

**DEVELOPMENT CONTROL DELEGATED CHECKLIST / REPORT SHEET**

Date application received	Date made valid	Target report date	8 Week date
22.07.2015	22.07.2015	16.09.2015	16.09.2015

<b>Case Officer:</b>	Mr David Robinson
<b>Application No:</b>	15/3199/HOT
<b>Ward:</b>	MORTLAKE, BARNES COMMON WARD

<b>Site:</b>	6 Cleveland Gardens, Barnes, London, SW13 0AG
<b>Proposal:</b>	Single-level basement to be excavated under footprint of building with front lightwell.
<b>Status:</b>	Status: <b>Pending Decision</b> (If status = HOLD please check that all is OK before you proceed any further with this application)

**APPLICANT NAME**  
Mr And Mrs Collie  
6 Cleveland Gardens  
Barnes  
London  
SW13 0AG

**AGENT NAME**  
Mr Kapila Jayasuriya  
732 Cranbrook Road  
Ilford  
Essex  
IG6 1HU

<b>Fees due:</b>	£172.00
<b>Fees Received:</b>	£172.00
<b>Fees Outstanding:</b>	£0.00
<u>Outstanding fees should be collected before a decision is issued.</u>	
<b>Certificate/s Correct</b>	
Please check that all certificates are correct before issuing a decision.	
<b>DC Site Notice:</b>	Printed on Posted on Due to expire on

## **Neighbours:**

15 Malthouse Passage, Barnes, London, SW13 0AQ, - 07.08.2015  
14 Malthouse Passage, Barnes, London, SW13 0AQ, - 07.08.2015  
13 Cleveland Gardens, Barnes, London, SW13 0AE, - 07.08.2015  
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4B Cleveland Gardens, Barnes, London, SW13 0AG, - 07.08.2015  
14 Cleveland Gardens, Barnes, London, SW13 0AG -  
20 Cleveland Gardens, Barnes, London, SW13 0AG -  
19 Cleveland Gardens, Barnes, London, SW13 0AE -  
16 Cleveland Gardens, Barnes, London, SW13 0AG -  
7 Cleveland Gardens, Barnes, London, SW13 0AE -  
10 Cleveland Gardens, Barnes, London, SW13 0AG -

## **Officer Report:**

### Site:

The application relates to terraced dwellinghouse located on the south western side of Cleveland Gardens. The property is located within Flood Zone 2 but is subject to no further designations.

### Proposal:

This application proposes a single storey basement with front lightwell.

### Relevant History:

None

### Main Development Plan Policies:

Core Strategy (adopted 2009) Policy CP7

Development Management Plan (adopted 2011) Policy DM DC 1 and DM DC 5

Supplementary Planning Documents (SPD) (adopted 2015) House Extensions and External Alterations

Planning Advice Note: Good Practice Guide on Basement Developments (adopted 2015)

### Public Representations:

Six representations have been received objecting to the proposed development. In summary, the concerns raised are as follows:

- Impact on parking and traffic congestion
- Issues with material deliveries / removal of excavated earth
- Other basement extensions in the area caused disruption to neighbouring properties
- Increasing house prices by such extensions may alter the demographic of the area
- Provision of substandard accommodation
- Potential structural damage
- Potential of flooding

Concerns with regard to parking / congestion / deliveries will be dealt with via a pre-commencement condition requiring submission and approval of a full Construction Method Statement prior to commencement of the development.

Concern with regard the formation of the proposed basement would impact upon the structural integrity of neighbouring properties would be a matter which falls within the ambit of the Building Regulations, as opposed to planning.

The accommodation proposed at subterranean level is considered acceptable and appropriate for the uses proposed.

### Professional Comments:

#### *Design*

The National Planning Policy Framework advises the Government attaches great importance to the design of the built environment stating that developments should be visually attractive as a result of good architecture. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Core Strategy policy CP7 requires all new development to recognise distinctive local character and contribute to creating places of a high architectural and urban design quality that are well used and valued.

Policy DM DC 1 states new development must be of a high architectural and urban design quality based on sustainable design principles. Development must be inclusive, respect local character including the nature of a particular road and connect with and contribute positively to its surroundings based on a thorough understanding of the site and its context. In assessing design quality this policy requires proposals to have regard to:

- compatibility with local character including relationship to existing townscape and frontages, scale, height, massing, proportions and form
- sustainable development and adaptability, subject to aesthetic considerations
- layout and access
- space between buildings and relationship to the public realm
- detailing and materials

Supplementary Planning Document for House Extensions and External Alterations states that with regard to basement extensions, a key consideration is the design and appearance, as well as the impact on character, appearance, setting and significance of a heritage asset. The following issues will be considered when determining a basement application:

- The design should complement and be in keeping with the appearance of the property.
- Any external features should be sensitively designed and sited to minimise their impact on the appearance of the building and character of the area or heritage asset.
- Basements should not cause harm to any roots and trees on or adjoining the site, including street trees.
- A sufficient amount of soil should be provided above basements to enable the incorporation of sustainable drainage systems (SuDS) and planting of vegetation.
- To address impacts in relation to traffic, parking and servicing, a Construction Management Statement is required to demonstrate that reasonable consideration has been given to issues such as access, working hours, parking, delivery and removal provisions, dust, noise, vibration and local amenity.

