



# REGULATORY SERVICES COMMITTEE

3 November 2011

# REPORT

**Subject Heading:**

**P0695.11 – Haydock Close, Hornchurch**

**Construction of 2 No. semi-detached dwellings and 2 No. detached dwellings.**

**(Application received 9<sup>th</sup> May 2011)**

**Report Author and contact details:**

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**Policy context:**

**Local Development Framework**

**Financial summary:**

**None**

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

Ensuring a clean, safe and green borough	[X]
Championing education and learning for all	[ ]
Providing economic, social and cultural activity in thriving towns and villages	[ ]
Value and enhance the life of our residents	[ ]
Delivering high customer satisfaction and a stable council tax	[ ]

**SUMMARY**

This application relates to vacant Council owned land. The application proposes the redevelopment of the site for the erection of 2 No. semi-detached dwellings and 2 No. detached dwellings with associated parking.

The planning issues are set out in the report below and cover the principle of the development, impact on streetscene, residential amenity and highways/parking. Staff are of the view that the proposal is acceptable and it is recommended that permission be granted subject to conditions.

**RECOMMENDATIONS**

It is recommended that planning permission be granted subject to the following conditions:

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 Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2) Parking standards: Before the building(s) hereby permitted is first occupied, provision shall be made within the site for 8 car parking spaces and thereafter this provision shall be made permanently available for use, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure that adequate car parking provision is made off street in the interests of highway safety.

3) Materials: Before any of the development hereby permitted is commenced, samples of all materials to be used in the external construction of the building(s) shall be submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be constructed with the approved materials.

Reason:

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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.

4) 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. The scheme shall include planting along the rear boundary of the site within the park. 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

5) Screen Fencing: Before any of the buildings hereby permitted is first occupied, screen fencing of a type to be submitted to and approved in writing by the Local Planning Authority, 1.8 metres high shall be erected to the western, southern and eastern boundaries of the site and to those boundaries of the proposed properties in order to separate amenity areas as indicated on Drawing No. 2621\_PL01A, and shall be permanently retained and maintained thereafter to the satisfaction of the Local Planning Authority.

Reason:

To protect the visual amenities of the development and prevent undue overlooking of adjoining property, and that the development accords with the Development Control Policies Development Plan Document Policy DC61.

6) Accordance with plans: The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans, particulars and specifications.

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. Also, in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

7) Standard flank wall condition: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no window or other opening (other than those shown on the submitted plan,) shall be formed in the flank wall(s) of the building(s) hereby permitted, unless specific permission under the provisions of the Town and Country Planning Act 1990 has first been sought and obtained in writing from the Local Planning Authority.

Reason:

In order to ensure a satisfactory development that will not result in any loss of privacy or damage to the environment of neighbouring properties which exist or may be proposed in the future, and in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

8) 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 LDF Development Control Policies Development Plan Document Policy DC61

9) Cycle storage: Before the building(s) hereby permitted is first occupied, provision shall be made on Plot 1 to 5 for 2 x No. cycle storage spaces to each plot in accordance with the approved plans (Drawing Nr. 8430-18A-1000, received 7<sup>th</sup> September 2011) and thereafter this provision shall be made permanently available for use, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In the interests of providing a wide range of facilities for non-motor car residents, in the interests of sustainability.

10) Hours of Construction: No construction works or construction related deliveries into the site shall take place other than between the hours of 08.00 to 18.00 on Monday to Friday and 08.00 to 13.00 hours on Saturdays unless agreed in writing with the Local Planning Authority. No construction works or construction related deliveries shall take place on Sundays, Bank or Public Holidays unless otherwise agreed in writing by the Local Planning Authority.

Reason:

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

11) Construction Methodology Statement: Before development is commenced, a scheme shall be submitted to and approved in writing by the Local Planning Authority making provision for a Construction Method Statement to control the adverse impact of the development on the amenity of the public and nearby occupiers. The Construction Method statement shall include details of:

- a) parking of vehicles of site personnel and visitors;
- b) storage of plant and materials;
- c) dust management controls;
- d) measures for minimising the impact of noise and ,if appropriate, vibration arising from construction activities;
- e) predicted noise and, if appropriate, vibration levels for construction using methodologies and at points agreed with the Local Planning Authority;
- f) scheme for monitoring noise and if appropriate, vibration levels using methodologies and at points agreed with the Local Planning Authorities;
- g) siting and design of temporary buildings;
- h) scheme for security fencing/hoardings, depicting a readily visible 24-hour contact number for queries or emergencies;
- i) details of disposal of waste arising from the construction programme, including final disposal points. The burning of waste on the site at any time is specifically precluded.

