

CIL needs completing.

Application reference: 10/1864/FUL
ST MARGARETS, NORTH TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
02.07.2010	13.07.2010	12.10.2010	07.09.2010

Site:

84 Whitton Road, Twickenham, TW1 1BS,

Proposal:

Erection of 9 residential units ~~and 1 office unit.~~

Status: Pending Consideration (If status = HOLD please check that all is OK before you proceed any further with this application)

APPLICANT NAME

Mr Sean Roche And Kevin Davies
C/o Agent

AGENT NAME

Mr Luke Davies
32 High Street
West Malling
Kent
ME19 6QR

DC Site Notice: printed on 29.07.2010 and posted on 06.08.2010 and due to expire on 27.08.2010

Consultations:

Internal/External:

Consultee

LBRUT Transport
LBRUT Environment Policy And Design
LBRUT Sustainability
LBRUT Trees Preservation Officer
Thames Water Development Control Department
LBRUT Environmental Operational
Environment Agency

Expiry Date

Neighbours:

79 Whitton Road, Twickenham, TW1 1BT, - 29.07.2010
2A Lion Road, Twickenham, TW1 4JQ, - 29.07.2010
58 Whitton Road, Twickenham, TW1 1BS, - 29.07.2010
68 Whitton Road, Twickenham, TW1 1BS, - 29.07.2010
84 Whitton Road, Twickenham, TW1 1BS, - 29.07.2010
93 Whitton Road, Twickenham, TW1 1BZ, - 29.07.2010
104 Whitton Road, Twickenham, TW1 1BS, - 29.07.2010
Duncan Moss, Martin Ashley Architects, The Stables, Friars Stile Road, Richmond, TW10 6NE - 29.07.2010
Maisonette First And Second Floor, 1 Heathfield South, Twickenham, Middlesex, TW2 7QN - 29.07.2010
38A Whitton Road, Twickenham, Middlesex, TW1 1BS - 29.07.2010
85 Whitton Road, Twickenham, Middlesex, TW1 1BT, - 29.07.2010
1 Heathfield North, Twickenham, Middlesex, TW2 7QN, - 29.07.2010
94 Whitton Road, Twickenham, Middlesex, TW1 1BS, - 29.07.2010
92 Whitton Road, Twickenham, Middlesex, TW1 1BS, - 29.07.2010
90 Whitton Road, Twickenham, Middlesex, TW1 1BS, - 29.07.2010
87 Whitton Road, Twickenham, Middlesex, TW1 1BZ, - 29.07.2010
82 Whitton Road, Twickenham, Middlesex, TW1 1BS, - 29.07.2010
78 Whitton Road, Twickenham, Middlesex, TW1 1BS, - 29.07.2010
41 Lime Grove, Twickenham, Middlesex, TW1 1EL, - 29.07.2010
39 Lime Grove, Twickenham, Middlesex, TW1 1EL, - 29.07.2010
91 Whitton Road, Twickenham, Middlesex, TW1 1BZ, - 29.07.2010
89 Whitton Road, Twickenham, Middlesex, TW1 1BZ, - 29.07.2010
88 Whitton Road, Twickenham, Middlesex, TW1 1BS, - 29.07.2010

80 Whitton Road, Twickenham, Middlesex, TW1 1BS, - 29.07.2010
Twining Employment Resource Centre, Grimwood Road, Twickenham, Middlesex, TW1 1BY, - 29.07.2010
42 Lime Grove, Twickenham, Middlesex, TW1 1EL, - 29.07.2010
16 Erncroft Way, Twickenham, Middlesex, TW1 1DA, - 29.07.2010
14 Erncroft Way, Twickenham, Middlesex, TW1 1DA, - 29.07.2010
12 Erncroft Way, Twickenham, Middlesex, TW1 1DA, - 29.07.2010
10 Erncroft Way, Twickenham, Middlesex, TW1 1DA, - 29.07.2010

History: Development Management, Appeals, Building Control, Enforcements:

Development Management
Status: GTD
Date: 12/07/2006

Application: 06/0864/HOT
Proposed Two Storey Side Extension, Part Single, Part Two Storey Rear Extension, Formation Of New Parking Space At Rear And New Boundary Treatment.

Development Management
Status: REF
Date: 24/07/2007

Application: 07/1783/ES191
Residential Use.

Development Management
Status: GTD
Date: 05/03/2008

Application: 06/0864/DD01
Details pursuant to conditions BD08 (Materials to match existing) of planning application 06/0864/HOT approved 12/07/2006.

Development Management
Status: REF
Date: 03/06/2009

Application: 08/1488/FUL
Erection of 9 residential and 2 office units

Development Management
Status: PCO
Date:

Application: 10/1864/FUL
Erection of 9 residential units and 1 office unit.

Building Control
Deposit Date:
07.01.2008
Reference:
08/0034/BN

Two storey side/rear extensions with single storey rear extension and formation of en-suite shower room to bedroom 1

Enforcement
Opened Date:
25.02.2008
Reference:
08/0095/EN/NAP

Enforcement Enquiry

Enforcement
Opened Date:
03.06.2008
Reference:
08/0320/EN/UBW

Enforcement Enquiry

Constraints:

Professional Comments:

Recommendation:

The determination of this application falls within the scope of Officer delegated powers YES / NO

I therefore recommend the following:

- 1. REFUSAL
 - 2. PERMISSION
 - 3. FORWARD TO COMMITTEE
- 5106

Case Officer (Initials): BS

Dated: 11/7/11

I agree the recommendation:

Team Leader/Development Control Manager

Dated:

This application has been subject to representations that are contrary to the officer recommendation. The Development Control Manager has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Development Control Manager:

Dated:

REASONS:
CONDITIONS:
INFORMATIVES:
UDP POLICIES:
OTHER POLICIES:

The following table will populate as a quick check by running the template once items have been entered into Uniform

