

Application reference: 21/3980/HOT MORTLAKE, BARNES COMMON WARD

Date application received	Date made valid	Target report date	8 Week date
18.11.2021	20.12.2021	14.02.2022	14.02.2022

Site:

30 Ranelagh Avenue, Barnes, London, SW13 0BN

Proposal:

Formation of new basement storey below footprint of existing property together with new lightwells on front and rear elevations.

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

APPLICANT NAME

Ms. Kate Rothschild
30, Ranelagh Avenue
Barnes
London
SW13 0BN

AGENT NAME

Mr Michael Wiseman
Maple Court (Suite 17)
Grove Park
White Waltham
SL6 3LW
United Kingdom

DC Site Notice: printed on 20.12.2021 and posted on 07.01.2022 and due to expire on 28.01.2022

Consultations:**Internal/External:****Consultee**

14D Urban D
LBRUT Transport
LBRuT Lead Local Flood Authority
LBRuT Ecology

Expiry Date

03.01.2022
03.01.2022
03.01.2022
22.02.2022

Neighbours:

CASE HOUSE 85-89,HIGH STREET,WALTON-ON-THAMES,KT12 1DZ -
13 Ranelagh Avenue,Barnes,London,SW13 0BP -
16 Ranelagh Avenue,Barnes,London,SW13 0BW -
25 Ranelagh Avenue,Barnes,London,SW13 0BL, - 20.12.2021
26 Ranelagh Avenue,Barnes,London,SW13 0BL, -
23 Ranelagh Avenue,Barnes,London,SW13 0BL, - 20.12.2021
24 Ranelagh Avenue,Barnes,London,SW13 0BL, - 20.12.2021
22 Ranelagh Avenue,Barnes,London,SW13 0BL, - 20.12.2021
21 Ranelagh Avenue,Barnes,London,SW13 0BL, - 20.12.2021
31 Ranelagh Avenue,Barnes,London,SW13 0BN, - 20.12.2021
29A Ranelagh Avenue,Barnes,London,SW13 0BN, - 20.12.2021
Ashleigh,29 Ranelagh Avenue,Barnes,London,SW13 0BN, -
Shenheim Housing Association Ltd,31 - 32 Ranelagh Avenue,Barnes,London,SW13 0BN, - 20.12.2021
54 Glebe Road,Barnes,London,SW13 0ED -
18 Ranelagh Avenue,Barnes,London,SW13 0BW -
Taggs Yard,Woodlands Road,Barnes,London, -
28 Ranelagh Avenue,Barnes,London,SW13 0BL -
9 Ranelagh Avenue,Barnes,London,SW13 0BY -
19 Ranelagh Avenue,Barnes,London,SW13 0BL -

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

<u>Development Management</u>	
Status: GTD	Application:03/T1945
Date:20/11/2003	Bay (Iarus) - Reduce And Reshape Crown By 40 (2-3 Ft Above Bird Box).
<u>Development Management</u>	
Status: WNA	Application:03/T1946
Date:20/11/2003	
<u>Development Management</u>	
Status: GTD	Application:96/T1456/CA
Date:24/06/1996	Bay Tree In Back Garden - Reduce By 30 To 40 , Remove Four Stems Closest To Wall
<u>Development Management</u>	
Status: GTD	Application:82/0993
Date:12/11/1982	Erection of extension to second floor at rear. (Drawings amended - received 1/11/82).
<u>Development Management</u>	
Status: REF	Application:16/1132/FUL
Date:24/05/2016	Proposal for glazing bar configuration changes to all windows on front and rear elevations.
<u>Development Management</u>	
Status: REF	Application:21/3980/HOT
Date:14/02/2022	Formation of new basement storey below footprint of existing property together with new lightwells on front and rear elevations.
<u>Building Control</u>	
Deposit Date: 16.06.2006	Create internal structural openings and general refurbishment
Reference: 06/1229/IN	
<u>Building Control</u>	
Deposit Date: 09.03.2007	3 Windows
Reference: 07/07570/FENSA	
<u>Building Control</u>	
Deposit Date: 07.05.2010	1 Door
Reference: 10/FEN00929/FENSA	
<u>Building Control</u>	
Deposit Date: 24.05.2016	Refurbishment of existing house including minor structural alterations, new services, replacement of front elevation windows, new bathrooms and kitchen
Reference: 16/1125/IN	
<u>Building Control</u>	
Deposit Date: 20.11.2017	Install a gas-fired boiler Install a hot water system with unvented hot water storage
Reference: 17/FEN03822/GASAFE	
<u>Building Control</u>	
Deposit Date: 03.02.2022	Circuit alteration or addition in a special location
Reference: 22/NIC00319/NICEIC	

