



REGULATORY SERVICES COMMITTEE

24 October 2013

REPORT

Subject Heading:

P1003.13 – 44 Herbert Road, Emerson Park – Section 73 Application to vary condition 8 of Planning Application P0169.13 (accordance with plans) - Demolition of existing building; redevelopment of site to form three detached dwellings, formation of vehicular access and car parking (received 08/08/13)

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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

Clean, safe and green borough	<input checked="" type="checkbox"/>
Excellence in education and learning	<input type="checkbox"/>
Opportunities for all through economic, social and cultural activity	<input type="checkbox"/>
Value and enhance the life of every individual	<input checked="" type="checkbox"/>
High customer satisfaction and a stable council tax	<input type="checkbox"/>

SUMMARY

This report concerns an application for the variation of a condition relating to plans attached to planning approval P0169.13. The original application was for the demolition of the existing dwelling and the erection of three detached houses with new access road and car parking. The current proposal is for amendments in the form of a single-storey addition to the rear of the proposed garages so that they align with the proposed rear elevations of the properties and some fenestration changes to the elevations; the latter would not involve any more openings to the rear or dormer windows.

The proposal has been called-in Councillor Ron Ower has called-in the application due to the planning history of the site and the Emerson Park local Policy. Applying judgement in respect of the proposed garden depths, Staff consider that the changes are minor in nature and would be acceptable, nonetheless the proposal also requires a variation to the signed legal agreement to insert the new application number and therefore approval is recommended, subject to conditions and the completion of a Legal Agreement.

RECOMMENDATIONS

-That the committee notes that the proposed development is liable for the Mayor's Community Infrastructure Levy (CIL) in accordance with London Plan Policy 8.3. The applicable fee is based on an internal gross floor area of 1,117m² (which excludes the existing dwelling's 304 sq.m) which equates to a Mayoral CIL payment of £22,340 (subject to indexation). Please note however that the existing dwelling was vacant at the time of the site visit and that the 12 month period of vacancy will possibly be exceeded before commencement, increasing this figure.

-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 18 June 2013 in respect of planning permission P0169.13 by varying the definition of Planning Permission which shall mean either planning permission P0169.13 as originally granted or planning permission P1003.13.

Save for the variation set out above and necessary consequential amendments the Section 106 agreement dated 18 June 2013 and all recitals, terms, covenants and obligations in the said Section 106 agreement dated 18th June 2013 will remain unchanged.

That Staff be authorised that upon the completion of the legal agreement that planning permission be granted subject to the following conditions:

1. 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.

2. 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: To ensure that the appearance of the proposed development will harmonise with the character of the surrounding area.

3. 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.

4. 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 the amenity of occupiers of the development and also the visual amenity of the development and the locality generally.

5. Prior to completion of the development hereby permitted, cycle storage of a type and in a location previously submitted to and agreed in writing by the Local Planning Authority shall be provided and permanently retained thereafter.

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

6. The buildings hereby permitted shall be so constructed as to provide sound insulation of 45 DnT,w + Ctr dB (minimal value) against airborne noise and 62 L'nT,w dB (maximum values) against impact noise to the satisfaction of the Local Planning Authority.

Reason: To prevent noise nuisance to adjoining properties in accordance with the recommendations of the NPPF.

7. Before any of the buildings hereby permitted is first occupied, screen fencing of a type to be approved in writing by the Local Planning Authority, 2 metres high shall be erected on the shared boundaries between the new

properties and shall be permanently retained and maintained thereafter to the satisfaction of the Local Planning Authority. In addition, until the proposed hedging to the eastern boundary attains the height of at least 1.8m, a screen fence of 2m in height shall be maintained on that boundary.

Reason: To protect the visual amenities of the development and to prevent undue overlooking of adjoining properties in accordance with Policy DC61.

8. The development hereby approved shall not be occupied until external lighting has been provided in accordance with details which shall previously have been submitted to and approved by the Local Planning Authority in writing.

Reason: In the interests of residential amenity in accordance with Policy DC61 of the LDF Core Strategy and Development Control Policies DPD.

9. .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.