And the development shall be carried out in accordance with the approved scheme and statement.

Reason:

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

12) Noise insulation: The building(s) shall be so constructed as to provide sound insulation of 45 DnT,w + Ctr dB (minimum value) against airborne noise to the satisfaction of the Local Planning Authority.

Reason:

To prevent noise nuisance to adjoining properties in accordance with the recommendations of Planning Policy Guidance Note 24 "Planning and Noise" 1994.

13) Visibility Splay: The proposals should provide a 2.1 by 2.1 metre pedestrian visibility splay on either side of the proposed access, set back to the boundary of the public footway. There should be no obstruction or object higher than 0.6 metres within the visibility splay.

Reason:

In the interests of highway safety, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC32.

14) Highway Licence: The necessary agreement, notice or licence to enable the proposed alterations to the Public Highway shall be entered into prior to the commencement of the development.

Reason:

To ensure the interests of the travelling public and are maintained and comply with policies of the Core Strategy and Development Control Policies, namely CP10, CP17 and DC61.

15) Access: The buildings shall not be occupied until a means of vehicular / pedestrian / cycle access has been constructed in accordance with the approved plans.

Reason:

To ensure the interests of the travelling public and are maintained and comply with policies of the Core Strategy and Development Control Policies, namely CP10, CP17 and DC61.

16) Land contamination: Prior to the commencement of any works pursuant to this permission the developer shall submit for the written approval of the Local Planning Authority;

a) A Phase I (Desktop Study) Report documenting the history of this site, its surrounding area and the likelihood of contaminant/s, their type and extent incorporating a Site Conceptual Model.

b) A Phase II (Site Investigation) Report if the Phase I Report confirms the possibility of a significant risk to any sensitive receptors. This is an intrusive site investigation including factors such as chemical testing, quantitative risk assessment and a description of the sites ground conditions. An updated Site Conceptual Model should be included showing all the potential pollutant linkages and an assessment of risk to identified receptors.

c) A Phase III (Risk Management Strategy) Report if the Phase II Report confirms the presence of a significant pollutant linkage requiring remediation. The report will comprise of two parts:

Part A - Remediation Statement which will be fully implemented before it is first occupied. Any variation to the scheme shall be agreed in writing to the Local Planning Authority in advance of works being undertaken. The Remediation Scheme is to include consideration and proposals to deal with situations where, during works on site, contamination is encountered which has not previously been identified. Any further contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Planning Authority for written approval.

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Part B - Following completion of the remediation works a "Validation Report" must be submitted demonstrating that the works have been carried out satisfactorily and remediation targets have been achieved.

d) If during development works any contamination should be encountered which was not previously identified and is derived from a different source and/or of a different type to those included in the contamination proposals then revised contamination proposals shall be submitted to the LPA ; and

e) If during development work, site contaminants are found in areas previously expected to be clean, then their remediation shall be carried out in line with the agreed contamination proposals.

For further guidance see the leaflet titled, "Land Contamination and the Planning Process".

Reason:

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

16) Secured by Design: Prior to the commencement of the development hereby permitted, details of the measures to be incorporated into the development demonstrating how 'Secured by Design' accreditation might be achieved shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details, and shall not be occupied or used until written confirmation of compliance with the agreed details has been submitted to and approved in writing by the LPA

Reason:

In the interest of creating safer, sustainable communities, reflecting guidance set out in PPS1, Policy 4B.6 of the London Plan, and Policies CP17 'Design' and DC63 'Delivering Safer Places' of the LBH LDF

17) Tree Protection: The development hereby permitted shall be carried out in complete accordance with the submitted arboricultural report and detail as set out in the "Preliminary Method Statement for Tree Protection Measures" and Drawing No. 2621\_PL01 in order to protect the supporting roots of those trees close to the proposals. In the event of any supporting roots being uncovered during the construction of the development, further details shall be submitted to and approved writing by the Local Planning Authority, as to how the stability and health of the tree will be maintained.