Application Number	21/3980/HOT
Address	30 Ranelagh Avenue Barnes London SW13 0BN
Proposal	Formation of new basement storey below footprint of existing property together with new lightwells on front and rear elevations.
Contact Officer	Sukhdeep Jhooti
Target Determination Date	14.02.2022

1. INTRODUCTION

This application is of a nature where the Council's Constitution delegates the authority to make the decision to Officers rather than it being determined by the Planning Committee.

Before preparing this summary report the planning officer considered any relevant previous planning applications in relation to the development and considered any comments made by those interested in the application such as consultees with specialist knowledge and nearby residents.

By indicating that the development proposal complies with relevant Local Plan Policies, the planning officer has considered the information submitted with the application, any previous relevant applications, any comments received in connection with the application and any other case specific considerations which are material to the decision.

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

The application site is located to the South side of the road, is three storeys in height and forms part of a terrace row of similar properties. The front elevation is formed largely of red brick with a gable feature of differing detailing with white framed sash windows.

The application site is situated within Barnes Village and is designated as:

- Article 4 Direction Basements (Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018)
- Building of Townscape Merit (Site:30 Ranelagh Avenue Barnes)
- Area Benefitting from Flood Defence
- Barnes Green Conservation Area (CA1 Barnes Green)
- Floodzone 2 (Tidal Models)
- Floodzone 3 (Tidal Models)
- SFRA Zone 3a High Probability (Flood zone 3)
- Strategic Flood Risk Assessment Zone 2 Medium Probability
- Village (Barnes Village)
- Village Character Area (Barnes Green- Character Area 12 & Conservation Area 1 Barnes Village Planning Guidance Page 49 CHARAREA04/12/01).

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Planning permission is sought for the formation of new basement storey below footprint of existing property together with new lightwells on front and rear elevations.

The relevant planning history associated with this site is set out below:

- **16/1132/FUL** – Proposal for glazing bar configuration changes to all windows on front and rear elevations. **Refused permission.**
- **82/0993** – Erection of extension to second floor at rear. (Drawings amended – received 1/11/82). **Granted Permission.**

4. CONSULTATIONS CARRIED OUT

The list of neighbours notified of this application are listed above.

13 objections received from 11 properties and the comments can be summarised as follows:

- The proposed works would create disruption with regard to construction traffic and placement of skips on the road.
- Special consideration needs to be given to the location of the proposed development in a nature conservation area (Barnes Common), including impact on trees.
- Impact on groundwater levels, underground stream and ancient marshland.
- Impact on flood risk
- Impact on structural stability of homes
- Impact on neighbouring disabled residents
- Dust particles from construction.
- Recent basement works on the street have caused major disruption.
- The area suffers from flooding as recently as July 2021, proposal would increase flood risk.
- The construction statement gives a 12-month completion period which is unrealistic. Similar works at No. 15 are still on-going (reference: 15/4507/HOT).
- Basements not suitable for these Edwardian properties. Harm to conservation area
- Impact on care home adjacent to site.
- Not compliant with the Council's Basement Good Practice Guide 2015
- Inappropriate in scale and harm to the Building of Townscape Merit.
- No basements have been constructed below any of the Lion Houses in Ranelagh Avenue.
- For a BTM a structural impact assessment should be submitted.