Reason: To protect residential amenity

10. Prior to commencement, a landscaping plan should be submitted showing all hard and soft landscaping. Once approved in writing by the Local Planning Authority, all planting, seeding or turfing 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 the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with other similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To enhance the visual amenities of the development and in order that the proposal complies with Policies DC60 and DC61 and the SPD on Landscaping.

11. No building, engineering operations or other development on the site, shall be commenced until a scheme for the protection of preserved trees on the site has been submitted to and agreed in writing by the Local Planning Authority, in order that the development accords with Policy DC60 of the LDF Core Strategy and Development Control DPD and SPD on the Protection of trees during development. Such a scheme shall contain

details of the erection and maintenance of fences or walls around the trees, details of underground measures to protect roots, the control of areas around the trees and any other measures necessary for the protection of the trees. Such agreed measures shall be implemented and/or kept in place until the approved development is completed to the satisfaction of the Local Planning Authority.

Reason: To protect the trees on the site subject to a Tree Preservation Order.

12. 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 can 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 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.

13. Before commencement of the proposed development, 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.

14. The proposed alterations to the Public Highway shall be submitted in detail for approval prior to the commencement of the development.

Reason: In the interest of ensuring good design and ensuring public safety and to comply with policies of the Core Strategy and Development Control Policies, namely CP10, CP17 and DC61.

15. 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.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), no window or other opening (other than those shown on the submitted and approved 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.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 Article 3, Schedule 2, Part 1, as amended by the Town and Country Planning (General Permitted development) (Amendment)(no. 2)(England) Order 2008, or any subsequent order revoking or re-enacting that order, no development shall take place under Class A, B, D and E namely extensions, roof extensions, porches or outbuildings (or other structures in the curtilage), unless 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 the interests of amenity and to enable the Local Planning Authority to retain control over future development, and in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

18. Before any part of the development is occupied, site derived soils and/or imported soils shall be tested for chemical contamination, and the results of this testing together with an assessment of suitability for their intended use shall be submitted and approved in writing by the Local Planning Authority. Without prejudice to the generality of the foregoing, all topsoil used for gardens and/or landscaping purposes shall in addition satisfy the requirements of BS 388:2007 "Specification of Topsoil".

Reason: To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with the LDF Core Strategy and Development Control Policies DPD Policy DC53.

19. The applicant shall enable a watching brief to be implemented for the presence of any land contamination throughout the construction works. In the event that contamination is found at any time when carrying out the development, it should be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must then be undertaken and whether remediation is necessary a remediation scheme must be prepared, implemented and verified to the satisfaction of the Local Planning Authority.

Reason: To ensure that risks from any unexpected land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with LDF Core Strategy and Development Control Policies DPD Policy DC63.

INFORMATIVES

1. **Community Safety - Informative:**

In aiming to satisfy Condition 12, the applicant should seek the advice of the Police Crime Prevention Design Advisor. The services of the local Police CPDA are available free of charge through Havering Development and Building Control. It is the policy of the local planning authority to consult with the Borough CPDA in the discharging of community safety condition(s).

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. The Highway Authority requests that these comments are passed to the applicant. 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 & Engineering on 01708 433750 to commence the Submission/ Licence Approval process.
3. Should this application be granted planning permission, the developer, their representatives and contractors are advised that this 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. Statement Required by Article 31 (cc) of the Town and Country Planning (Development Management) Order 2010: Improvements required to make the proposal acceptable were negotiated and submitted, in accordance with para 186-187 of the National Planning Policy Framework 2012.
5. The planning obligations recommended in this report have been subject to the statutory tests set out in Regulation 122 of the Community Infrastructure Levy Regulations 2010 and the obligations are considered to have satisfied the following criteria:-
 - (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.

Mayoral CIL

The proposed development is liable for the Mayor's Community Infrastructure Levy (CIL) in accordance with London Plan Policy 8.3. The applicable fee is based on an internal gross floor area of **1,117m²** (which excludes the existing dwelling's 304 sq.m) which equates to a Mayoral CIL payment of **£22,340** (subject to indexation). Please note however that the existing dwelling was vacant at the time of the site visit and that the 12 month period of vacancy will possibly be exceeded before commencement, increasing this figure.