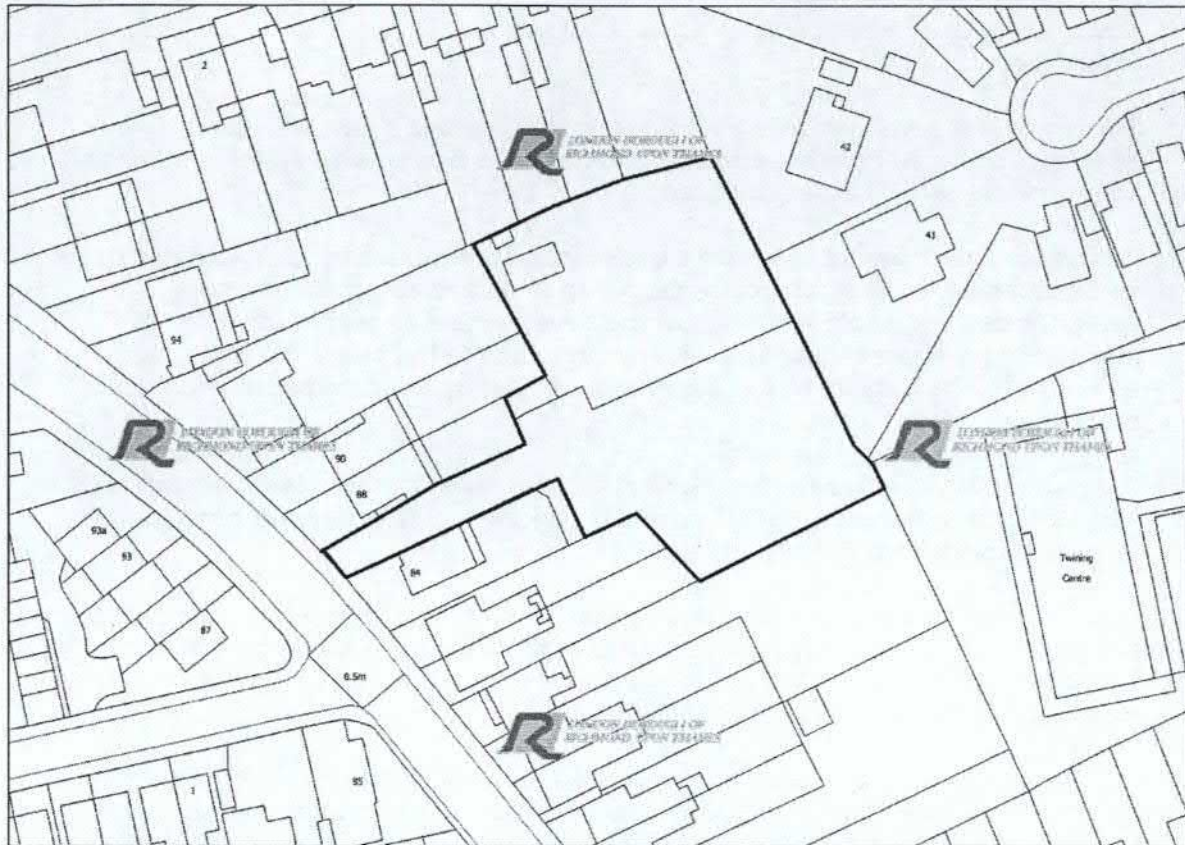
SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS:	
INFORMATIVES:	

ADDITIONAL NOTES CONTINUED FROM ABOVE:

10/1864/FUL
LAND TO THE REAR OF 84 WHITTON ROAD
TWICKENHAM

NORTH TWICKENHAM WARD
Contact Officer:
B. Staff



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Proposal: Erection of 9 houses.

Applicant: Tetlow King Planning for Davies & Roche and Charles Richards.

Application received: July 2010.

Main Development Plan Policies:

DMP policies: DM: SD1, SD2, SD5, SD6, SD7, OS5, OS7, OS8, HO3, HO4, HO5, HO6, SI1, EM1, EM2, TP2, TP7, DC1, DC2, DC4, DC5.

Core Strategy Policies: CP1, CP2, CP3, CP4, CP7, CP14, CP15, CP16, CP17, CP18.

Sustainable Construction Checklist SPD

Design Quality SPD

Small and Medium housing Sites SPD

Recycling for New Developments SPG

Strategic Flood risk Assessment SPD

Planning Obligation Strategy SPD

Affordable Housing SPG

Residential Development Standards SPD

London Plan Policies (2011) – 3.3, 3.5, 3.8, 3.12, 5.1, 5.2, 5.3, 5.7, 5.11, 5.12, 5.13, 5.21, 6.3, 6.9, 6.13, 7.3, 7.4, 7.6, 7.19, 7.21 and 8.2.

Existing use: Part of the site was formerly occupied by a print works business, part residential garden (belonging to no.84 Whitton Road) and part vacant Greenfield land ('nil use').

SUMMARY

The proposed development of 9 houses would provide a suitable mix of family housing and small housing units of a sustainable design with suitable standards of accommodation and amenity space.

Whilst the development is within a back land setting it is considered that with the landscape and ecological proposals, green walls and roofs and the sensitive design, mass and scale would allow the development to assimilate with its surroundings successfully and without prejudice to the character and visual amenities of the locality or the amenities enjoyed by the occupants of adjacent properties.

Car parking is provided for each unit and car parking surveys indicate that with 4 additional cars, the capacity off on street parking would not be reduced to below 10% available for roadside parking.

No affordable housing is proposed and the loss of the former workshop (155sqm) and the required financial contribution towards affordable housing from such sites would be provided by an off site provision of 9 affordable housing units on Harvey Road, Whitton (application ref:10/1865/FUL).

In this particular case, the off site provision of affordable housing is considered to be more beneficial than a partial on-site provision or a financial contribution towards affordable housing.

The development will provide the appropriate financial contributions towards the Planning Obligations Strategy in relation to Education, Transport, Open Space and Health.

RECOMMENDATION: Permission and depending on the outcome of application 10/1865/FUL, subject to either;

- a) a S106 agreement securing financial contributions towards education, health, transport and the public realm, the sale of development to the rear of 42-48 Harvey Road, Whitton (10/1865/FUL) to a housing association and the substantial completion of 9 affordable housing units for affordable rent and the restriction of parking permits within the Community Parking Zone if the officer recommendation for application ref:10/1865/FUL is approved or;
- b) a S106 agreement securing financial contributions towards education, health, transport, the public realm and affordable housing and the restriction of parking permits within the Community Parking Zone if the officer recommendation for application ref. 10/1865/FUL is refused.

Site, history and proposal

1. The backland site is largely rectangular in shape and is bordered by the gardens of Victorian and 1930s housing to the west (Whitton Road) and north (Erncroft Way) and detached bungalows at the end of the cul-de-sac of Lime Grove. No adjacent buildings

are listed, the site is not in a conservation area, there are no designations on the land and no trees in or surrounding the site are subject to tree preservation orders (TPO). The access road and the northwest and southwest half of the site lies within flood zone 2.

2. A single storey building formerly occupied by a print works business (known as 86 Whitton Road and demolished several years ago) was accessed via Whitton Road with the south eastern half of the site utilised as a garden by no.84 Whitton Road and until early 2008 the north western half had been covered in vegetation. Historically the land was known as the north and south Orchard.
3. With the exception of a tree on the eastern boundary, the site to the rear of 84 Whitton Road and the print works has been cleared of most vegetation and this is evident on an application for works to the dwelling in 2006. The northern portion retains many trees and shrubs, many of which are domestic in scale with no particular individual merit.
4. The surrounding area is characterised by two storey semi detached Victorian dwellings to the south of the site with typical +1930s semi detached dwellings to the north of the site and on Erncroft Way. Lime Grove, to the east and set in a cul-de-sac comprises detached and semi detached bungalows.
5. The site lies within the Cole Park CPZ with Heatham CPZ and the Twickenham Stadium Event day CPZ lying to the west and north respectively.
6. 06/3496/FUL: An application for the erection of a block of flats comprising 4 x 1-bedroom and 2 x 2-bedroom flats and 2 x 4 bedroom houses together with associated parking and facilities was withdrawn. This was in part due to an objection from the Environment Agency regarding sleeping accommodation on the ground floor of the proposed building.
7. A certificate of lawfulness was granted under ref:07/3801/ES191 to establish the use of the land to the rear of 84 only (excluding the print works) as a residential garden.
8. No.84 has had planning permission for the erection of various extensions (ref. 06/0864/HOT) which have been implemented.
9. 08/1488/FUL: Erection of 9 houses and 2 single storey office buildings was refused for the following reasons:
 - 1) The proposed development by reason of its design, siting and lack of evidence to demonstrate that the site is incapable of providing more units would result in the inefficient use of urban land prejudicial to meeting the Council's affordable housing objectives. The proposal would thereby be contrary to policies HSG6 and HSG11 of the London Borough of Richmond upon Thames Unitary Development Plan First Review 2005, the London Borough of Richmond upon Thames Core Strategy Policies CP1, CP14 and CP15 and London Plan (consolidated with alterations since 2004) Policy 3A.3.
 - 2) The Applicant has failed to demonstrate to the Council's satisfaction that the development would fully comply with the Sustainable Construction Checklist SPD adopted August 2006 and the Design Quality SPD adopted February 2006, contrary to policies STG3, BLT11, BLT13 and HSG18 of the adopted Richmond upon Thames Unitary Development Plan First Review 2005, policies CP1, CP2, CP3 of the Core Strategy adopted April 2009 and policies 2A.1, 4A.1, 4A.2, 4A.3, 4A.4, 4A.7, 4A.9, 4B.1 of the adopted London Plan 2004.
 - 3) In the absence of a binding obligation securing an appropriate financial contribution towards the provision of education, health, transport and other social infrastructure, the proposal would place an unreasonable demand on existing local facilities and would be

contrary to the principles of sustainable development and the adopted Planning Obligation Strategy 2005 and policies IMP3, HSG 19, CCE 8, TRN 2 and 12 of the London Borough of Richmond Unitary Development Plan First Review 2005, Supplementary Planning Document for the Planning Obligation Strategy, policies CP13, CP16, CP17, CP18 of the Core Strategy adopted April 2009 and London Plan Policies 3A.18, 3A.24, 3C.1, 3D.11, 3D.12, 6A.4 and 6A.5.

10. Of relevance is an application for 9 permanently affordable housing units under ref. 10/1865/FUL to the rear of 42-48 Harvey Road, Whitton to which this application is related in order to offset the loss of the employment floor space and the affordable housing contribution required at this site.
11. The current proposal is for the erection of 9 residential units for private sale (3 x 1-bedroom houses and 6 x 3-bedroom houses) with 11 parking spaces and associated landscaping. This proposal initially comprised an office unit.
12. The single bedroom dwellings would be in the form of a two storey terrace whereas the 3-bedroom houses would take the form of three pairs of two storey semi detached buildings.
13. The dwellings would be sited to the north and east of the site with access between no. 84 and 88 Whitton Road.
14. Replacement tree planting is proposed with perimeter tree planting, an ecology corridor along the majority of the site boundary and an ecology zone comprising a pond to mitigate habitat loss.
15. **Public and other representations:**
16. Thames Water: No objection raised.
17. Environment Agency: No objection raised.
18. 11 Letters received from neighbours objecting on the following grounds:
 - Inadequate parking (for large families, the office and visitors).
 - Traffic generation and congestion.
 - Inadequate turning space on site for larger vehicles.
 - Road safety.
 - Loss of privacy and security.
 - Noise and disturbance.
 - Impact on amenities (school places) and infrastructure (sewerage).
 - Loss of vegetation and habitats.
 - Poor design.
 - Limited access for emergency vehicles.
 - Garden grabbing.
 - Loss of light and overshadowing.
 - Layout and density.
 - Inappropriate site for an office.
 - Non planning matters (damage to property).

Amendments

- Office unit removed and garden restored to no. 84.
- Heights of the proposed houses reduced.
- Units 6 and 7 have been reduced in width.

- Distance between houses and boundaries with 78, 90 and 92 Whitton Road, and 42 Lime Grove increased.
- The water feature/pond has been relocated.
- Green roofs and walls introduced.

19. Re-consultation was not considered necessary.

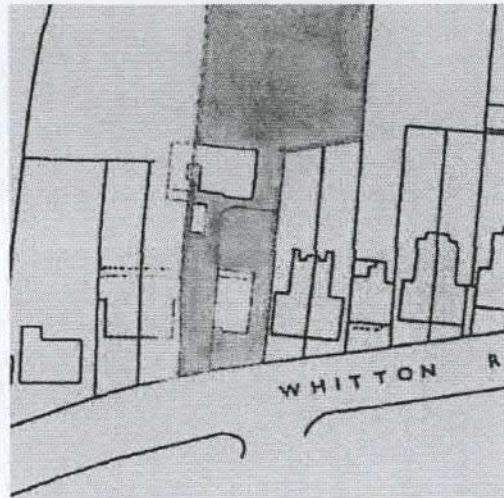
Professional comments

Land Use and density

20. The proposal would provide 35 units per hectare and 140 habitable rooms per hectare, considered acceptable against the London Plan density matrix for this type of location with a 'PTAL' of 3 (medium) where 35-65u/ha and 150-250hr/ha is considered acceptable. The prevailing density in this location (for single family dwellings) is approximately 30 u/ha.
21. The majority of the proposed houses would be family sized accommodation in accordance with the DMP policy DM H04. The smaller houses were initially purposed to accord with the former UDP policy on small units. Whilst there is a presumption in favour of family sized accommodation, it is not considered that these particular units cause harm to character to warrant withholding permission.
22. Since the determination of the former scheme and during the consideration of this application there have been material changes in circumstance related to the amendment to PPS3 albeit now replaced with the National Planning Policy Framework where the former removed gardens from the definition of previously developed brownfield land. Since the submission the DMP policies have also been adopted which has prioritised development away from gardens. However this does not exclude the possibility of sustainable residential development being required on "non previously developed land" and indeed PPS3 acknowledged that it may be necessary, where need and demand is high, to explore a range of options for distributing housing.
23. Policy DM H03 states that there would be a presumption against the loss of back gardens and that only in exceptional cases a limited scale of back land development may be acceptable subject to having no adverse impact upon the following:
- (a) Rear garden land which contributes either individually or as part of a larger swathe of green space to amenity of residents or provides wildlife habitats must be retained.
 - (b) Privacy of existing homes and gardens must be maintained and unacceptable light spillage avoided.
 - (c) Neighbours in terms of visual impact, noise or light from vehicular access or car parking.
 - (d) Frontage properties where development on backland sites must be more intimate in scale and mass and lower than surrounding properties.
 - (e) Features important to character, appearance or wildlife must be retained or re-provided insofar as trees, shrubs and wildlife habitats.
24. For ease of reference the report is structured according to the five criteria above.
25. *Retention of garden land and wildlife habitats (a and e):*
26. Notwithstanding the site's partial employment use, the overall use (of the site) is considered to comprise a former employment area of 156 sqm, no.84's rear garden (992sqm) and a vacant northern section of the site being having a 'nil use' of 1178sqm.