Reason:

In order to protect the trees and vegetation towards the eastern boundary.

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18) Bat Roosting: Prior to commencement of the development hereby permitted, details of bat nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the exact location, specification and design of the habitats. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

The nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: DC58 (Biodiversity and Geodiversity), DC59 (Biodiversity in New Developments) of the LDF Development Control Policies Development Plan Document and Policy 7.19 (Biodiversity and Access to Nature) of the London Plan (2011).

19) External Lighting: There shall be no light spill into the adjacent open space to the south of the site. To achieve this any lighting levels within 8 metres of the southern and south-eastern boundaries of the site should be maintained at background levels equivalent to a Lux level of 0-2.

Reason:

In order to limit disturbance to wildlife/habitat from artificial light in accordance with Policy DC56 of the Local Development Framework Core Strategy and Development Control Policies Development Plan Document.

20) Clearing of Site: No clearance works or tree felling shall be undertaken between March and July unless a nesting bird survey has previously been undertaken and details of proposed remedial actions been submitted to, and agreed in writing by, the Local Planning Authority, if nesting birds are observed. The development shall then be carried out in accordance with the agreed details.

Reason:

In the interests of maintaining biodiversity and to accord with Policy DC58 of the LDF Development Control Policies Development Plan Document.

## **INFORMATIVES**

1. Reason for Approval:

It is considered that the proposal satisfies the relevant criteria of Policies DC33 and DC61 of the LDF Development Control Policies Development Plan Document.



2. The applicant is advised that planning approval does not constitute approval for changes to the public highway. Highway Authority approval will only be given after suitable details have been submitted, considered and agreed. Any proposals which involve building over the public highway as managed by the London Borough of Havering, will require a licence and the applicant must contact StreetCare, Traffic and Engineering on 01708 433750 to commence the Submission / Licence Approval process.
3. The developer, their representatives and contractors are advised that planning permission does not discharge the requirements under the New Roads and Street Works Act 1991 and the Traffic Management Act 2004. Formal notifications and approval will be needed for any highway works (including temporary works) required during the construction of the development.
4. The applicant is advised that if construction materials are proposed to be kept on the highway during construction works then they will need to apply for a license from the Council.
6. In aiming to satisfy Condition 16 the applicant should seek the advice of the Police Crime Prevention Design Advisor. The services of the local Police CPDA is available free of charge through Havering Development and Building Control or Romford Police Station, 19 Main Road, Romford, Essex, RM1 3BJ." It is the policy of the local planning authority to consult with the Borough CPDA in the discharging of community safety condition(s).

Note: Following a change in government legislation a fee is now required when submitting details pursuant to the discharge of conditions, in order to comply with the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations, which came into force from 06.04.2008. A fee of £85 per request (or £25 where the related permission was for extending or altering a dwellinghouse) is needed.

<b>REPORT DETAIL</b>
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**1. Site Description**

- 1.1 The application site is located towards the end of a cul-de-sac towards the south of Haydock Close. The site is rectangular in shape and measures approximately 820sq metres. The application site is densely vegetated and overgrown with shrubs and trees. The majority of the site falls within Flood Zone 1.
- 1.2 Directly south of the site is an area designated as parks, open spaces and allotments. This area also forms part of the Metropolitan Green Belt, Thames Chase Community Forest and falls within Flood Zone 3.

1.3 The character of the surrounding area is mainly 2-storey residential dwellings towards the west along Haydock Close. Towards the north of the site is Hacton Social Hall and approximately 25m east is Hacton Lane.

1.4 Access to the site is via Haydock Close.

## **2. Description of Proposal**

2.1 The Council is in receipt of a planning application seeking permission for the construction of 2 semi-detached and 2 detached dwellings.

2.2 The semi-detached dwellings would be to the western side of the site, approximately 4.8m from the edge of Haydock Close, 2m from its western boundary and 9.6m from the southern boundary. The dwellings would face north, towards Haydock Close.

2.3 Each dwelling would measure 5.4m in width, 8.1m in depth and 8.2m in height to the top of its pitched roof. Windows would generally be arranged towards the front (north) and rear (south) and one of the dwellings would have a bay window with gable feature towards the front. There would be no flank wall windows on 1<sup>st</sup> floor level. The ground floor layout would comprise a kitchen, WC., living / dining room and on 1<sup>st</sup> floor level would be 3 bedrooms and a bathroom.