REPORT DETAIL

1. Site Description

- 1.1 The site comprises a single-storey detached dwelling with accommodation in the roofspace and some outbuildings including a double garage at 44 Herbert Road. The site is located to the southern side of Herbert Road, on the western side of its junction with The Lombards. The site is within Sector 6 of the Emerson Park Special Policy Area. The site area is 0.48 ha. There is a relatively new fence to the south of the application site, beyond which is an area of land which appears to be part of the rear garden of No.44 Herbert Road.
- 1.2 The surrounding area otherwise is of large mainly 2 storey detached houses on large plots fronting onto Herbert Road, including some recent new-builds, and to The Lombards and Fairlawns Close on generally smaller plots also within Sector 6. There are smaller properties on smaller plots to the rear in Channing Close and Beverley Close (in Sector 5).
- 1.3 TPO 16/06 covers the application site. There are a large number of trees on site to the boundaries and rear garden area.

2. Description of Proposal

- 2.1 The proposal is for a variation of condition to allow minor amendments to the scheme. Specifically this includes the substitution of plans showing the garage floor areas to be increased by extending on one storey to the rear to align with the approved rear elevations of the properties and changes to the fenestration/doors to the elevations. The original consent was (planning ref. P0169.13) for demolition of the existing buildings including the existing dwelling and construction of 3, 2-storey houses with a new access road, car parking and amenity space. For completeness and as the whole proposal is submitted for consideration, this report is unchanged from that of the earlier approval, except where the proposed amendments result in an impact.
- 2.2 There is no change to the proposed layout with the spine road to the west of the application site. The proposed dwellings would be laid out with one fronting onto Herbert Road and the other 2 facing west towards the spine road. Plot widths are unchanged with a minimum width of 32m with a depth of 31.5m – 39m.

The houses themselves would not see any extensions and would remain at approximately 14.4m wide and 15.6m deep at ground floor with the upper floor being a maximum of approximately 11.6m deep with a fully pitched roof with a maximum ridge height of 11m above ground level with front gables and rear dormer windows.

- 2.3 The proposed change to the rear of the building is an increase in the depth of the double/triple garages by 1m such that they would align with the rear elevations of the previously approved properties. The scheme would not result in any change to the minimum depths or widths of the rear amenity areas which would remain as between 10m and 12m deep and 24m-32m wide.
- 2.5 There would be no changes to the access road or turning head and the previous tree planting plan would not be affected.
- 2.6 A Tree Report and Ecological Survey were submitted with the original application.

3. **History**

- 3.1 P1870.11 – demolition of the existing bungalow and construction of 6 detached houses with associated vehicular access and landscaping – refused 9/2/12; subsequent appeal dismissed 7/8/12.
- 3.2 P0680.12 – Demolition of existing building redevelopment of site to form four detached dwellings, formation of vehicular access and car parking – refused 30/10/12 for the following reasons:

1. The proposal, by means of the number and size of dwellings and the arrangement of garden space around them, would represent a cramped overdevelopment of the site, out of keeping with the spacious setting of the surroundings properties and street scene and therefore harmful to the character and appearance of the Emerson Park area, contrary to the Emerson Park Policy Area SPD and Policies DC61 and DC69 of the LDF Core Strategy and Development Control Policies DPD.

2. The proposal would fail to make a contribution towards the local infrastructure costs arising from the proposed development, contrary to Policy DC72 of the LDF Core Strategy and Development Control Policies DPD and the Draft Planning Obligations Supplementary Planning Document.”

The subsequent appeal was dismissed.

- 3.3 P0169.13 - Demolition of existing building; redevelopment of site to form three detached dwellings, formation of vehicular access and car parking – Approved 18/6/13

4. **Consultation/Representations**

- 4.1 47 neighbouring occupiers were notified of the proposal. There were 4 replies objecting to the proposal on the following grounds:
– any changes will only be acceptable if the proposal does not involve any enlargements to the approved windows or to the building's dimensions or result in any re-siting of the proposed properties

- the proposal is not easy to verify however any increase in the height of the building would be objectionable
- the whole scheme is unacceptable, the proposed minor amendments do not make it acceptable; all objections raised previously also apply to this application

4.2 Thames Water has written to advise that they have no objection with regard to sewerage infrastructure. Essex and Suffolk Water indicate that their apparatus does not appear to be affected by the proposed development and given consent subjected to a new water connection being made to their network for each new dwelling.