1 objection received from PA Housing and the comments can be summarised as follows:

- Out of character
- Overdevelopment

1 objection received from Shenehom Housing Association and the comments can be summarised as follows:

- Noise and pollution
- Impact on Structural integrity

1 objections received from Friends of Barnes Common

- Impact of the proposal on trees on Barnes Common
- Unclear how close to the fence line any excavation works are intended
- Impact of the proposal on the nearby culvert
- Surface water impact.
- Proposal could disrupt the natural level and flow of water to trees on Barnes Common
- Impact on groundwater
- Impact on climate change and flood risk
- Living accommodation in an area in breach of flooding should not be allowed

Councillor Palmer has raised an objection in their capacity as Chairman of the Board of Trustees of Shenehom. The objection is set out below:

- Impact of the proposal on overlooking and living conditions of the residents of the carehome
- Construction and traffic impact of proposal
- Flood risk and climate change impact
- Basement development near to Beverley Brook would only add to this risk

5. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2021)

The key chapters applying to the site are:

- 4. Decision-making
- 9. Promoting sustainable development
- 12. Achieving well-designed places
- 14. Meeting the challenge of climate change, flooding and coastal change
- 15. Conserving and enhancing the natural environment
- 16. Conserving and enhancing the historic environment

These policies can be found at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

London Plan (2021)

The main policies applying to the site are:

D4 Delivering good design
 D10 Basement Development
 D12 Fire Safety
 G1 Green Infrastructure
 G6 Biodiversity and access to nature
 G7 Trees and Woodlands
 HC1 Heritage conservation and growth
 SI12 Flood Risk Management
 SI13 – Sustainable Drainage
 T4 – Assessing and mitigating against transport impacts

These policies can be found at: <https://www.london.gov.uk/what-we-do/planning/london-plan>

Richmond Local Plan (2018)

The main planning considerations applying to the site and the associated Local Plan policies are:

Issue	Local Plan Policy	Compliance	
Local Character and Design Quality	LP1,	Yes	
Impact on Designated Heritage Assets	LP3	Yes	
Impact on Non-Designated Heritage Assets	LP4	Yes	
Impact on Amenity and Living Conditions	LP8	Yes	
Impact on Biodiversity	LP15		No
Impact on Trees, Woodland and Landscape	LP16		No
Impact on Flood Risk and Sustainable Drainage	LP21		No
Sustainable Travel Choices	LP44	Yes	
Parking Standards and Servicing	LP45	Yes	

These policies can be found at

https://www.richmond.gov.uk/media/15935/adopted_local_plan_interim.pdf

Supplementary Planning Documents

Buildings of Townscape Merit
 House Extension and External Alterations
 Transport
 Village Plan - Barnes

These policies can be found at:

https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/supplementary_planning_documents_and_guidance

Other Local Strategies or Publications

Other strategies or publications material to the proposal are:

Barnes Green Conservation Area Statement
 Barnes Green Conservation Area Study
 Article 4 Direction Basements (Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018)
 Basement development – Planning Advice Note

Determining applications in a Conservation Area

In considering whether to grant planning permission with respect to any buildings or other land in a conservation area, Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. In this context, "preserving", means doing no harm.

To give effect to that duty, decisions of the court have confirmed that for development proposed to be carried out in a conservation area, a decision-maker should accord “considerable importance and weight” to the desirability of preserving or enhancing the character or appearance of the conservation area, when weighing this factor in the balance with other material considerations which have not been given this special statutory status. This creates a strong presumption against granting planning permission where harm to the character or appearance of a conservation area is identified. The presumption can be rebutted by material considerations powerful enough to do so.

In applications where the decision-maker is satisfied that there will be no harm to the character or appearance of a conservation area, the statutory presumption against granting planning permission described above falls away. In such cases the development should be permitted or refused in accordance with the policies of the development plan and other material considerations.

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design and impact on heritage assets
- ii Impact on neighbour amenity
- iii Trees and Biodiversity including impact on Barnes Common
- iv Transport (Parking and Highway Safety)
- v Flood Risk, Basement and Subterranean Development Impact
- vi Fire Safety

i Design and impact on heritage assets

Policy LP1 of the Local Plan 2018 seeks to maintain and, where possible, enhance the high architectural and urban design quality which contributes to the character and heritage of the area. Proposals should demonstrate an understanding of the site and its context when considering the design including layout, siting and access and the compatibility of the works to the neighbouring uses.

