



REGULATORY SERVICES COMMITTEE

16 March 2017

REPORT

Subject Heading:

**P1965.16: Tara, Southend Arterial
Road, Romford**

**Variation of Condition 2 of P1195.14 to
allow alterations to the appearance and
internal layout of the proposed new
residential block.
(Application received 26 January 2017)**

Ward:

Squirrels Heath

Lead Officer:

**Helen Oakerbee
Planning Manager**

Report Author and contact details:

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Policy context:

**Local Development Framework
The London Plan
National Planning Policy Framework**

Financial summary:

None

The subject matter of this report deals with the following Council Objectives

Havering will be clean and its environment will be cared for [X]
People will be safe, in their homes and in the community [X]
Residents will be proud to live in Havering [X]

SUMMARY

The proposal is for a variation to planning permission P1195.14 for the demolition of the existing bungalow and the construction of a residential block comprising 8no. flats with parking and landscaping, which was approved in November 2015.

The variation concerns alterations to the external appearance and internal layout of the proposed new residential block.

The proposal is considered to be acceptable in all material respects and it is recommended that planning permission is granted subject to conditions and the applicant entering into a Deed of Variation.

RECOMMENDATIONS

That it be noted that proposed development is liable for the Mayors Community Infrastructure Levy (CIL) in accordance with London Plan Policy 8.3. The applicable fee is based on 545.1 square metres of new gross internal floor space. The proposal would therefore give rise to the requirement of £10,902 Mayoral CIL payment (subject to indexation).

That the proposal is unacceptable as it stands but would be acceptable subject to the applicant entering into a Deed of Variation under Section 106A of the Town and Country Planning Act 1990 (as amended) to vary the legal agreement, completed on 2 November 2015, in respect of planning permission P1195.14 by varying the definition of Planning Permission which shall mean either planning permission P1195.14 as originally granted or planning permission P1965.16 and any other changes as may be required from this, to secure the following:

- A financial contribution of £48,000 to be used towards infrastructure costs and paid prior to the commencement of development in accordance with the Planning Obligations Supplementary Planning Document.

- All contribution sums shall include interest to the due date of expenditure and all contribution sums to be subject to indexation from the date of completion of the Section 106 Agreement to the date of receipt by the Council.
- To pay the Council's reasonable legal costs in association with the preparation of a legal agreement, prior to completion of the agreement, irrespective of whether the legal agreement is completed.
- Payment of the appropriate planning obligations/ monitoring fee prior to completion of the agreement.

That the Assistant Director of Regulatory Services be authorised to enter into a legal agreement to secure the above and upon completion of that agreement that the Committee delegate authority to the Head of Regulatory Services to grant planning permission subject to the conditions set out below:

1. Time Limit

The development to which this permission relates must be commenced not later than three years from the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. In Accordance with Plans

The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans detailed on page 1 of the decision notice approved by the Local Planning Authority.

Reason: The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted.

3. Parking Provision

Before the dwellings hereby permitted are first occupied, the car parking provision shall be laid out in accordance with drawing no. 'L(00)05 Rev E' and thereafter this car parking provision shall remain permanently available for use, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that car parking accommodation is made permanently available to the standards adopted by the Local Planning Authority in the interest of highway

safety, and that the development accords with the Development Control Policies Development Plan Document Policy DC33.

4. External Materials

The external construction of the development shall be constructed in the materials approved under condition 4 of P1195.15; under discharge of condition reference Q0237.15, and detailed in drawing no. 'L(00)06 Rev G'.

Reason: To ensure that the appearance of the proposed development will harmonise with the character of the surrounding area and comply with Policy DC61 of the Development Control Policies Development Plan Document.

5. Landscaping

No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and shrubs on the site, and details of any to be retained, together with measures for the protection in the course of development. All planting, seeding or turfing comprised within the scheme shall be carried out in the first planting season following completion of the development and any trees or plants which within a period of 5 years from completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local Planning Authority.

Reason: In accordance with Section 197 of the Town and Country Planning Act 1990 and to enhance the visual amenities of the development, and that the development accords with the Development Control Policies Development Plan Document Policy DC61.