2.4 The 2 detached dwellings would be towards the north-eastern end of the site, facing west towards Haydock Close. To the north, there would be a 500mm separation distance between the dwelling and site boundary at its pinch point. The dwelling towards the north, "House Type D" would be the smaller of the 2, measuring 4.9m in width by 8m in depth. It would have a height of 8.1m to the top of its pitched roof. "House Type C" would measure 5.7m in width by 8m in depth. It would have a height of 8.2m to the top of a pitched roof. Both dwellings would have a kitchen, WC., and living / dining room area at ground floor level. House Type C would have 3 bedrooms and a bathroom at 1<sup>st</sup> floor level and House Type D would have 2 bedrooms and a bathroom. Both dwellings would have a bay window with gable feature towards the front. Windows and doors would generally face Haydock Close (towards the west) and the rear (east) of the site. No flank wall windows are proposed on 1<sup>st</sup> floor level.

2.5 Amenity space would be provided towards the rear of each dwelling and would range between 89sq metres to 102sq metres each. Parking for House Type A would be towards the front (2 spaces). Parking for House Type B and C would be between these 2 dwellings and parking for House Type D would be between House Type D and C. There would be 8 spaces in total, 2 per dwelling.

2.6 The drawings indicate some trees on the site to be removed and also root protection areas around those which will be retained.

**3. Relevant History**

3.1 No relevant history.

**4. Consultations/Representations**

4.1 Notification letters were sent to 19 neighbouring properties with 10 letters of objection received. Objections were raised in respect of the following:

- detrimental to the existing outlook
- loss of privacy
- loss of 6 parking spaces
- increase in noise
- access and parking problems
- construction related disruptions
- access for service vehicles will be problematic
- detrimental impact on adjacent green belt and trees
- already congested because of activities at Social Hall

4.2 Ecology / Biodiversity – no significant issues are raised and the proposal is considered acceptable subject to conditions.

**5. Relevant Policies**

5.1 Local Development Framework:

Relevant policies from Local Development Framework Core Strategy and Development Control Policies Development Plan Document are Policies CP1 (Housing Supply), CP16 (Biodiversity and Geodiversity), CP17 (Design), DC2 (Housing mix and Density), DC3 (Housing Design and Layout), DC33 (Car Parking), DC35 (Cycling), DC36 (Servicing), DC40 (Waste Recycling), DC48 (Flood Risk), DC55 (Noise), DC58 (Biodiversity and Geodiversity), DC59 (Biodiversity in New Developments), DC60 (Trees and Woodlands), DC61 (Urban Design) and DC63 (Crime).

5.2 London Plan (2011):

Policies 3.3 (Increasing Housing Supply), 3.4 (Optimising Housing Potential), 3.5 (Quality and Design of Housing Developments), 3.6 (Children and Young People's Play and Informal Recreation Facilities), 3.8 (Housing Choice), 5.10 (Urban Greening), 5.12 (Flood Risk Management), 6.9 (Cycling), 6.10 (Walking), 6.13 (Parking), 7.1 (Building London's Neighbourhoods and Communities), 7.2 (Inclusive Design), 7.3 (Designing out Crime), 7.4 (Local Character), 7.6 (Architecture), 7.18 (Protecting Local Open Space and Addressing Local Deficiency), 7.19 (Biodiversity and Access to Nature), 7.21 (Trees and Woodlands).

5.3 Other:

Planning Policy Statement 1 (Delivering Sustainable Development), Planning Policy Statement 4 (Planning for Sustainable Economic Growth), Planning Policy Guidance Note 13 (Transport) and Planning Policy Guidance Note 24 (Planning and Noise).

**6. Staff Comments**

6.1 The issues to be considered in this case are the principle of the development, the design and scale of the proposed dwellings, its impact in the street scene and upon the residential amenities of neighbouring properties, impact on parking/highways.

6.2 Principle of Development

6.2.1 The site lies outside the Metropolitan Green Belt, Employment Areas, Commercial Areas, Romford Town Centre and District and Local Centres. Although the site is currently undeveloped, it is not a site of Importance for Nature Conservation and it is not considered as “rear garden” land as identified in the recently revised Planning Policy Statement 3: *Housing* (PPS 3).

6.2.2 The principle of residential development is considered acceptable in land-use terms and the provision of additional housing acceptable as the application site is within an established urban area.

6.2.3 Policy 3A.5 of the London Plan states that DPD policies should ensure that new developments offer a range of housing choices, in terms of the mix of housing sizes and types, taking account of the housing requirements of different groups.

6.2.4 Policy CP1 indicates that outside town centres and the Green Belt, priority will be made on all non-specifically designated land for housing. The proposal is for redevelopment of a derelict site within an existing residential area. The proposal is therefore acceptable in principle and in accordance with Policy CP1.

6.3 Site Layout / Amenity Space

6.3.1 The Council's Residential Design SPD in respect of amenity space recommends that every home should have access to suitable private and/or communal amenity space in the form of private gardens, communal gardens, courtyards, patios, balconies or roof terraces. In designing high quality amenity space, consideration should be given to privacy, outlook, sunlight, trees and planting, materials (including paving), lighting and boundary treatment. All dwellings should have access to amenity space that is not overlooked from the public realm and this space should provide adequate space for day to day uses.

6.3.2 The site is currently undeveloped with dense vegetation and mature trees and shrubs. The site is however inaccessible to the public due to it being

overgrown. The proposal would see the erection of 4 x dwellings with associated rear gardens. The proposed amenity areas would range between 89 and 102sq metres. Amenity to all dwellings would mainly be towards the rear with a degree of amenity provided to the side of House Types B and C. Although no indication has been given in terms of boundary treatment, such details can be required by means of appropriate planning conditions.

6.3.3 There is no potential for overlooking towards the proposed amenity areas and privacy can be secured by means of screen fencing and appropriate planting in the form of trees and hedges which will improve privacy to future occupiers. The proposal would result in plot sizes which would be consistent with other properties along Haydock Close and would not be out of character with the surrounding area. The application site has a wide frontage to Haydock Close which would enable the proposed dwellings to be set back from the site boundaries to a degree which would be consistent with other properties along this road.

6.3.4 The proposed properties would have garden spaces that are of adequate depth and size. It is also considered that the location of the amenity space in this position would provide an appropriate private useable space.

6.3.5 Overall, Staff are of the opinion that the proposed amenity space would be adequate as it would be of an acceptable size, located towards the rear of the dwelling and available for private use by the occupants. The amenity space provision is therefore considered to be consistent with the provisions of the Residential Design SPD.

6.3.6 The subject site covers an area of approximately 0.82 ha and the preferred density range for this area is 30 – 50 units per hectare. The proposal would result in a density on the site of approximately 48 units per hectare which is within the recommended density range and therefore acceptable in principle.

6.3.7 In terms of the general site layout, the application site itself is separated from neighbouring buildings with the nearest residential dwelling 7m towards the west. It is considered that the proposed dwellings would have sufficient spacing between the site boundaries and between buildings to not appear cramped or overdeveloped. The dwellings would have a sufficient set-back from the edge of Haydock Close. The general layout and relationship with surrounding properties are therefore considered acceptable.

#### 6.4 Impact on Local Character and Street Scene

6.4.1 Policy DC61 of the LDF Development Plan Document seeks to ensure that new developments are satisfactorily located and are of a high standard of design and layout. Furthermore, the appearance of new developments should be compatible with the character of the surrounding area, and should not prejudice the environment of the occupiers and adjacent properties. Policy DC61 of the DPD states that planning permission will only be granted

for development which maintains, enhances or improves the character and appearance of the local area.

6.4.2 The proposal would be at the end of a cul-de-sac and would therefore only be visible when the end of the close is approached. The semi-detached pair would be set back from the edge of Haydock Close by approximately 5.1m. The buildings would also be set behind the building line of dwellings towards the west. The detached dwellings would face west towards Haydock Close, however these dwellings would be set back from the edge of the highway by approximately 12m. Staff are of the opinion that due to the layout and positioning of the proposals on the site, they would not appear as prominent features in the street scene.