4.3 The Metropolitan Police Crime Prevention Design Advisor has written to request the addition of a condition and informative regarding Secured by Design and ones for external lighting, boundary treatment, landscaping and details of cycle storage if permission is granted. This has been communicated to the applicants.

4.4 The Fire Brigade (LFEP) indicate that they are satisfied providing the access road is a minimum width of 3.7m between kerbs throughout its length.

5. **Staff Comments:**

5.1 The issues in this case are the principle of development, its impact in the streetscene, on residential amenity and parking/highways/servicing. Policies CP1, CP4, CP17, DC2, DC4, DC33, DC35, DC36, DC53, DC55, DC60, DC61, DC63, DC69 and DC72 of the Local Development Framework Core Strategy and Development Control Policies Development Plan, and the SPDs on Emerson Park Policy Area, Residential Design and Planning Obligations are relevant. Also relevant are London Plan Policies 3.3, 3.5, 3.8, 4.7 and 7.3 as well as the NPPF. The Planning Inspector's Decision letters in relation to the dismissed schemes are also relevant.

5.2 *Principle of development*

5.2.1 Policy CP1 indicates that housing will be the preferred use of non-designated sites. The site lies in the existing urban area. The National Planning Policy Framework (NPPF) indicates that back gardens do not form "brownfield" sites. The NPPF does not however preclude all development of back gardens and if there are material circumstances which suggest that development might be appropriate then this can be considered as justification for back garden development. The proposal is for a minor change which would alter existing fenestration details and increase the proposed garages by 11 sq.m such that Staff consider that the proposal would remain acceptable in principle.

5.3 *Density/Site Layout*

- 5.3.1 The proposed amendment would neither affect the approved density nor the proposed site layout which remains acceptable in respect of Policy DC29 which indicates that the density ranges in Policy DC2 do not apply in the Policy Area.
- 5.3.2 The Supplementary Planning Document on the Emerson Park Policy Area sets out specific criteria for Sector 6 in which the application site is located and is typified by medium and large dwellings in spacious well landscaped grounds. Infill development will be permitted in this sector provided it does not give a cramped appearance to the street scene and its massing and architectural style is in keeping with surrounding properties. Redevelopment of a number of properties or backland development generally results in increased density and reduced rear garden lengths, both of which are harmful to the special character of Sector 6, and such proposals will not normally be permitted.
- 5.3.3 In relation to new dwellings in this sector the following criteria apply:
- Be limited to infill development of existing frontages at plot sizes equivalent to immediately surrounding properties.
 - Redevelopment will not be permitted where it will materially increase the existing density of the immediately surrounding area;
 - Be of detached, single family, large and architecturally varied dwellings;
 - Provide a minimum plot width of 23m which should be achieved at both the road frontage and building line.
- 5.3.4 The proposed amenity space would be reduced slightly by the proposed change in the garages size. Nonetheless the amenity space for each property ranges from approximately 550sq.m to around 720sq.m and many existing trees would be retained. Staff consider that the proposed gardens would remain appropriate in respect of the nature and size of the proposed units and would be commensurate with the Emerson Park Policy in respect of spaciousness.
- 5.3.5 Staff consider that the proposed density would remain unaltered and remains acceptable.
- 5.3.6 The proposed small increase in size would not change the earlier conclusions that the scheme would need the minimum space standards set out in The London Plan at Policy 3.5 (Table 3.3).
- 5.3.7 The proposed amendment would slightly increase the footprint of the houses and slightly reduce the amount of rear amenity space, nonetheless, Staff consider that this is acceptable.

5.4 *Design/Impact on Street/Garden Scene*

5.4.1 The Sector 6 guidance is that “In relation to new dwellings in this sector the following criteria will apply:

- Be of detached, single family, large and architecturally varied dwellings;
- Provide a minimum plot width of 23m which should be achieved at both the road frontage and building line.