6. Refuse and Recycling

Prior to the first occupation of the development hereby permitted, provision shall be made for the storage of refuse and recycling awaiting collection according to details which shall previously have been agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity of occupiers of the development and also the visual amenity of the development and the locality generally, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61.

7. Cycle Storage

No building shall be occupied or use commenced until cycle storage is provided in accordance with details previously submitted to and approved in writing by the Local Planning Authority. The cycle storage shall be permanently retained thereafter.

Reason: Insufficient information has been supplied with the application to demonstrate what facilities will be available for cycle parking. Submission of this detail prior to occupation in the case of new building works or prior to the use commencing in the case of changes of use is in the interests of providing a wide range of facilities for non-motor car residents and sustainability..

8. Soil Contamination

The use of any site derived soils and/or imported soils shall be in accordance with the details approved under condition 8 of P1195.15; under discharge of condition reference Q0237.15, and shall comply with the requirements of BS 3882:2007 "Specification of Topsoil" at all times. Before any part of the development is occupied, a soil verification report shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with Development Control Policies Development Plan Document Policy DC53.

9. Land Contamination

The development shall be carried out in accordance with the contaminated land assessment details approved under condition 9 of P1195.15; under discharge of condition reference Q0237.15.

Reason: To protect those engaged in construction and occupation of the development from potential contamination and in order that the development accords with Development Control Policies Development Plan Document Policy DC53.

10. Boundary Screening/ Fencing

The boundary treatment shall be carried out in accordance with the details approved under condition 10 of P1195.15; under discharge of condition reference Q0237.15.

Reason: To ensure that the appearance of the proposed development will harmonise with the character of the surrounding area and comply with Policy DC61 of the Development Control Policies Development Plan Document and in accordance with Section 197 of the Town and Country Planning Act 1990 to enhance the visual amenities of the development, and that the development

accords with the Development Control Policies Development Plan Document Policy DC61.

11. Contamination Monitoring

(a) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the local planning authority. The remediation strategy shall be implemented as approved.

(b) Following completion of the remediation works as mentioned in (a) above, a 'Verification Report' must be submitted demonstrating that the works have been carried out satisfactorily and remediation targets have been achieved.

Reason: To ensure that any previously unidentified contamination found at the site is investigated and satisfactorily addressed in order to protect those engaged in construction and occupation of the development from potential contamination.

12. Construction Method Statement

The Construction Methodology shall be carried out in accordance with the details approved under condition 12 of P1195.15; under discharge of condition reference Q0237.15, as detailed in the submitted Construction Method Statement.

Reason: To ensure that the method of construction protects residential amenity. It will also ensure that the development accords the Development Control Policies Development Plan Document Policy DC61.

13. Noise Impact Assessment

The noise impact mitigation shall be carried out in accordance with the details approved under condition 13 of P1195.15; under discharge of condition reference Q0237.15, as detailed in the submitted Noise Survey and Assessment, prepared by Philip Acoustics Ltd, dated November 2015.

Reason: To protect future residents against the impact of road noise, and in order that the development accords with Development Control Policies Development Plan Document Policies DC55 & DC61.

14. Obscure and Fixed Glazing

The proposed windows in the flank elevations as indicated on drawing no. 'L(00)06 Rev G', 'L(00)02 Rev H', 'L(00)06 Rev G', 'L(00)03 Rev G' and 'L(00)04 Rev G' shall be permanently glazed with obscure glass and thereafter be maintained and permanently fixed shut to the satisfaction of the Local Planning Authority.

Reason: In the interests of privacy, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61.

15. Secured By Design

The development shall be carried out in accordance Secured by Design details approved under condition 15 of P1195.15; under discharge of condition reference Q0237.15.

Reason: In the interest of creating safer, sustainable communities, reflecting guidance set out in the National Planning Policy Framework, Policy 7.3 of the London Plan, and Policies CP17 Design and DC63 Delivering Safer Places of the LBH LDF.

16. Hours of Construction

All building operations in connection with the construction of external walls, roof, and foundations; site excavation or other external site works; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00am and 1.00pm on Saturdays and not at all on Sundays and Bank Holidays/Public Holidays.