Policy LP3 seeks to ensure development preserves and where possible, enhances the character, appearance and setting of designated heritage assets to include Conservation Areas.

Policy LP4 seeks to ensure development preserves and where possible, enhances the character, appearance and setting of non-designated heritage assets to include Buildings of Townscape Merit (BTMs).

The Barnes Green Conservation Area statement describes the history of the area as set out below:

“Barnes is an early settlement recorded in the Domesday Survey of 1086, and the Parish Church has Norman and 13th century remains. The earliest complete surviving buildings are from the 18th century, although the Sun Inn is one example of a partly 17th century building, and the Church tower is 16th and 17th century. Extensive infilling, replacement and enlargement of the village took place from the early 19th century onwards, with Barnes Bridge constructed in 1849”.

The Conservation area statement describes the character of the area in the following terms:

“Barnes Green conservation area is surrounded by buildings and trees and includes the Laurel Road area, Church Road (including the Parish Church), Barnes High Street, and the length of the Riverside including The Terrace and Elm Bank Gardens behind.

The conservation area has been extended to include Cleveland Road and its row of Lion Houses, similar in design to those east of the Green. Between them and Station Road are houses in a variety of Victorian styles from 4 storey mansion blocks to two storey semi-detached villas. The street possesses strong architectural and environmental cohesiveness and being at right angles to Station Road relates well to the Green. It is an area of distinct identity, superior in form and architecture to surrounding development. Then to include the north eastern end of Stanton Road, characterised by small Victorian cottage type properties of simple appearance, and largely unaltered. It has strong architectural and physical cohesiveness”.

The Conservation area statement sets out some of the problems and pressures within the Conservation area which are as follows:

- Loss of traditional architectural features and materials due to unsympathetic alterations
- Loss of front garden space due to lightwells
- Use of poor quality products in building works such as UPVC, roofing felt and GRP products

The Conservation area statement sets out some of the opportunities and enhancements within Conservation area which are as follows:

- Preservation, enhancement and reinstatement of architectural quality and unity
- Increase planting to front gardens, seek to locate lightwells to the side and rear of properties rather than the front;
- Seek to encourage good quality and proportionate design and better quality materials that are sympathetic to the period and style of the dwelling

The Councils SPD relating to Buildings of Townscape Merit (BTMs) states that BTMs are designated for the following reasons:

- *Buildings may have importance historic associations*
- *Buildings may illustrate an important aspect of social or economic history or use*
- *Represent an exceptionally good example of a specific and distinctive architectural style*
- *Demonstrate excellence in building craftsmanship*
- *Form part of a distinctive and cohesive group of buildings*
- *Retain its original architectural interest and integrity*
- *Have landmark quality or make a unique and positive contribution to the quality of the townscape/open space.*

The Councils SPD relating to House Extensions and External Alterations states that the following with regard to the design of basement extensions:

- *Key considerations are the impact on the character, appearance, setting and significance of heritage assets*
- *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 character of the area, heritage assets or the appearance of the building.*
- *Basements to statutory listed buildings (Grade I, II, or II* as designated by the Secretary of State for Digital, Culture, Media and Sport) require a structural impact assessment*

No. 30 Ranelagh Avenue is a grand three storey red brick terraced property situated within the Barnes Green Conservation Area. The building, along with its neighbours are also designated as BTMs for their fine architectural detailing and lack of alteration.

Proposals seek to introduce a basement beneath the building with two lightwells in the front garden and a further open lightwell in the rear garden.

The works will not affect the architectural character of the building, being confined to below ground to one storey only.

The only external manifestations will be lightwells with the front lightwells being covered by metal grilles which reduces their visual impact. The rear lightwell is not too large that it will dominate in the rear garden of the BTM.

The proposed windows would be white painted timber framed sash windows which is considered to be in keeping with the existing fenestration at the subject property.

The proposed large, glazed doors to the rear would be white painted timber framed to complement the timber framed fenestration at the existing property. Whilst they would be large in size, they would not be dissimilar to rear doors that could be permitted to a ground floor rear extension.