5.4.5 There would be no change to the form of development, plot widths or relationship with the side boundaries. The current application proposes changes to fenestration details and a small extension to the rear of the garages which Staff consider would maintain the characteristic spaciousness of the locality.

5.4.6 There would be no change to the approved details relating to the trees to be retained which are protected under the Tree Preservation Order 16/06. Staff remain of the view that while limited, the retention of existing trees, together with the provision of a new hedge with other new landscaping would ensure that the proposal has an acceptable impact on visual amenity in the streetscene. A suitable condition is proposed to be attached to any grant of planning permission to ensure that new landscaping becomes established.

5.4.7 Staff therefore consider the approved large 2-storey houses with some accommodation in the roof space would not be altered significantly by the small extension to the garages and would remain similar to other development in the vicinity such that it would not result in harm to local character.

5.5 *Impact on Amenity*

5.5.1 There are existing residential occupiers to the east, west and north (on the opposite side of Herbert Road). The proposed single-storey extension to the garages would not, in Staff’s view, bring the houses closer to existing properties than the approved rear elevations and the proposed fenestration changes would similarly not result in changes which would reduce the amenities of adjoining residential occupiers in either of the two cul-de-sacs of The Lombards and Fairlawns Close. The Planning Inspector considered in relation to the dismissed scheme for 6, 2.5-3 storey houses that “with appropriate boundary treatment sufficient separation would be retained from existing properties to avoid material loss of privacy or overshadowing.”

5.5.2 There are no proposed changes to the boundary treatment and given the existing separation distances and that no new window openings would be formed or dormers inserted in the rear elevation/roof slopes, Staff consider that there would be no material loss of privacy or overshadowing, such that there would be no undue harm to residential amenity from the proposed revised scheme.

5.5.3 A suitable condition will be attached to ensure that noise during construction is kept to a reasonable level. There is no change to approved noise insulation details which would be required by a suitably-worded condition to prevent the occupiers being affected by noise caused from outside.

5.6 *Highway/Parking/Servicing*

5.6.1 There are no changes proposed which alter the provision of car parking, cycle parking or refuse vehicle access.

5.6.2 There are no highways objections to the proposed development.

6. *Section 106 agreement*

6.1 The dwellings would result in additional local infrastructure demand such that a financial contribution is needed in accordance with Policy DC72 and the SPD on Planning Obligations, totalling £12,000 (2 additional houses). This contribution has been previously secured by way of legal agreement in connection with the earlier planning permission.

7. *Mayoral CIL*

7.1 The proposed development is liable for the Mayor's Community Infrastructure Levy (CIL) in accordance with London Plan Policy 8.3. The applicable fee is based on an internal gross floor area of 1,117m² (which excludes the existing dwelling's 304 sq.m) which equates to a Mayoral CIL payment of £22,340 (subject to indexation).

8. *Other Issues*

8.1 The Secured by Design Officer asks that suitable conditions are attached in relation to Secured by Design (and an informative), external lighting, cycle storage, boundary treatment and landscaping.

9. **Conclusions**

9.1 The proposal is for a variation of condition to introduce minor alterations to the approved scheme. The proposal would increase the size of the garages by approximately 11sq.m each. Staff do not consider that this would result in any further impact. Similarly the proposed changes to the windows/doors to the building would not result in any further impact on residential amenity such that Staff consider the scheme which is for the demolition of a single house and its replacement with 3 houses together with a new cul-de-sac road remains acceptable in principle and in all other respects in accordance with Policy DC2, DC3, DC33, DC60, DC61, DC69 and DC72 of the LDF Core Strategy and Development Control Policies and SPDs on Emerson Park Policy Area, Landscaping and Residential Design.

IMPLICATIONS AND RISKS

Financial Implications and risks:

None

Legal Implications and risks:

A legal agreement would be needed to ensure that suitable contributions are made to local infrastructure arising from the proposed development.

Human Resource Implications:

None

Equalities and Social Inclusion Implications:

The Council's planning policies are implemented with regard to Equalities and Diversity.

BACKGROUND PAPERS

1. Application forms and plans received 8/8/2013.