning Strategy 2011 and policy DMF2 of Merton's Sites and Policies Plan 2014.
17	A Non Standard Condition	The development shall be carried out in accordance with the submitted Flood Risk Assessment by STM Environmental RIDA Coastal Ltd (ref: FRA-2023-000141 dated: 22/01/2024) and the following mitigation measures it details: - Finished floor levels to be raised above existing ground levels - Utility services such as fuse boxes, meters, main cables, gas pipes, phone lines and sockets will be positioned as high as practicable - All external opening for pipes or vents below 400mm to be sealed around pipe or vent with expanding foam and mastic  These mitigation measures shall be fully implemented prior to occupation. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.  Reason : To reduce the risk of flooding to the proposed development and future occupants in accordance with London Plan policy SI 13, CS policy CS16 and SPP policies DM F1 and DM F2
18	A Non Standard Condition	(WATER CONDITION) No part of the development hereby approved shall be occupied until evidence has been submitted to, and approved in writing by, the Local Planning Authority confirming that the development has achieved internal water consumption rates of no greater than 105 litres per person per day.  Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with the following Development Plan policies for Merton: Policy SI 2 and SI 3 of the London Plan 2021 and Policy CS15 of Merton's Core Planning Strategy 2011.
19	H01 New Vehicle Access - Details to be submitted	New Vehicle Access - Details to be submitted - No development shall commence until details of the proposed vehicular access to serve the development have been submitted in writing for approval to the Local Planning Authority. No works that are subject of this condition shall be carried out until those details have been approved, and the development shall not be occupied until those details have been approved and completed in full.
	1	Reason: In the interests of the safety of pedestrians and vehicles and to comply with the following Development Plan policies for Merton: policies CS18 and CS20 of Merton's Core Planning Strategy 2011 and policies DM T2, T3, T4 and T5 of Merton's Sites and Policies Plan 2014.
20	H02 Vehicle Access to be provided	Vehicle Access to be provided - The development hereby approved shall not be occupied until the proposed vehicle access has been sited and laid out in accordance with the approved plans

	1	Reason: In the interests of the safety of pedestrians and vehicles and to comply with the following Development Plan policies for Merton: policies CS18 and CS20 of Merton's Core Planning Strategy 2011 and policies DM T2, T3, T4 and T5 of Merton's Sites and Policies Plan 2014.
21	H03 Redundant Crossovers	Crossovers Removal - The development shall not be occupied until the existing redundant crossover/s have been removed by raising the kerb and reinstating the footway in accordance with the requirements of the Highway Authority.
	1	Reason: In the interests of the safety of pedestrians and vehicles and to comply with the following Development Plan policies for Merton: policies CS18 and CS20 of Merton's Core Planning Strategy 2011 and policies DM T2, T3, T4 and T5 of Merton's Sites and Policies Plan 2014.
22	H05 Visibility Splays	Visibility Splays - Prior to the occupation of the development 2 metre x 2 metre pedestrian visibility splays shall be provided either side of the vehicular access to the site. Any objects within the visibility splays shall not exceed a height of 0.6 metres.
	1	Reason: In the interests of the safety of pedestrians and vehicles and to comply with the following Development Plan policies for Merton: policies CS18 and CS20 of Merton's Core Planning Strategy 2011 and policies DM T2, T3, T4 and T5 of Merton's Sites and Policies Plan 2014.
23	H07 Cycle Parking to be implemented	Cycle Parking to be implemented - The development hereby permitted shall not be occupied until the cycle parking shown on the plans hereby approved has been provided and made available for use. These facilities shall be retained for the occupants of and visitors to the development at all times.
	1	Reason: To ensure satisfactory facilities for cycle parking are provided and to comply with the following Development Plan policies for Merton: policy T5 of the London Plan 2021, policy CS18 of Merton's Core Planning Strategy 2011 and policy DM T1 of Merton's Sites and Policies Plan 2014.
24	H09 Construction Vehicles	Construction Vehicles - The development shall not commence until details of the provision to accommodate all site workers', visitors' and construction vehicles and loading /unloading arrangements during the construction process have been submitted to and approved in writing by the Local Planning Authority. The approved details must be implemented and complied with for the duration of the construction process.
	1	Reason: To ensure the safety of pedestrians and vehicles and the amenities of the surrounding area and to comply with the following Development Plan policies for Merton: policies T4 and T7 of the London Plan 2021, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T2 of Merton's Sites and Policies Plan 2014.
25	A Non Standard Condition	(EH CONSTRUCTION METHOD STATEMENT) No development shall take place until a Demolition and Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the demolition and construction period. The Statement shall provide for: -hours of operation -the parking of vehicles of site operatives and visitors -loading and unloading of plant and materials -storage of plant and materials used in constructing the development -the erection and maintenance of security hoarding including decorative - displays and facilities for public viewing, where appropriate -wheel washing facilities -measures to control the emission of noise and vibration during construction. -measures to control the emission of dust and dirt during construction/demolition -a scheme for recycling/disposing of waste resulting from demolition and construction works  Reason: To ensure the safety of pedestrians and vehicles and the amenities of the surrounding area and to comply with the following Development Plan policies for Merton: policies T4 and T7 of the London Plan 2021, policy CS20 of Merton's Core Planning Strategy 2011 and policy DM T2 of Merton's Sites and Policies Plan 2014
26	A Non Standard Condition	(EV CHARGER) A rapid electric charging point shall be installed in accordance with details to be submitted to approved in writing by the Local Planning Authority. Such details to include siting, external finishes and maintenance plan. The charging points shall be permanently retained thereafter for the use of occupiers.  Reason: To encourage the use of environmentally friendly electric vehicles in compliance with policy T6 of the London Plan 2021.
27	H14 Garage Doors/Gates	Opening over Highway - The doors of the gates hereby approved shall not open over the adjacent highway.
	1	Reason: In the interests of the safety of pedestrians and vehicles and to comply with the following Development Plan policies for Merton: policies CS18 and CS20 of Merton's Core Planning Strategy 2011 and policies DM T2, T3, T4 and T5 of Merton's Sites and Policies Plan 2014.
28	H17 Drainage	Drainage - Surface water from private land shall not discharge on to the public highway. Details of the drainage system for surface water drainage to prevent the discharge of surface water from private land on to the highway shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works. Before any part of the development hereby permitted is first occupied, the surface water drainage system shall be completed in accordance with the approved details and shall be retained permanently thereafter.
	1	Reason: To ensure satisfactory means of surface water drainage, to reduce the risk of flooding and to comply with the following Development Plan policies for Merton: policy S1 13 of the London Plan 2021, policy CS16 of Merton's Core Planning Strategy 2011 and policy DM F2 of Merton's Sites and Policies Plan 2014..
29	Security	Security - The development hereby permitted shall incorporate security measures to minimise the risk of crime and to meet the specific security needs of the development in accordance with Secured by Design. Details of these measures shall be submitted to and approved in writing by the local planning authority prior to commencement of the development and shall be implemented in accordance with the approved details prior to occupation.  Reason: In order to achieve the principles and objectives of Secured by Design to improve community safety and crime prevention in accordance with Policy: Chapters 01B & 01C Merton New Local Plan, Policy D11 London Plan, Section 17 Crime and Disorder Act 1988 and National Planning Policy Framework (NPPF).
30	A Non Standard Condition	(EXTERNAL LIGHTING) Prior to occupation, a scheme for external illuminance of the site must be submitted in writing to the Local Planning Authority. The details shall include the method and intensity of any such external illumination. No works which are subject of this condition shall be carried out until the scheme has been approved, and the development shall not be occupied until the approved details have been carried out in full. The approved details shall be permanently retained thereafter

		Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties and ensure compliance with the following Development Plan policies for Merton: policies DM D2 and DM EP4 of Merton's Sites and Policies Plan 2014.
31	A Non Standard Condition	(REMOVAL OF PD RIGHTS) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) the development hereby approved shall be occupied as a C3 (dwellinghouses) only.  REASON: To safeguard the amenities of the occupiers of adjoining properties.
32	Note To Applicant - Approved Schemes	INFORMATIVE In accordance with paragraph 38 of the NPPF, The London Borough of Merton (LBM) takes a positive and proactive approach to development proposals focused on solutions. LBM works with applicants/agents in a positive and proactive manner by:  i) Offering a pre-application advice and duty desk service. ii) Where possible, suggesting solutions to secure a successful outcome. iii) As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.  In this instance:  i) The applicant/agent was provided with pre-application advice. ii) The applicant/agent was provided feedback and an opportunity to amend the scheme
33	Swifts	INFORMATIVE The applicant should be aware that the site may provide a useful habitat for swifts. Swifts are currently in decline in the UK and in order to encourage and improve the conservation of swifts the applicant is advised to consider the installation of swift nesting box/bricks on site.
34	INF 01 Party Walls Act	INFORMATIVE (Party Wall Act) - The applicant is advised to check the requirements of the Party Wall Act 1996 relating to work on an existing wall shared with another property, building on the boundary with a neighbouring property, or excavating near a neighbouring building. Further information is available at the following link: <a href="https://www.gov.uk/party-walls-building-works">https://www.gov.uk/party-walls-building-works</a>
35	INF 07 Hardstandings	INFORMATIVE Advice regarding permeable and porous hardstandings can be found in the document 'Guidance on the Permeable Surfacing of Front Gardens' available at <a href="http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens">http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens</a>
36	INF 08 Construction of Accesses	INFORMATIVE It is Council policy for the Council's contractor to construct new vehicular accesses. The applicant should contact the Council's Highways Team on 020 8545 3829 prior to any work starting to arrange for this work to be done. If the applicant wishes to undertake this work the Council will require a deposit and the applicant will need to cover all the Council's costs (including supervision of the works). If the works are of a significant nature, a Section 278 Agreement (Highways Act 1980) will be required and the works must be carried out to the Council's specification.
37	INF 09 Works on the Public Highway	INFORMATIVE You are advised to contact the Council's Highways team on 020 8545 3700 before undertaking any works within the Public Highway to obtain the necessary approvals and/or licences. Please be advised that there is a further charge for this work. If your application falls within a Controlled Parking Zone this has further costs involved and can delay the application by 6 to 12 months.
38	INF 11 Drainage	INFORMATIVE It is the responsibility of the developer to make proper provision for drainage to ground, watercourses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off-site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of ground water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required (contact no. 0845 850 2777).
39	INF 15 Discharge conditions prior to commencement of work	INFORMATIVE This planning permission contains certain conditions precedent that state 'before development commences' or 'prior to commencement of any development' (or similar). As a result these must be discharged prior to ANY development activity taking place on site. Commencement of development without having complied with these conditions will make any development unauthorised and possibly subject to enforcement action such as a Stop Notice.

**Design and Plans monitoring information checked: YES**

**Recommendation Agreed:**

Case Officer: \_\_\_\_\_ *Rebeca Martín* \_\_\_\_\_

Team Leader / DC Manager: \_\_\_\_\_ Wendy Wong Chang \_\_\_\_\_