6.4.3 Irrespective of the proposal's negligible impact on the street scene, Staff consider their design to blend in with the overall character of other dwellings in the vicinity. The proposals would not be overly bulky or visually obtrusive and are considered to be acceptable in terms of their appearance in the street scene.

6.4.4 The site is currently densely vegetated and a large degree of vegetation will be removed to accommodate the proposed development. Although this will give the site a more exposed appearance, conditions can be imposed requiring an appropriate level of landscaping on the site, softening the appearance of the development.

6.4.5 Overall, the proposals are considered to be acceptable in terms of their design, scale, character and visual impact within this part of the street scene and therefore consistent with the aims and objectives of Policy DC61 of the LDF Development Control Policies Development Plan Document.

## 6.5 Impact on Amenity

6.5.1 Policy DC61 considers that new developments should not materially reduce the degree of privacy enjoyed by the occupants of adjoining properties or have an unreasonably adverse effect on sunlight and daylight to adjoining properties.

6.5.2 The semi-detached dwellings would be approximately 9.6m from the closest neighbour towards the west at its pinch point. House Type A (the dwelling closest to this neighbour) would not have any flank wall windows on first floor level and as such there would be no potential for overlooking. The proposal is far enough from this neighbour to prevent any overshadowing.

6.5.3 With regards to the proposal's proximity to the social club and the club's potential impact on future occupiers, it was noted upon site inspection that this building is single storey in height and has low-level windows. With appropriate screen fencing and vegetation, it is not considered that any overlooking would occur. Notice is given to the fact that the social club would be close to Unit D and may potentially have a noise impact on the amenities of this neighbour. Staff are however of the opinion that there is a

“buyers beware” situation in this instance and living in this unit would be a matter of choice for future occupiers.

- 6.5.4 There are no other neighbouring properties within close proximity which would be affected by the proposal. The development of 4 new family dwellings is not considered to give rise to any noise and disturbance to a degree which would be unacceptable to neighbouring occupiers.
- 6.5.5 Noise and disturbance as a result of construction works will be controlled by means of imposing a condition to restrict construction hours within reasonable hours.
- 6.5.6 The majority of objections raised were in respect of parking and access problems. These issues will be discussed in more detail below under “Highway / Parking Issues”.
- 6.5.7 Overall the proposal is considered acceptable in terms of its impact on neighbouring amenity. There would be no overlooking, overshadowing or any other harmful impact on the amenities of existing neighbours in the vicinity.

## 6.6 Highways / Parking Issues

- 6.6.1 The site falls within a suburban part of the Borough with a PTAL zone (Public Transport Accessibility Level) rating of 1-2 (suburban low). As a result of the site’s location in relation to other retail, services and public transport, the proposal to construct 4 No. dwellings would require the provision of 2 – 1.5 No. off-street car parking spaces per dwelling as per the density matrix in Policy DC2 of the Local Development Framework. The proposal indicates the provision 8 parking spaces which would be 2 spaces to each unit. This arrangement would be sufficient to comply with the off-street parking requirements.
- 6.6.2 Concerns raised in objections relates to Haydock Close already being congested in particular when there are activities at the social club. Concerns were also raised that the proposal would result in the loss of 6 parking spaces. The proposal would however make use of the existing crossover and as such, there would be no loss in the existing availability of on-street parking spaces. The proposal would introduce an additional 8 spaces, and would therefore not add to parking pressures along Haydock Close.
- 6.6.3 In terms of access to service vehicles, the proposal is at the end of an existing close and would therefore be similar compared to the existing situation. Although there would be 4 more dwellings, each dwelling has its own off-street parking provision and would therefore not result in a more congested street. Access for service vehicles would therefore remain unchanged.

## 6.7 Other Issues

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6.7.1 With regards to refuse collection, similar to other dwellings in the Borough, future occupiers would be required to leave refuse bags close to the highway on collection days. A condition can further be imposed requiring the applicant to indicate refuse collection areas.

6.7.2 Following comments from the Council's Crime Prevention Design Advisor (CPDA), amendments were made to the original drawings to provide better surveillance to the off-street parking provision between House Type C and D. This has been achieved by providing windows on ground floor level overlooking the parking areas. No objections are raised by the Council's CPDA as the proposal meets Secured by Design Standards.