Were the proposed development found to be acceptable, a condition would have been imposed requiring detailed drawings of the lightwell balustrade as well as detailed drawings (including sections) of the new windows and doors. This is to ensure that the character and appearance of the host BTM, adjoining BTMs, the Conservation area and streetscene is not compromised.

Paragraph 199 of the NPPF states 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 202 of the NPPF states 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of
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the proposal'. In this instance, whilst the proposal would not lead to less than substantial harm to the setting, character and appearance of the conservation area due to its size, scale and design.

Paragraph 203 of the NPPF states 'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'. In this instance, the proposed development would preserve the significance of the host BTM and adjacent BTMs due to its size, scale and design.

Overall, it is considered that the character of the BTM and the contribution made to the CA will be conserved and thus the proposals conform with the statutory duty, NPPF policies 199, 202 and 203 and local policies LP1, LP3 and LP4.

ii Impact on Flood Risk, Basement and Subterranean Development

Policy LP11 of the Local Plan 2018 relates to subterranean developments and basements. It states that:

- *The Council will resist subterranean development and basement development of more than one storey below the existing ground level to residential properties*
- *Demonstrate the scheme safeguard the structural stability of the existing building, neighbouring buildings and other infrastructure, including related to the highway and transport.*
- *Demonstrate that the scheme will not increase or otherwise exacerbate flood risk on the site or beyond, in line with policy LP 21 Flood Risk and Sustainable Drainage;*
- *Demonstrate as part of a Construction Management Statement that the development will be designed and constructed so as to minimise the impact during construction and occupation stages (in line with Policy LP10 of the Local Plan)*

Policy LP21 of the Local Plan 2018 relates to Flood Risk and Sustainable Drainage. It states that:

- *All developments should avoid, or minimise, contributing to all sources of flooding, including fluvial, tidal, surface water, groundwater and flooding from sewers, taking account of climate change and without increasing flood risk elsewhere.*

The proposed basement extension would be one storey only and would not be used for sleeping accommodation. It would be used ancillary to the C3 use of the existing house. The proposed basement would be confined to the footprint of the existing house. The site is located in Flood Zone 3a and in an area of Potential for groundwater flooding to occur at surface. The site is an area $\geq 50\%$ and $<75\%$ susceptibility to groundwater flooding. A Basement Screening Assessment has been provided which determined that a Basement Impact Assessment must be submitted which has also been provided. Groundwater has been found on site during a borehole investigation in December 2021.

Insufficient information on how the risk of flooding from groundwater both to and from the development has been provided. Moreover, whilst the Basement Impact Assessment has been certificated by a relevant professional, however, a Site and Assessment Verification Form has not been provided. This is required by the Council's Basement Assessment User Guide. The proposal is therefore contrary to Policies LP11 and LP21 of the Local Plan and as well as the Council's Basement Assessment User Guide.

A structural statement has been provided detailing how the proposal would safeguard the structural stability of the existing property, neighbouring properties and highways infrastructure. This has been certified by a qualified professional. Were the scheme found to be acceptable, a condition would be imposed required the proposed development to be constructed in conformity to this statement.

The applicant has submitted a construction management statement as per the requirements of Policy LP10 and LP11 of the Local Plan. The Council's Highways Engineer has reviewed the submitted statement. They have concluded that there is very little site-specific information within the document and this sets out an unacceptable methodology; thus an objection is raised.

They have stated that in order to demonstrate the development would not have an unacceptable impact on the public highway and neighbours, the applicant must submit a detailed Construction Management Plan for the project, using the Council's pro-forma document, available here via its website. Were the scheme to be found to be acceptable, the requirement to submit a construction management statement in line with the Council's guidelines/pro forma would be imposed as a condition prior to the commencement of the development proposed.

iii Impact on neighbour amenity

Policy LP8 states that development must protect the amenity and living conditions of existing, adjoining and neighbouring occupants. Design must allow for good daylight standards, avoid overlooking or noise disturbance, avoid visual intrusion, overbearing impacts or harm to the reasonable enjoyment of the uses of buildings and gardens. Harm may arise from various impacts such as noise, air pollution, odours or vibration.