The access road to the former workshop and rear garden (between the workshop and dwelling of 84) has not been included in the above calculations.

27. Below – shaded area subject of the S191 application setting out the extent of the authorised garden area.



- 28.
29. Given the historic use of this land (directly to the rear of 84) and the existence of the former workshop it is considered to have a neutral contribution in the townscape. The proposal would still retain a suitable sized garden for no.84 and there is no evidence that the section of land to the north has been in use as a garden.
30. It is acknowledged that a significant number of trees and shrubs have and would be felled however the proposal accords with the policy, which states that those features must be retained or re-provided, comprising the following:
31. Retention: Of the 24 trees on site, the arboriculture report notes that only 3 trees have a category B listed (moderate quality and value) whereas the other 21 have either low quality and value and others that are diseased.
32. The category B trees would be retained whereas just under half of the category C trees would be retained. Those category C trees to be removed are either old fruit trees or opportunistic self seeded trees that have developed due to lack of maintenance.
33. A method statement has been submitted for those trees to be retained on site, wherein tree protection measures could be secured by condition in the event of an approval.
34. The council's arboriculture officer notes that several mature trees that would have accrued at least a B1 category rating have already been felled on site. Whilst it is recognised (by the Council's arboriculture officer) that the remaining trees to be felled are generally of poor form, their collective loss may affect the visual amenities of the area and local wildlife without suitable replacement.

35. Given that there are no restrictions on felling the remaining trees on site and little merit in issuing preservation orders on those that do remain; a refusal on the grounds of felled trees would not be sustainable as the developer could clear the site completely without any recourse.
36. The council's arboriculture officer thus raises no objection in principal subject to conditions on tree protection of retained trees (on and off site) and details of proposed tree planting.
37. Replacement: It is noted that some space is available on site for replacement tree planting.
38. Given the balance between providing additional housing and retaining and replanting trees (of better quality and specimen) it is not considered that the scheme would be successful in allowing the development to assimilate with its surroundings providing a suitable level of greenery around the site and allowing 'breathing space' between the proposed buildings and those surrounding the site. A tree planting condition would allow the local planning authority to have control over specific species that would be a benefit to neighbouring residents, future occupants and wildlife.
39. The council's ecology officer initially considered the site to have considerable value both as an area in its own right and as part of a wildlife corridor between the two rivers (Duke of Northumberland and the River Crane). It is thought that bats may have foraged on the site and it may have been the habitat for many other protected species; however the Council's ecology officer confirms that no siting or evidence of protected species was identified on site following a site inspection.
40. Given the site clearance several years ago, it is considered to have a limited biodiversity value. Nevertheless in line with policy DM H03 the re-provision of such is required and in response to this the applicant has included a permanent ecology corridor around the perimeter of the site which would include various parcels of open land and a wider ecology zone containing a pond with various ecological enhancements such as log piles and bat and bird boxes as well as the introduction of green/living roofs to the single storey roofs to the rear of the dwellings and living walls to the flank elevations of units 6 and 9.
41. The ecology corridor would be included as part of the gardens to properties and whilst designed to be inclusive, a discreet timber fence with a low height is proposed to distinguish this from the domestic gardens thereby allowing freedom of movement for animals and reptiles whilst creating a barrier and incursion of potential harmful human activity (i.e. development within these areas).
42. The ecology officer raises no objections subject to conditions on external lighting of the site and buildings, maintenance of the corridor, details on bird and bat boxes, log piles for stag beetles etc and restriction on outbuildings within this area be imposed and details submitted and approved prior to occupation of the dwellings.
43. *Protection of privacy and pollution and other residential amenity matters (b and c):*
44. The proposed access to the application site, between no.84 and 88 Whitton Road historically existed as an access road to the print works; however it is acknowledged that this would be intensified. It is noted that there are two windows serving a bathroom and WC on the first floor flank elevation of no.88 Whitton Road with the access road set between 0.9m-2m from the boundary with this property.

45. Three windows exist on the ground floor of no.84 serving a hall and reception area whereas a first floor window would serve a bathroom. The access road would be set 0.5m-1.5m from the boundary with this property.
46. The access road would be narrowed to 3.1m between the two dwellings where this would become a shared access to act as a traffic calming measure.
47. In terms of noise and disturbance, particularly that associated with vehicular and to a lesser extent pedestrian movements along the access road it is considered that the existing boundary treatment to the flank of no.88 and any vegetation/acoustic screening that could be added as part of a landscaping condition would mitigate any visual impact and disturbance on the amenity enjoyed by the occupants of this dwelling.
48. The applicant had submitted on the previous scheme a noise assessment report which concluded that noise levels from the proposed access road and car parking spaces would be acceptable without any significant impact to any existing residents of 82, 84 and 88 Whitton Road.
49. It is noted that DMP policy DM HO3 states that unnecessarily long access roads would not normally be permitted, however this is not considered the case on this application, in part given the former use thereof.
50. The proposed parking layout (which is not too dissimilar to that considered under ref:08/1488/FUL) would leave sufficient opportunity to landscape between the parking spaces and respective boundaries with adjacent properties and as such it is not considered that the comings and goings associated with vehicles in a residential development would be detrimental to the amenities enjoyed by the occupants of adjacent properties in terms of noise, air and light pollution.
51. In terms of impact on light, outlook and privacy the proposal is considered an improvement to that initially submitted and the refused application although it should be noted that the 08/1488 application was not refused on amenity grounds.
52. The flank wall of unit 9 would be set off the boundary with no. 90 and 92 Whitton Road by at least 3m. Part of this separation comprises a landscaped strip and along with the proposed green wall to unit 9, would soften the impact of this building when viewed from the neighbouring properties. Furthermore it is noted that these gardens are approximately 21m and 33m in length respectively and there are a few trees towards the rear of these properties in addition to a +3m high fence and trellis. It is thus not considered that the development would appear overbearing or visually intrusive when viewed from these properties. One first floor window is proposed on the flank elevation fronting these properties and this would be fixed and obscure glazed as recommended by a condition.
53. The rear main walls of those proposed dwellings to the north of the site (units 6-9) would be set approximately 10m from the boundaries with those properties on 10-16 Erncroft Way with the single storey annexes set in excess of 6.5m from this site boundary. As such the proposal is not considered to appear overbearing or visually intrusive. The distance between the first floor windows in the rear elevation of the proposed dwellings would be set in excess of 35m from the rear of those properties on Erncroft Way and are therefore not considered to result in an unreasonable loss of privacy.
54. The proposed semi detached dwelling to the east of the site (unit 6) would be set 8.7m from the boundary with no.42 Lime Grove. It is noted that no.42's rear elevation and main garden is orientated to the northwest and at its nearest point set 14.3m from the

proposed dwelling. No first floor windows are proposed on the side elevation and given this and the proposed green wall, it is not considered that the proposal would result in an unreasonable loss of privacy or appear overbearing and intrusive.

55. The rear main wall of the 3-bedroom semi detached dwellings (units 4 and 5) sited to the east of the site would be set 10m from the boundary with no.41 Lime Grove whereas the single storey annex would be set 6.6m from this boundary. The first floor windows in the proposed dwellings would be sited in excess of 20m from the ground floor and dormer windows of no.41 and given the set in from the boundary not considered to appear overbearing or intrusive.
56. The 1-bedroom dwellings would be sited 2.5m from the boundary with no.78 Whitton Road, however these dwellings would be sited to the very rear of this property's garden and 34m from the rear main wall of no.78. Given the size of this property's garden it is not considered that the proposal would harm the amenities currently enjoyed by the occupants of this property. No first floor flank windows are proposed.
57. The first floor of the 1-bedroom dwellings (units 1-3) would be sited between 9.6m - 10.6m from the boundary with 41 Lime Grove whereas the separation with no.80 and 82 Whitton Road boundaries would be 11-14m and thus not considered to materially impact on the amenities enjoyed by the occupants of these properties.
58. BRE tests reveal that the proposal would not result in an unreasonable loss of light to surrounding properties. The recently revised BRE guidelines require that at least half the garden area or the centre to receive at least 2 hours of sunlight as measured on 21 March or a reduction that is no less than 0.8 times its former value.
59. Whilst some shadow would be cast onto properties (depending on the time of day) these would not result in a permanent shadow that would be contrary to the advice mentioned above.
60. *Massing, scale, design and siting (d):*
61. The Small and Medium Housing Sites SPD and DMP policy DM H03 states that back land development should be of a scale which harmonises and is more intimate with its surroundings and the height and mass of new houses should be sympathetic where lower heights and scale may be less conspicuous from the street.
62. The heights of the roof ridges and eaves of the proposed dwellings would be lower than those on Whitton Road and given that the buildings would be set back from Whitton Road in excess of 40m, this perspective would allow the back land buildings to appear subservient in scale and mass compared to the frontage buildings.
63. Lime Grove to the east comprises bungalows and the views of the application site from this cul-de-sac are obscured by two large street trees. Furthermore, the distance from the end of the cul-de-sac to the eastern boundary of the site (approximately 44m) and the retention of a large Sycamore and medium Beech trees is considered sufficient to allow the development to assimilate with its surroundings.
64. In terms of building separation, where viewed from Erncroft Way the pair of proposed semi detached dwellings would be separated by 2m whereas a gap of 11m would separate the pair of semi detached dwellings (unit 5 and 6/7) where viewed from Lime Grove and as such considered to allow permeable views though the site. A grouping of fruit trees would be retained to the rear of 14-16 Erncroft Way and in addition to

screening on this boundary by proposed trees would allow a suitable transition between the proposed development and the properties to the north.

65. As previously mentioned, the design has been amended to allow a greater swathe of soft landscaping to be introduced around the site with a distinctive ecology corridor surrounding the perimeter. It is envisaged that the planting of native trees and the proposed green walls and roofs would soften the development allowing it to assimilate with its surroundings whilst retaining the local character. Furthermore the proposed pond and initiatives within the corridor such as bat and bird boxes and log piles (secured by condition) would accord with DMP policy DM H03 in the re-provision of habitats, particularly for protected species (namely bats and stag beetles).

Other land use considerations and affordable housing

Former employment floor space

66. The application initially proposed 160sqm of office space to off set the loss of the former workshop (155sqm) on this site. It was considered on balance that the removal of this from the proposal would result in a larger garden for no. 84 Whitton Road and thereby retaining a larger green swathe of greenery around the site, improve the outlook from neighbouring properties, particularly no.82 Whitton Road and overcome the objections raised by neighbours regarding the appropriateness of an office in this location and the lack of parking for employees and visitors to it.
67. DMP policy DM EM2 requires the retention of employment floor space and residential redevelopment would only be appropriate in the form of affordable housing. The employment floorspace lost would equate approximately to two of the 3- bedroom houses.
68. On site provision of affordable housing would be preferable but it was confirmed by a housing association (Paragon) that the provision of one or two houses on-site was not considered feasible or attractive in terms of operating costs etc and as such the applicant has proposed the provision of affordable housing off site in preference to providing a financial contribution towards affordable housing which accords with the SPG for affordable housing.
69. As mentioned above, this alternate site is in Harvey Road, Whitton where the proposal is for the erection of 9 units of affordable family sized accommodation and thus a sufficient amount required by policy to offset the loss of 155sqm of former workshop. In terms of tenure the applicant has agreed that these 9 units would be available for affordable rent with the London Borough of Richmond upon Thames securing 100% nomination rights.
70. Furthermore the applicant has agreed that no more than 5 units on this proposal would be occupied until the Harvey Road development has been transferred to a Housing Association/Registered Provider and substantially completed. In the event that the off site affordable housing is not delivered, the applicant has agreed to make the necessary financial contribution towards affordable housing and this will be secured through a S106 legal agreement. This financial contribution is set out below.
71. Affordable housing contribution -
72. Policy DM HO6 requires a financial contribution for affordable housing, as opposed to onsite provision, when a scheme proposes less than 10 units of residential accommodation and this equates to £920,668. The 9 affordable housing units proposed at Harvey Road (100% affordable) would result in a level of provision in excess of the policy requirement for that development, at that site. That being 4 units to offset a financial contribution and the aforementioned compensation for the employment floor

space. The applicants have agreed that the additional affordable housing at Harvey Road will include the offsite provision generated by the Whitton Road site. This arrangement, secured through a planning obligation, represents a greater benefit over and above any cash in-lieu arrangement, which otherwise will have been appropriate, in that it would secure affordable units on a known site and in addition the value of the provision would be higher.

73. The policy context for considering an off-site provision is set out in the National Planning Policy Framework (NPPF) and the London Plan. The NPPF paragraph 50 states local planning authorities should set policies for meeting identified affordable housing need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified and the agreed approach contributes to the objective of creating mixed and balanced communities. The London Plan 2011, paragraph 3.74 states that in exceptional circumstances affordable housing provision may be provided off-site. These exceptional circumstances include those where, having secured an alternative site, it would be possible to:
 - secure a higher level of provision
 - better address priority needs, especially for affordable family housing
 - secure a more balanced community
74. Whilst the affordable housing is located in an area of lower value, the lower development costs on the alternative site enable the higher level of provision of affordable housing, and that in itself the Harvey Road scheme will provide a greater amount of affordable housing to address the identified priority for larger family homes. This site (Harvey Road) is considered suitable for affordable housing and should not detract overall from the creation of mixed and balanced communities.
75. The merits of the Harvey Road application are set out in the preceding item on the agenda with the two schemes linked by a S106 legal agreement to secure the affordable housing.
76. This application is unique and developed under extenuating circumstances and as such this proposal should be seen as an exception and not one that would normally be favoured by the Council. The development of one or two affordable housing units on a predominantly open market development should not normally be seen as a reason for taking the above approach however the overall offer submitted is considered to be more beneficial and meets the requirements set by policy.
77. The Council's Housing Department consider that the mechanism set out above to secure affordable housing has the potential to provide a preferable outcome to the policy-anticipated receipt of a financial contribution from this application towards the cost of the provision of off-site affordable housing.
78. The provision of additional affordable housing on an identified alternative site can deliver the affordable homes for sale or letting more quickly by avoiding the delays associated with finding an alternative site on which to commit a financial contribution.
79. On sites where a financial contribution towards affordable housing costs is required, the commuted sum is not calculated on the basis of delivering the equivalent amount of affordable housing off-site. The financial contribution in lieu of on-site affordable housing that could in practice be secured from the developer might therefore be insufficient to provide the like-for-like amount of affordable housing that is proposed by the alternative-site approach proposed.

80. There is a general desire to achieve mixed and balanced communities through the operation of the affordable housing policy. In practice, the impact of schemes of just 9 homes in an already-developed urban context is likely to be too small to raise concerns about community balance.
81. In the particular circumstances associated with this proposed off-site contribution, the applicant's RP partner's consolidation of affordable housing on one site where it already has a local presence will result in efficiencies in the provision of housing management services. Harvey Road is in a location that is suitable for the provision of affordable housing.
82. It is worth bearing in mind that should an off site provision of affordable housing not be considered appropriate, the financial contribution may be contested on financial viability grounds where a case to significantly reduce the financial contribution towards affordable housing may be successful. Whilst the applicant has agreed to the financial contribution as a fall back clause within the legal agreement set out above, this may not be required where it is highly likely that developer and housing association can deliver the off site affordable housing thereby not triggering the clause within the S106 to make the required financial contribution.

Affordable housing capability

83. It was held on the previous application that whilst there was no requirement to provide affordable housing on the basis of reduced/lost employment floor space, the site was considered capable of providing more than 9 units. At the time of submission the now superseded UDP policy HSG 6 stated that affordable housing was expected on sites capable of providing 10 or more units or on sites with an area of 0.3 ha or more (this site has an area of 0.26ha). Core Strategy policy CP15 does not contain a requirement to provide affordable housing based upon area and is solely based on unit numbers.
84. Since the determination of the former application there have been some material changes in circumstance. UDP policy HSG6 has been superseded by DMP policy DM HO6 and this is structured to secure affordable housing on sites under 10 units thereby not providing developers with a temptation to deliberately under develop a site and thus avoid affordable housing thresholds.
85. DM HO6 does however state that the Council will seek the maximum reasonable amount of affordable housing and this will depend on the individual circumstances of the site and the strategic borough wide target.
86. DMP policy DM HO4 states that development should generally provide family sized accommodation where a higher proportion of smaller units will not be acceptable unless in a town centre.
87. It was held on the previous application that the residential density is at the lower end of the density matrix and whilst not considered a deliberate underdevelopment of the site, it is considered that additional units (these would not have to necessarily be small units) would not be likely to put unreasonable pressure on residential amenity, highway conditions or flood risk (where bedrooms could be accommodated on the first/second floors) and for these reasons the proposal was considered to make inefficient use of urban land which would prejudice the provision of affordable housing on this site.
88. Whilst it has not been demonstrated that the site is incapable of providing more than 9 units a proposal achieving a higher number of units would be focused towards 1 and 2-bedroom units and thereby contrary to the DMP policy DM H04 which emphasis a

presumption towards family housing and DM H03 where more units would possibly require more parking provision and erode the current balance between built form and green open space.

89. The provision of flatted development would require the provision of sleeping accommodation on the ground floor in a flood plane contrary to the standing advice set by the Environment Agency.
90. It is therefore considered that due to the changes in policy and the requirement to provide more open space to allow the development to assimilate with its surroundings, the current proposal would not prejudice the delivery of affordable housing in the borough and thus overcomes the reason for refusal on this basis.
91. As set out above, affordable housing is proposed on an alternative site and whilst not within the immediate area of Twickenham or in a response to the capability argument, this would be more beneficial.

Suitability of accommodation

92. The proposed units would be of adequate size and would provide future occupiers with sufficient living accommodation in terms of outlook and ventilation in accordance with the Residential Development Standards SPD. In the main the proposed rooms meet the minimum size standards set out in the SPD and where some of the double bedrooms fall short this is minor and furniture layouts indicate an acceptable scheme. The 3-bedroom houses have an allocated study and the 1-bedroom houses have a cot room and whilst there is an argument that these could be used as single bedrooms they fall short of the minimum 7sqm for single bedrooms (5.9 -6.8sqm).
93. The scheme would provide reasonable garden areas and it is considered that these areas would be sufficient in providing outdoor play space for children and general sitting out areas and is not considered to be inadequate. The garden areas would in certain cases fall short of the minimum requirement set out in Policy DM HO4 however coupled with the communal garden areas and ecology zone, this is considered an acceptable provision.
94. The proposal would generate a child yield of 7 and below the threshold of 10 which would require the provision of children's play space.
95. The unusually large garden to no.84 would be reduced to 21m in depth and this would be similar in size compared to those at no.80, 82, 88 and 90 Whitton Road and compliant with policy.

Traffic and parking

96. DMP policy DM TC8 expects the maximum parking standards to be met, unless it can be shown that there would be no adverse impact on the area in terms of street scene or on-street parking.
97. This proposal provides 11 off street parking spaces (including 1 mobility space) for the 9 proposed dwellings, which is 6 less than the maximum set for this development in the Council's adopted parking standards.
98. The site lies partially within the Twickenham Stadium event day CPZ and the Cole Park weekday and event day CPZ and adjacent to the Heatham Area weekday and event day CPZ 's. Transport planners advise that these CPZs are oversubscribed and as such a S106 is recommended restricting the issue of permits in this area.