The sole external manifestation of the basement extension will be the construction of a lightwell to the front of the property. This is considered appropriate with regard to scale, and the grille above such will be set flush with ground level, minimising its external impact.

Given the above, the proposal will have no unreasonable impact on the character and appearance of the host dwelling, terrace, and wider area; and would be consistent with Policy CP7 of the Core Strategy, policy DM DC 1 of the Development Management Plan and the House Extensions and External Alterations SPD.

#### *Amenity*

Policy DM DC 5 states the Council will seek to protect adjoining properties from unreasonable loss of privacy, pollution, visual intrusion, noise and disturbance.

The Council's Supplementary Planning Document for House Extensions and External Alterations states that extensions that create an unacceptable sense of enclosure or appear overbearing when seen from neighbouring gardens or rooms will not be permitted, and that a new extension should not result in any substantial loss of privacy to adjoining dwellings and gardens.

The sole external feature of the basement will be the grille located at ground level at the front of the property. Given this, the proposal, would not result in unreasonable loss of amenity to the occupiers of any neighbouring properties by way of loss of light, outlook or privacy - and is therefore consistent with policy DM DC 5 of the Development Management Plan and the House Extensions and External Alterations SPD.

#### *Flood Risk*

The site is located within Flood Zones 2 and 3, an area identified by the Environment Agency as being at high risk of flooding.

No habitable room space has been proposed at basement level, and as such the Flood Risk Assessment provided is considered sufficient.

Given the above, the proposal is considered to comply with policy DM SD 6 of the Development Management Plan and the Strategic Flood Risk Assessment Level 1 Update (August 2010 Final Report).

Recommendation:  
Approve

**SUMMARY OF CONDITIONS AND INFORMATIVES**

**CONDITIONS:**

AT01 Development begun within 3 years  
U88449 Approved Drawings  
DV42 Details of foundations - piling etc

DV49 Construction Method Statement  
U88452 Means of Enclosure

**INFORMATIVES:**

U95852 NPPF Approval

U95853 Composite Informative

**ADDITIONAL NOTES CONTINUED FROM ABOVE:**

**Recommendation:**

The determination of this application falls within the scope of Officer delegated powers - YES

**I therefore recommend the following:**

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

This application is CIL liable  YES\*  NO  
(\*If yes, complete CIL tab in Uniform)

This application requires a Legal Agreement  YES\*  NO  
(\*If yes, complete Development Condition Monitoring in Uniform)

This application has representations online (which are not on the file)  YES  NO

This application has representations on file  YES  NO

Case Officer (Initials): ..... DAR.....

Dated: ..... 15/09/15.....

**I agree the recommendation:**

Team Leader/~~Development Control Manager~~

Dated: 16.09.15 [Signature]

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: [Signature]

Dated: 16/09/15.

**Application reference: 15/3199/HOT**  
**MORTLAKE, BARNES COMMON WARD**

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**AGENT NAME**

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732 Cranbrook Road  
Ilford  
Essex  
IG6 1HU

**DC Site Notice:** printed on and posted on and due to expire on

**Consultations:**

**Internal/External:**

**Consultee**

**Expiry Date**

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

Development Management

Status: REF  
Date: 20/05/2008

Application: 08/0998/HOT  
Construction of new dormer and extension over the rear addition (following removal of existing) to include French doors, Juliette balcony and 2 windows in the dormer extension.

Development Management

Status: GTD  
Date: 20/05/2008

Application: 08/1009/HOT  
Demolition of existing side extension on ground floor. Construction of proposed side extension with glazed roof and installation of concertina doors to rear elevation.

Development Management

Status: GTD  
Date: 31/07/2008

Application: 08/1915/HOT  
Demolition of the existing loft extension, construction of new loft extension with French doors & Juliette balcony.

Development Management

Status: PCO

Application: 15/3199/HOT

Date: Single-level basement to be excavated under footprint of building with front lightwell.

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Building Control  
Deposit Date: 26.06.2000 First floor rear extension  
Reference: 00/1243/BN

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Building Control  
Deposit Date: 25.02.1992 Loft conversion  
Reference: 92/0126/1/FP

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Building Control  
Deposit Date: 16.06.2008 Ground floor rear/side single storey extension, dormer roof conversion, dormer over existing back addition and internal alterations  
Reference: 08/1250/IN

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Building Control  
Deposit Date: 24.03.2009 Dwelling house New installation rewire or partial rewire  
Reference: 09/NIC00543/NICEIC

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Building Control  
Deposit Date: 31.08.2010 Circuit alteration or addition in a kitchen/special location One or more new circuits  
Reference: 11/ELE00405/ELECSA

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Enforcement  
Opened Date: 15.01.2009 Enforcement Enquiry  
Reference: 09/0022/EN/NAP

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**Recommendation:**

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

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Development Control Manager: .....

Dated: .....

<b>REASONS:</b>
<b>CONDITIONS:</b>
<b>INFORMATIVES:</b>
<b>UDP POLICIES:</b>
<b>OTHER POLICIES:</b>

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**

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**CONDITIONS**

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**INFORMATIVES**

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