Reason: To protect residential amenity, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61.

17. Minor Space Standards

All dwellings hereby approved shall be constructed to comply with Part M4(2) of the Building Regulations - Accessible and Adaptable Dwellings.

Reason: In order to comply with Policy DC7 of the Local Development Framework and Policy 3.8 of the London Plan.

18. Water Efficiency

All dwellings hereby approved shall comply with Regulation 36 (2)(b) and Part G2 of the Building Regulations - Water Efficiency.

Reason: In order to comply with Policy 5.15 of the London Plan.

INFORMATIVES

1. Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with paragraphs 186-187 of the National Planning Policy Framework 2012.

2. The proposal is liable for the Mayor of London Community Infrastructure Levy (CIL). Based upon the information supplied with the application, the CIL payable would be £10,902 (this figure may go up or down, subject to indexation). CIL is payable within 60 days of commencement of development. A Liability Notice will be sent to the applicant (or anyone else who has assumed liability) shortly and you are required to notify the Council of the commencement of the development before works begin. Further details with regard to CIL are available from the Council's website.
3. Thames Water Informative
With regards to surface water drainage it is the responsibility of the developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.
4. A fee is required when submitting details pursuant to the discharge of conditions. In order to comply with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012, which came into force from 22.11.2012, a fee of £97 per request or £28 where the related permission was for extending or altering a dwellinghouse, is needed.
5. Before occupation of the residential/ commercial unit(s) hereby approved, it is a requirement to have the property/properties officially Street Named and Numbered by our Street Naming and Numbering Team. Official Street Naming and Numbering will ensure that that Council has record of the property/properties so that future occupants can access our services. Registration will also ensure that emergency services, Land Registry and the Royal Mail have accurate address details. Proof of having officially gone through the Street Naming and Numbering process may also be required for the connection of utilities. For further details on how to apply for registration see:

<https://www.haverling.gov.uk/Pages/Services/Street-names-and-numbering.aspx>

REPORT DETAIL

1. Site Description

- 1.1 The application relates to the site at Tara, Southend Arterial Road, Romford. The land was formerly occupied by a detached dormer bungalow with several garages and outbuildings to the side, a hardstanding forecourt to the front and garden to the rear.
- 1.2 The plot is relatively flat and is formed of a rectangular strip of land covering an area of 945 square metres. To the north the site has a frontage onto the A127 with direct vehicular access via a dropped crossing. Flatted residential accommodation at Ferguson Court lies to the west, houses at Ferguson Avenue to the south and the Moreton Bay Industrial Estate to the east.
- 1.3 As such the surrounding area is characterised by a mixture of residential and commercial uses.

2. Description of Proposal

- 2.1 Planning permission was granted under application reference P1195.14 in November 2015 for the demolition of the existing bungalow and the construction of a three storey residential block consisting of 8no. flats with parking and landscaping.
- 2.2 The current proposal is seeking to vary planning permission P1195.14 with alterations to the external appearance and internal layout of the proposed new residential block.
- 2.3 The amendments would comprise the removal of a 1.5 metre wide and 11.2 metre deep section of the entrance hall at ground floor level. This would result in a 17 square metre reduction in the overall footprint of the building and the reconfiguration of the entrance foyer and the removal of the internal cycle store creating a more compact area. Two high level bathroom and bedroom window would be inserted in the flank elevation serving flat 2. Replacement cycle storage would be provided to the rear of the site.
- 2.4 At first floor and second floor levels the internal layouts of flats 3, 4, 6 and 7, would be reconfigured slightly to accommodate en-suite bathrooms in flats 3 and 6.
- 2.5 As with the previous approval the proposed block would have an 'L-shaped' footprint of and would be situated in close proximity to the eastern boundary with a depth of 24.5 metres.

- 2.5 The building would still incorporate a flat roof design with a height of 8.6 metres and would include an undercroft section adjacent to Ferguson Court providing vehicular access to the rear car park.
- 2.6 There would be no changes to the previously agreed off street car parking and access arrangements. The proposed development would provide off street car parking for 12no. vehicles (1.5 no. spaces per dwelling) with three spaces laid out in the front forecourt area and the remaining spaces located to the rear. In terms of access into the site the development will utilise the existing dropped kerb driveway arrangement directly from the A127.
- 2.7 A 112 square metres strip at the rear of the site abutting the garden boundary of No.s 63 & 65 Ferguson Avenue would be laid out as shared resident's amenity space.

3. Relevant History

- 3.1 P1195.14 - Demolition of the existing Bungalow and Construction of 8no. flats with parking and landscaping – Approved, 2 November 2015
- 3.2 P0533.14 - Demolition of the existing Bungalow and Construction of 3no. houses and a block of 6no. flats with parking and landscaping – Withdrawn, 9 October 2014

4. Consultations/Representations

- 4.1 Neighbour notification letters have been sent to 99 properties and 2 representations have been received.
- 4.2 The comments can be summarised as follows:
- The water drainage problems in this area are bad enough already.
 - Out of character with the surrounding area.
 - Overlooking and loss of privacy.
 - Noise and disruption from the car park which backs onto gardens.
- 4.3 In response to the above: the principle of the development has already been established under planning permission P1195.14. The design and appearance, and the impact on the amenity of neighbouring residents was assessed under the previous application and judged to be acceptable in all material respects. The application site is not in a Flood Zone and presents no issues in relation to flood risk. In assessing the previous application no significant flooding or drainage issues were identified and the proposal was considered to be acceptable in this regard.
- 4.4 The following consultation responses have been received:
- Local Highway Authority – no objection.

- Environmental Health – no objection.

- 4.5 Under planning application P1195.14 consultation responses were received from Transport for London, London Fire Brigade, Thames Water, Essex & Suffolk Water and the Designing Out Crime Officer – no objections were received.

5. Relevant Policies

- 5.1 Policies CP1 (Housing Supply), CP2 (Sustainable Communities), CP17 (Design), DC2 (Housing Mix and Density), DC11 (Non-designated Sites), DC26 (Location of Community Facilities), DC27 (Provision of Community Facilities), DC33 (Car Parking), DC34 (Walking), DC35 (Cycling), DC36 (Servicing), DC53 (Contaminated Land), DC55 (Noise), DC61 (Urban Design), DC63 (Delivering Safer Places) and DC72 (Planning Obligations) of the Local Development Framework Core Strategy and Development Control Policies Development Plan Document are considered to be relevant.
- 5.2 Other relevant documents include the Residential Design SPD, Landscaping SPD, Designing Safer Places SPD, Planning Obligations SPD (technical appendices) and the Sustainable Design and Construction SPD.
- 5.3 Policies 3.3 (increasing housing supply), 3.4 (optimising housing potential), 3.5 (quality and design of housing developments), 3.8 (housing choice), 3.9 (mixed and balanced communities), 5.2 (minimising carbon dioxide emissions), 5.3 (sustainable design and construction), 5.7 (renewable energy), 6.9 (cycling), 6.10 (walking), 6.13 (parking), 7.3 (designing out crime), 7.4 (local character), 7.6 (architecture), 7.8 (heritage assets and archaeology), 7.14 (improving air quality), 7.15 (reducing noise and enhancing soundscapes), and 8.2 (planning obligations) of the London Plan, are material considerations.
- 5.4 The National Planning Policy Framework, specifically Sections 6 (Delivering a wide choice of high quality homes), 7 (Requiring good design), 8 (Promoting healthy communities) and 10 (meeting the challenge of climate change, flooding and coastal change) are relevant to these proposals.

6. Staff Comments

- 6.1 When considering the previous application for the residential development, Staff took into consideration issues in relation to the principle of development, the density and layout, the design and impact on the streetscene, the impact on amenity, and the implications for parking and highways. Under the previous application these considerations were assessed and judged to be acceptable in all material respects, which in turn led to planning permission being granted. This planning permission is

still capable of implementation and therefore constitutes a material fall-back position.

- 6.2 This application concerns alterations to the external appearance and internal layout of the proposed new residential block. The new material considerations with regard to the proposed variation to the scheme relate to the impact on the character and appearance of the rear streetscene and the implications for the residential amenity of occupants of the neighbouring dwellings.