99. Transport planners have expressed no concerns regarding the shortfall in parking spaces where it is likely that an overspill of 6 vehicles would be absorbed by surrounding streets. A parking survey has been produced that demonstrates that with this shortfall the average parking stress would not be above 90% on surrounding roads.
100. With respect to the objections received from neighbouring properties it is acknowledged that the proposal would result in an increase in traffic generation in the area, however balanced against the existing volumes of traffic it is not considered that the proposal would result in a significant congestion already experienced on Whitton Road or further afield such as the Whitton Road roundabout and the A316. Transport planners have raised no objections with regard to the access road.
101. The proposed access road would have a pedestrian footpath at least 1.2m in width and this would serve all units within the development.
102. Vehicle and pedestrian sight lines would be achieved from the access onto Whitton Road, with the piers and brick wall to no. 84 Whitton Road lowered, improving the existing situation (if the print works were still operating from the premises) and as such it is not considered that the scheme would prejudice the free flow and safety of both pedestrian and vehicular traffic.
103. In addition to the car parking spaces, bicycle storage is proposed for each dwelling in accordance with the Council's minimum requirements and it is recommended that details of these are secured via condition.
104. A condition is also recommended to enable future residents to be eligible for car club membership.
105. Refuse and recycling storage is proposed to each dwelling and vehicle tracking diagrams show that a refuse vehicle would be able to enter the site, have room to manoeuvre and exit in forward gear. Details relating to the refuse stores and the access road would be conditioned in the event of an approval.

Contamination

106. Given the former use of the site as a print works, environmental health officers consider that further environmental assessment of the site is warranted and this should be in the form of a phased investigation and should include:
107. An initial desk study
108. Intrusive Site Investigation including both soil, groundwater and a Risk Assessment relating to each,
109. Remediation (if necessary).
110. Such measures can be imposed in the form of a condition in the event of an approval.

Planning Obligation Strategy

111. As the scheme would provide more than 5 units, a contribution is required for the provision of improvements towards Education, Health, the Public Realm/Open Space/The River Thames and Transport and thereby the creation of sustainable communities. These contributions total £113,783.53 and the breakdown is shown below.

- Transport: £51,552
- Public realm: £11,566.80
- Health: £2,500.47
- Education: £42,746

- 5% compliance monitoring: £5,418.26
112. The applicant has agreed to make all the necessary contributions as required through a S106 obligation or similar agreement and under CIL regulations the respective departments have demonstrated that the contributions will be used in direct relation to this development.
 113. Community Infrastructure Levy
 114. The scheme would be liable for the Mayor of London Community Infrastructure Levy.
 115. Sustainability
 116. The sustainable construction checklist requires, amongst other issues that development meets Code level 3 for the Code for Sustainable Homes and reduces the predicted CO2 emissions by at least 20% through the use of renewable energy.
 117. The applicant proposes photo voltaic cells positioned on the south and west facing roofs of the buildings and air source heat pumps thereby offsetting CO2 emissions by 20%.
 118. The applicant seeks a code level 3 rating under the code for Sustainable Homes and this has been achieved with a pass of 62%.
 119. With regard to the checklist, the majority of the points would be complied with.
 120. A post construction certification setting out that Code Level 3 has been achieved is recommended in addition to details of the solar panels and air source heat pumps.

Flooding

121. As previously mentioned, the withdrawn 2006 scheme was withdrawn in part due to an objection from the Environment Agency regarding sleeping accommodation on the ground floor of the proposed building and hence the form the current proposal takes in houses rather than flats.
122. Part of the development site (to the west covering the proposed units 8 and 9 and the parking area and access road) lies within an area of flood risk (Flood Zone 2) and therefore falls to be determined in accordance with national planning guidance in PPS25: Development and Flood Risk. The guidance requires that a Sequential Test be carried out when determining planning applications.
123. The Sequential test was applied by the Council on the former scheme. This was found to accord with the Environment Agency's advice and guidance within former national policy PPS25 where no 'reasonably available' sites were set out in the Land Availability Assessment Study 2008.
124. The applicant has agreed as part of a condition that details of the hard surfacing (including the access road) would be permeable to reduce surface water run off and the risk of surface water flooding on the site.

Phasing

125. The development would be phased with the substantial completion of the affordable housing development at Harvey Road (10/1865) required prior to the occupation of more than 5 units of the development proposed under this, thereby securing the affordable housing to offset the loss of the employment floor space and the payment in lieu of affordable housing.

Conclusion

126. The proposed development of 9 houses would provide a suitable mix of family housing and small housing units of a sustainable design with suitable standards of accommodation and amenity space.
127. Whilst the development is within a back land setting it is considered that with the landscape and ecological proposals, green walls and roofs and the sensitive design, mass and scale would allow the development to assimilate with its surroundings successfully and without prejudice to the character and visual amenities of the locality or the amenities enjoyed by the occupants of adjacent properties.
128. Car parking is provided for each unit and car parking surveys indicate that with 4 additional cars, the capacity off on street parking would not be reduced to below 10% available for roadside parking.
129. No affordable housing is proposed and the loss of the former workshop (155sqm) and the required financial contribution towards affordable housing from small sites would be compensated by the off site provision of 9 affordable housing units in Whitton (application ref:10/1865/FUL).
130. In this particular case, the off site provision of affordable housing would be more beneficial than an on site provision or financial contribution towards affordable housing.
131. The development will provide the appropriate financial contributions towards the Planning Obligations Strategy in relation to Education, Transport, Open Space and Health.

I therefore recommend **PERMISSION and depending on the outcome of application 10/1865/FUL, subject to either;**

- a) a S106 agreement securing financial contributions towards education, health, transport and the public realm, the sale of development to the rear of 42-48 Harvey Road, Whitton (10/1865/FUL) to a housing association and the substantial completion of 9 affordable housing units for affordable rent and the restriction of parking permits within the Community Parking Zone if application ref:10/1865/FUL is approved or;
- b) a S106 agreement securing financial contributions towards education, health, transport, the public realm and affordable housing and the restriction of parking permits within the Community Parking Zone if application ref:10/1865/FUL is refused; and
- c) the following conditions and informatives:

Standard conditions:

- AT01 - Development begun within 3 years
- BD12 - Details - Materials to be approved
- DV17A - Dustbin enclosure required
- DV27A - Recycling - Details required
- DV28 - External illumination
- DV29E - Potentially Contaminated Sites
- DV30 - Refuse storage
- DV47 - Lifetimes Homes
- DV48 - Approved drawings: Insert: 139.001, 13.9.005 (relating to the access road only) and 139.002d, 139.003d, 139.004c and 139.006 received on 12 May 2011.
- DV44 - Code for Sustainable Homes - New Build~ Insert '3'.
- GD01A - Restriction on use of roof.
- GD02A - Restriction-Alterations/extn.

- GD10A - Restrict outbuilds-Appear/amenity.
- LT04 - Protective Fencing (Other)-Small Fencing
- LT06 - Tree Planting Scheme.
- LT07 - Screen Planting. Insert 'boundaries with 82, 88, 90 and 92 Whitton Road and 41 Lime Grove' and '10'
- LT09 - Hard and Soft Landscaping Required.
- LT15 - Site Supervision
- PK02A - Parking/loading/turning. Insert 'access road and parking spaces' and '139.002 d'
- PK06A - Cycle parking.
- ST03 - Highway sight lines - Pedestrian

Non standard conditions:

- NS01 - No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the buildings are occupied. Development shall be carried out in accordance with the approved details.
REASON: To safeguard the visual amenities of the locality and the privacy/amenities of the adjoining properties.
- NS02 - That all new hard surfacing shall be of a porous or permeable material and be constructed and laid out in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.
REASON: In the interest of sustainable construction and to avoid excessive surface water run-off.
- NS03 - Prior to the occupation of the units hereby approved, the photo voltaic cells shown on approved drawing 139.002d shall be fitted in accordance with these drawings and shall remain in situ thereafter.
REASON: To reduce carbon emissions linked with the development in accordance with Core Strategy policy.
- NS04 - Before the development hereby permitted begins a scheme shall be agreed in writing with the local planning authority and be put in place to ensure that for the lifetime of the unit it shall be a member of a car club and that future occupiers of the unit hereby approved will be eligible for membership of a car club for the lifetime of the building. The scheme shall be implemented as part of the planning permission.
REASON: To ensure that the development does not generate an increased demand for on-street car parking to the detriment of the free flow of traffic, the conditions of general safety along the neighbouring highways, the residential amenity of the area and to accord with the Councils car parking policy and standards.
- NS05 - The photo voltaic cells and air source heat pumps shall not be constructed otherwise than in accordance with details to be submitted to and approved in writing by the Local Planning Authority, such details to specify the design and external finishes thereof.
REASON: To ensure that the proposed development does not prejudice the appearance of the locality.
- NS06 - No development shall take place, including any works of demolition, until a construction method statement has been submitted to, and approved in writing by the LPA. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- i. size and routing of construction vehicles and holding areas for these on site;
- ii. the parking of vehicles of site operatives and visitors;
- iii. the loading and unloading of plant and materials,
- iv. the storage of plant and materials used in constructing the development
- v. the erection and maintenance of security hoarding;
- vi. measures to control the emission of dust and dirt during construction;
- vii. a scheme for recycling and disposing of waste resulting from demolition and construction work;

REASON: To ensure that the proposed development does not prejudice the free flow of traffic, the conditions of general safety along the neighbouring highway or the amenities of the area.

- NS07 - As part of development hereby approved bat and bird boxes and log piles shall be installed prior to the occupation of the development and in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development; such details to show the number, type and location of the boxes and log piles. These boxes and log piles shall be installed prior to the occupation of the building hereby approved and thereafter retained.

REASON: To promote the interests of wildlife in the area.

- NS08 - As part of development hereby approved the pond, ecology corridor and fence to the ecology corridor shall be installed in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. These features shall be installed prior to the occupation of the buildings hereby approved and thereafter retained.

REASON: To promote the interests of wildlife in the area.

- NS09 - The proposed first floor windows in the side elevation of units 6 and 9 hereby approved shall at no time be openable or glazed, otherwise than in obscured glass, below a minimum height of 1.75 metres (5'7") above the relevant floor level.

REASON: To ensure that the proposed development does not prejudice the amenities of adjoining occupiers.

- NS10 - Notwithstanding the plans hereby approved, the pedestrian path to the north of the access road and within the site itself shall be maintained with a minimum width of 1.2m at all times.

REASON: In the interests of pedestrian safety, particularly those with mobility impairment and/or children's pushchairs.

- NS11 - No work shall take place until details of measures to be taken to prevent compaction of the ground over the roots of the trees the subject of T2, T7 and T21 and areas for proposed soft landscaping have been submitted to and approved in writing by the local planning authority and such measures as are approved shall be carried out during construction and demolition. If any of the root protection areas or areas set aside for tree/plant/shrub planting on or adjacent to the development site become compacted through direct or indirect development activity, the area must be de-compacted by hand operated tools only to a minimum depth of 500mm below the existing ground level.

REASON: To ensure that the tree(s) are not damaged or otherwise adversely affected by building operations and soil compaction.

- NS12 - Prior to the occupation of the development a landscape management plan including management responsibilities and maintenance schedules for the

ecology corridor and ecology zone (excluding the privately owned domestic gardens) shall be submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation and shall be implemented as approved from the date of completion of the landscaping scheme as part of the development. The schedule shall be annually revised and a written review of the landscape plan submitted and approved by Council by the anniversary of its first approval and yearly thereafter.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality and to preserve and enhance nature conservation interests.

- NS13 - No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a lighting strategy and such development shall be implemented in accordance with the said details and maintained thereafter.

REASON: To ensure the protection of the local amenities.

Standard informatives:

- IE05C - Noise Control - Building Sites
- IH03B - Vehicular crossover
- IL13 - Section 106 agreement
- IH06D - Damage to public highway
- IL10A - Building regulations required
- IM13 - Street numbering
- IL16F - Relevant policies/proposals FUL. Insert:
 - Core Strategy Policies: CP1, CP2, CP3, CP4, CP7, CP14, CP15, CP16, CP17, CP18
 - DMP policies: DM: SD1, SD2, SD5, SD6, SD7, OS5, OS7, OS8, HO3, HO4, HO5, HO6, SI1, EM1, EM2, TP2, TP7, DC1, DC2, DC4, DC5.
 - Sustainable Construction Checklist SPD
 - Design Quality SPD
 - Small and Medium housing Sites SPD
 - Recycling for New Developments SPG
 - Strategic Floodrisk Assessment SPD
 - Planning Obligation Strategy SPD
 - Affordable Housing SPG
 - Residential Development Standards SPD
 - London Plan Policies – 3.3, 3.5, 3.8, 3.12, 5.1, 5.2, 5.3, 5.7, 5.11, 5.12, 5.13, 5.21, 6.3, 6.9, 6.13, 7.3, 7.4, 7.6, 7.19, 7.21 and 8.2.
- IL19 - Summary Reasons for Granting PP~ see conclusion
- IL24 - CIL liable
- IT06 - Nature Conservation

Non standard informatives:

- NI01 - Details of the traffic calming ramps and surface treatment where the access road narrows will be required under the condition LT09. Rumble strips or steeply graded ramps will not be deemed acceptable.

Background papers:

- Application forms
- Letters of representation
- Parking survey
- Planning application 08/1488/FUL
- Planning application 10/1865/FUL