### 6.8 Trees

6.8.1 With regards to the loss of trees and vegetation on the site. Whilst the site is adjacent Green Belt land, it does not in itself form part of the Green Belt. The site is not designated as a Site of Importance for Nature Conservation, falls within a Conservation Area or has any Tree Preservation Orders on any of the trees. The trees are currently unmanaged and the site inaccessible to the public due to it being heavily overgrown.

6.8.2 The Arboricultural report submitted in support of the application indicates that all trees on the site will have to be removed in order to facilitate the proposed development. The report includes a method statement for excavation works indicating how the trees and roots of the retained trees will be protected during construction works. The tree protection works are also indicated on the proposed site plan (Drawing Nr. 2621\_PL01). The root and tree protection zones will be for those trees just outside, but close to the boundaries of the site. No objections are raised by the Council's Tree Officer. Replacement planting of trees and soft landscaping can be controlled by means of appropriate planning conditions.

### 6.9 Ecology / Biodiversity

6.9.1 The applicant submitted a wildlife / protected species report. The report concludes that no evidence of protected species have been found on the site itself, although the site forms part of a much larger "wildlife corridor". It is therefore recommended that all vegetation on the site is removed carefully and that the bramble shall be removed outside of the bird nesting season.

6.9.2 The Council's advice is that due to the River Ingrebourne and un-interrupted views towards the river, any lighting should be directed away from the river corridor. It is also suggested that a natural screening be planted on the boundary with the park. It is further advised that a number of bat bricks should be incorporated in the fabric of the building. These recommendations will be secured by means of appropriate planning conditions.



6.10 Flood Zone

- 6.10.1 The majority of the site is located in a Flood Zone 1. The applicant submitted a Flood Risk Assessment which concludes that the development is unaffected by the 1 in 100 year flood level or the 1 in 1000 year flood level, including an allowance for climate change over the life of the development. Safe access to the site is directly available to the Zone 1, low flood risk area to the north.
- 6.10.2 The applicant put forward a case for a sequential test, indicating that an alternative location in Zone 1 would be impractical.
- 6.10.3 The response from the Environment Agency indicates that comparing the modelled flood levels with the topographical survey, the submitted Flood Risk Assessment shows that the majority of the site is within Flood Zone 1. In light of this, and the fact that the site is less than 1ha in size, the Environment Agency raised no objections in respect of the proposal. It is however advised that the applicant should still comply with guidance on surface water drainage. This can be controlled by means of appropriate conditions.

**7. Conclusion**

- 7.1 Overall, it is considered that the proposed dwellings by reason of their design, scale and siting, would result in an acceptable development within the street scene. It is not considered that the proposal would give rise to any overlooking or invasion of privacy and would further, due to its orientation in relation to other neighbouring properties, not result in any overshadowing. It is not considered that any highway or parking issues would arise as a result of the proposal. The proposal meets Secured by Design standards. The development is not considered to result in an increased risk of flooding. The loss of trees on the site is considered acceptable in this instance, subject to appropriate replacement landscaping. No adverse biodiversity or ecological issues are raised and subject to implementation of acceptable conditions, this part of the proposal is considered acceptable.
- 7.2 Staff therefore consider the development to integrate acceptably with the surrounding area, complying with Policies DC2 (Housing mix and Density), DC3 (Housing Design and Layout), DC33 (Car Parking), DC35 (Cycling), DC36 (Servicing), DC40 (Waste Recycling), DC48 (Flood Risk), DC55 (Noise), DC58 (Biodiversity and Geodiversity), DC59 (Biodiversity in New Developments), DC60 (Trees and Woodlands), DC61 (Urban Design) and DC63 (Crime) and the provisions of the LDF Development Plan Document. Approval is recommended accordingly, subject to conditions.

**IMPLICATIONS AND RISKS**

**Financial implications and risks:**

This report concerns only material planning issues. Any land transaction between the applicant and the Council is dealt with independently.

**Legal implications and risks:**

This application is considered on merits and independently from the Council's interest as owner of the site.

**Human Resources implications and risks:**

None.

**Equalities implications and risks:**

The proposed dwellings would be constructed to meet the Lifetime Homes Standard which means that they would be easily adaptable in the future to meet the changing needs of occupiers.

**BACKGROUND PAPERS**

Application forms and plans received on 9<sup>th</sup> May 2011.