Principle of Development

- 6.3 The principle of the development was established under planning permission P1195.14. As with the previous application the provision of additional housing is consistent with the NPPF and Policy CP1 as the application site is within a sustainable location in an established urban area.
- 6.4 Under the provisions of the NPPF there is no priority given to garden land as a re-developable brownfield site. However, in terms of the Local Plan the site lies outside the Metropolitan Green Belt, Employment Areas, Commercial Areas, Romford Town Centre and District and Local Centres and is within a predominantly residential area.
- 6.5 On this basis the proposal is considered to be policy compliant in landuse terms and its continued use for domestic residential purposes is therefore regarded as being acceptable in principle.

Density/ Layout

- 6.6 The density and layout of the scheme was assessed under planning application P1195.14 and judged to be acceptable.
- 6.7 The amendments to the north western flank of the proposed block would involve the removal of a 1.5 metre wide and 11.2 metre deep section of the entrance hall at ground floor level. This would result in a 17 square metre reduction in the overall footprint of the building and the reconfiguration of the entrance foyer and the removal of the internal cycle store creating a more compact area. This amendment would not unduly affect the pedestrian access arrangements to the block and is considered to be an acceptable revision. The revised layout plan indicates that replacement cycle storage would be provided externally to the rear of the site; however the full details of these arrangements will be secured via a relevant condition.
- 6.8 At first floor and second floor levels the internal layouts of flats 3, 4, 6 and 7, would be reconfigured slightly to accommodate en-suite bathrooms in flats 3 and 6. Each of the flats would still meet the relevant internal space standards set out in the London Plan and the Technical Housing Standards.

Design/Impact on Street/Garden Scene

- 6.9 The design of the proposed block and impact on the streetscene was assessed under planning application P1195.14 and judged to be acceptable.
- 6.10 Staff do not consider that the amendment to remove of a section of the entrance hall would unduly harm the character and appearance of the proposed residential block or the streetscene. This element of the building would be set back from the main frontage and partially obscured by the upper floor sections of the building positioned above the undercroft.
- 6.11 The insertion of two high level bathroom and bedroom windows in the ground floor flank elevation serving flat 2 would be positioned towards the rear of the building and would match the design and proportions of the other fenestration in the block.
- 6.12 Staff are of the view that with the proposed external amendments the new block would still contribute positively to the streetscene along this section of Southend Arterial Road and would serve to maintain and enhance the character and appearance of the area in accordance with Policy DC61.

Impact on Amenity

- 6.13 The impact on the amenity of the neighbouring residents was assessed under planning application P1195.14 and judged to be acceptable.
- 6.14 The bathroom window and a secondary bedroom window inserted at ground floor level in the flank elevation of the block serving flat 2 would be positioned at high level, some 6 metres from the boundary, creating a light source for the respective rooms. The windows would not afford an outlook for occupants of flat 2 towards the neighbouring residential accommodation at Ferguson Court.
- 6.15 As with the previously approved scheme it is not considered that the proposed development would harm the amenities of neighbouring properties and would provide acceptable living conditions for the future occupants. The proposal is still therefore in accordance with Policy DC61 and the intentions of the NPPF.

Environmental Issues

- 6.16 The site has been in use as a residential garden for many years and there are no historical contaminated land issues associated with the plot.
- 6.17 The site is not located within a Flood Zone and presents no issues in relation to flood risk.

- 6.18 The proposal is not considered to give rise to any significant noise issues subject to conditions required by Environmental Health.

Parking and Highway Issues

- 6.19 The parking provision and highways implications were assessed under planning application P0191.15 and judged to be acceptable. This application proposes no alteration to these previously approved arrangements.
- 6.20 As part of the reconfiguration of the entrance foyer the internal secure bicycle storage room would be removed. The revised layout plan indicates that replacement cycle storage would be provided externally to the rear of the site; however the full details of these arrangements will be secured via a relevant condition.

Mayoral Community Infrastructure Levy

- 6.21 The proposed development will create 8no. new residential units with 545.1 square metres of new gross internal floorspace. Therefore the proposal is liable for Mayoral CIL and will incur a charge of £10,902 subject to indexation based on the calculation of £20.00 per square metre.

Infrastructure Impact of Development

- 6.22 Regulation 122 of the Community Infrastructure Levy Regulations 2010 (CIL Regs) states that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:
- (a) necessary to make the development acceptable in planning terms;
 - (b) directly related to the development; and
 - (c) fairly and reasonably related in scale and kind to the development.
- 6.23 Policy DC72 of the Council's LDF states that in order to comply with the principles as set out in several of the Policies in the Plan, contributions may be sought and secured through a Planning Obligation. Policy 8.2 of the Further Alterations to the London Plan states that development proposals should address strategic as well as local priorities in planning obligations.
- 6.24 In 2013, the Council adopted its Planning Obligations Supplementary Planning Document which sought to apply a tariff style contribution to all development that resulted in additional residential dwellings, with the contributions being pooled for use on identified infrastructure.
- 6.25 There has been a recent change to the effect of the CIL Regs in that from 6th April 2015, Regulation 123 of the CIL Regs states that no more than 5 obligations can be used to fund particular infrastructure projects or infrastructure types. As such, the SPD, in terms of pooling contributions, is

now out of date, although the underlying evidence base is still relevant and up to date for the purposes of calculating the revised S106 contributions.

- 6.26 The evidence background to the SPD, contained in the technical appendices is still considered relevant. The evidence clearly show the impact of new residential development upon infrastructure – at 2013, this was that each additional dwelling in the Borough has a need for at least £20,444 of infrastructure. Therefore, it is considered that the impact on infrastructure as a result of the proposed development would be significant and without suitable mitigation would be contrary to Policy DC72 of the LDF and Policy 8.2 of the London Plan.
- 6.27 Furthermore, evidence clearly shows a shortage of school places in most parts of the Borough – (London Borough of Havering Draft Commissioning Plan for Education Provision 2015/16-2019/20). The Commissioning report shows need for secondary places and post-16 places which due to their nature would serve all parts of the Borough. The Commissioning report identifies that there is no spare capacity to accommodate demand for primary and early years school places generated by new development. The cost of mitigating new development in respect to all education provision is £8,672 (2013 figure from Technical Appendix to SPD). On that basis, it is necessary to continue to require contributions to mitigate the impact of additional dwellings in the Borough, unless the development is within an area of the Borough where there is a surplus of school places. Previously, in accordance with the SPD, a contribution of £6000 per dwelling was sought. It is considered that this is reasonable when compared to the need arising as a result of the development.
- 6.28 Previously, in accordance with the SPD, a contribution of £6000 per dwelling was sought, based on a viability testing of the £20,444 infrastructure impact. It is considered that, in this case, £6000 towards education projects required as a result of increased demand for school places is reasonable when compared to the need arising as a result of the development.
- 6.29 It would therefore be necessary to require a contribution to be used for educational purposes. Separate monitoring of contributions would take place to ensure that no more than 5 contributions are pooled for individual projects, in accordance with CIL legislation. It is considered that a contribution equating to £48,000 for educational purposes would be appropriate.

7. Conclusion

- 7.1 Having regard to all relevant factors and material planning considerations Staff are of the view that this proposal would be acceptable.
- 7.2 Staff consider that the proposed development raises considerations in relation to the impact on the character and appearance of the streetscene

and the impact on the amenity of the neighbouring residents. The proposal is considered to be acceptable in all material respects.

- 7.3 Staff are of the view that the siting, scale and location of the proposal would not be disproportionate or have a harmful impact on the character of the street scene nor would it result in a loss of amenity to neighbouring occupiers. The proposal is considered to be acceptable in all other respects and it is therefore recommended that planning permission be granted subject to conditions and the prior completion of a Deed of Variation.

IMPLICATIONS AND RISKS

Financial implications and risks:

Financial contributions will be sought through the Deed of Variation.

Legal implications and risks:

Legal resources will be needed to draft the Deed of Variation.

Human Resources implications and risks:

None.

Equalities implications and risks:

The Council's planning policies are implemented with regard to equality and diversity.

BACKGROUND PAPERS

Application form, drawings and supporting statements received on 26 January 2017.