The two properties most likely to be impacted by the proposals are No. 31 Ranelagh Avenue to the east and No. 29 Ranelagh Avenue west.

The proposed basement extension would be below ground level and would not cause a negative impact on the light, privacy and outlook afforded to the inhabitants of neighbouring properties. The proposed new doors and window at lower ground levels would not result in any increase in the levels of overlooking compared with the existing situation due to their siting. As such, having regard to its siting, design, scale and materiality, it is not considered that the proposed development would have a material impact on the amenities of the neighbouring properties and no objections have been received in this regard. Overall the scheme proposed complies with LP 8.

iv Transport

The Council's Transport SPD (2020), Policies LP44 and LP45 of the Local Plan (2018) concern parking and highway safety.

The Council's Highways Engineer has reviewed the proposals and they have raised no objections to the proposal as the scheme does not proposal to alter the existing access nor would it adversely impact upon the operation of the highway post-completion, the principle of the development is acceptable. The proposal use of the basement extension would be ancillary to the C3 use of the house. It would not result in the creation of a new dwelling or unit so would have no impact on parking in that regard.

Subject to securing details of a CMS (as noted above) via condition, the proposed development would comply with Policies LP44 and LP45 of the Local Plan.

v Trees

Policies LP15 and LP16 seek to protect biodiversity and health and longevity of trees, woodland and landscape in the borough. Local Plan policy LP16, subsection 5 requires;

"That trees are adequately protected throughout the course of development, in accordance with British Standard 5837 - Trees in relation to design, demolition and construction, Recommendations (2012)."

All trees sited within conservation areas are protected by default of the conservation area status. It is noted there are a number of mature trees in the rear garden area of the site as well as trees in the adjoining rear gardens. Whilst the proposed development is outside the RPA of these trees, in the absence of tree protection measures during the course of construction, Officers have not been able to the construction activities associated with the proposed development is likely to impact on the health and longevity of nearby on and off-site trees. In the absence of the above, the proposal would fail to comply with Policy LP16 of the Local Plan.

The site is in close proximity to Barnes Common but given that it would be situated below ground level it is unlikely to cause an adverse impact upon the character, setting and appearance of the Common.

vi Fire Safety

London Plan policy D12 requires the submission of a Fire Safety Statement on all planning applications. A Fire Safety Strategy was provided with the application. A condition would have been included to ensure this is adhered to on an ongoing basis had the scheme been considered acceptable.

7. LOCAL FINANCE CONSIDERATIONS AND OTHER MATTERS

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. The weight to be attached to a local finance consideration remains a matter for the decision maker. The Mayor of London's CIL and Richmond CIL are therefore material considerations.

On initial assessment this development is not considered liable for the Mayoral or Richmond CIL however this is subject to confirmation by the CIL Administration Team

8. RECOMMENDATION

This recommendation is made following careful consideration of all the issues raised through the application process. In making this recommendation consideration has been had to the statutory duties imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the requirements set out in Chapter 16 of the NPPF.

For the reasons set out above, it is considered that the adverse impacts of allowing this planning application would significantly outweigh the benefits, when assessed against the policies in NPPF (2021) and Development Plan, when taken as a whole.

Refuse planning permission for the following reasons

Insufficient information – Flood Risk

In the absence of sufficient information demonstrating how the risk of flooding from groundwater both to and from the development has been provided and the absence of a Site and Assessment Verification Form within the Basement Impact Assessment, the proposal fails to provide a safe form of development and is considered to increase the risk of flooding in the locality contrary to Policies LP11 and LP21 of the Local Plan (2018) and as well as the Council's Basement Assessment User Guide.

Insufficient information – Tree Protection

In the absence of sufficient information detailing how existing trees will be protected during construction, it has not been demonstrated the scheme will safeguard the health and longevity of nearby on and off-site trees to the detriment of the biodiversity in the borough and setting, character and appearance of the conservation area. In the absence of the above, the proposal would fail to comply with Policies LP15 and LP16 of the Local Plan (2018).

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

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): SJH Dated: 14.02.2022

I agree the recommendation:

Principal Planner

Dated:WWC.....14/2/22.....

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

Head of Development Management:

Dated: