



ENVIRONMENT DIRECTORATE

PLANNING REPORT

Printed for officer by

Emer Costello on 12 May 2023

Application reference: 23/0359/VRC

TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
10.02.2023	10.02.2023	07.04.2023	07.04.2023

Site: 34 Udney Park Road, Teddington

Proposal:

Variation of condition U0144714 Approved Drawings, of planning permission ref: 22/1742/FUL-minor alterations to create a side path to the left-hand semi, thus very slightly compressing the front and rear elevations (by approximately a foot each).

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

APPLICANT NAME

Mr Nicholas Jarvis

34 Udney Park Road

Teddington

Richmond Upon Thames

TW11 9BG

AGENT NAME

Mr Dan Zecevic

38 Holt Lodge Studio Castlebar Park

Castlebar Park

London

W5 1BU

United Kingdom

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

Consultations:

Internal/External:

Consultee

LBRuT Trees Preservation Officer (North)

LBRUT Transport

LBRuT Trees Preservation Officer (North)

Expiry Date

01.03.2023

01.03.2023

30.03.2023

Neighbours:

32D Udney Park Road, Teddington, TW11 9BG, - 13.02.2023
 1 Chadwick Close, Teddington, TW11 9BH, - 13.02.2023
 3 Chadwick Close, Teddington, TW11 9BH, - 13.02.2023
 5 Chadwick Close, Teddington, TW11 9BH, - 13.02.2023
 7 Chadwick Close, Teddington, TW11 9BH, - 13.02.2023
 9 Chadwick Close, Teddington, TW11 9BH, - 13.02.2023
 34A Udney Park Road, Teddington, TW11 9BG, - 13.02.2023
 38 Udney Park Road, Teddington, TW11 9BG, - 13.02.2023
 85 Udney Park Road, Teddington, TW11 9BB, - 13.02.2023
 83 Udney Park Road, Teddington, TW11 9BB, - 13.02.2023
 36 Udney Park Road, Teddington, TW11 9BG, - 13.02.2023
 32E Udney Park Road, Teddington, TW11 9BG, - 13.02.2023

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

Development Management

Status: GTD	Application:00/T1373
Date:20/09/2000	Purple Leaved Plum - Thin Crown , Remove Epicormic Shoots

Development Management

Status: GTD	Application:99/1256
Date:23/09/1999	Erection Of Ground Floor Rear Extension, First Floor Side Extension Over Garage, Conservatory.

Development Management

Status: GTD	Application:65/0229
Date:24/05/1965	Erection of private dwelling and car port.

Development Management

Status: GTD	Application:70/1154
Date:21/07/1970	Erection of a garage.

Development Management

Status: PDE	Application:07/T0528/TCA
Date:	T1 - Pagoda (Sophora japonica) - Reduce and reshape crown by 25% Remove dead and diseased wood.

Development Management

Status: GTD	Application:17/3431/PS192
Date:02/11/2017	Rear dormer extension and new door openings to ground floor rear elevation.

Development Management

Status: GTD	Application:18/3026/HOT
Date:12/11/2018	Demolition of existing single-storey rear extension; erection of single-storey rear extension; alterations to ground-floor side and rear elevations; installation of 4 no rooflights in front and side slopes.

Development Management

Status: GTD Application:19/1751/HOT
Date:26/07/2019 Erection of two front dormers.

Development Management

Status: GTD Application:22/1742/FUL
Date:09/12/2022 Demolition of existing building and erection of two semi-detached houses

Development Management

Status: PDE Application:23/0359/VRC
Date: Variation of condition U0144714 Approved Drawings, of planning permission 22/1742/FUL- minor alterations to create a side path to the left-hand semi, thus very slightly compressing the front and rear elevation (by approximately a foot each).

Development Management

Status: REF Application:22/1742/DD01
Date:19/04/2023 Details pursuant to condition U0144716 - CEMP, U0144717 - Ecological Enhancements (Plan required), and U0144718 - External lighting (Plan required), of planning permission 22/1742/FUL.

Development Management

Status: PCO Application:22/1742/DD02
Date: Details pursuant to conditions U0144716 CEMP U0144717 Ecological Enhancements U0144718 External lighting

Building Control

Deposit Date: 24.09.1999 Rear single storey and 1st floor side extension
Reference: 99/1652/FP

Building Control

Deposit Date: 15.11.1999 Rear single storey and 1st floor side extension
Reference: 99/1652/1/FP

Building Control

Deposit Date: 28.02.2012 Installed a Gas Boiler
Reference: 12/FEN00375/GASAFE

Building Control

Deposit Date: 28.02.2012 Circuit alteration or addition in a kitchen/special location
Reference: 12/ELE00042/ELECSA

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): EMC Dated: 12.05.23

I agree the recommendation: CTA

Team Leader/Head of Development Management/Principal Planner

Dated:08/06/2023.....

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:

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

Application reference: 23/0359/VRC
Site address: 34 Udney Park Road, Teddington, TW11 9BG

Proposal:

The application seeks full planning permission for: ‘Variation of condition U0144714 Approved Drawings, of planning permission 22/1742/FUL- minor alterations to create a side path to the left-hand semi, thus very slightly compressing the front and rear elevation (by approximately a foot each).

22/1742/FUL was an application that sought full planning permission for the ‘Demolition of existing building and erection of two semi-detached houses.’ Granted 08/12/2022

Site description/key designations:

The application relates to a two-storey detached dwelling house with roof accommodation located on the western side of Udney Park Road, Teddington ward.

As noted above, consent has been granted for the redevelopment of the site via 22/1742/FUL ‘Demolition of existing building and erection of two semi-detached houses which was granted 08/12/2022.

The existing property, No. 34 is a large dwelling with pitched roof built in the 1930s in the Arts and Crafts style. It has been extended over the years to include a large roof dormer at the rear, ground-floor rear extension, garage, first-floor-side extension over the garage and a conservatory. It retains its original features at the front which include a two-storey gable and cat-slide roof. The house also has consent for the installation of two front roof dormers, those these works do not appear to have been implemented.



Figure 1. Existing House

The site is not in or adjacent to a conservation area and is not a Listed Building, though No. 36 next door to the south and No. 38 to the south west are both Buildings of Townscape Merit (BTMs). The site forms part of Character Area 6 ‘Udney Park Road and surrounds’ of the Hampton Wick and Teddington Village Planning Guidance.

The surrounding area is predominantly residential in a range of low-rise dwelling styles. Beyond the garden to the rear is No. 34A Udney Park Road – a two-storey dwelling granted planning permission in 1977, separated from the rear garden of the application site by tall mature Cypress hedging. The access road to this property runs along the southern boundary of No 34 and includes a protected mountain ash tree (T7, TPO 0098). To the south and south east of the site are Nos. 36 and 38 Udney Park Road which are detached cottages designated as BTMs. North of the site are Nos. 32 and 32a-e, which comprise two sets of two-storey terraces built in the 1980s. Directly opposite the site also fronting Udney Park Road are No. 83, a detached bungalow, and Nos. 85 and 87, two two-storey detached dwellings which have gabled fronts with bay windows and deep dual-pitched roofs. The area in general boasts a variety of architectural styles, including a large number of Victorian and Edwardian detached and semi-detached properties.

Approx. 40m to the east is St Marys Hospital Sports Ground and Udney Park Playing Fields, which is designated Local Green Space and Other Open Land of Townscape Importance (OOLTI). The application site is partially within an Area Poorly Provided with Public Open Space.

The site is in Flood Zone 1 and an Area Susceptible to Groundwater Flooding (<=75%). It is also within the Teddington Town Centre Boundary Buffer Zone. There are no surface water flood risk designations. There is an Article 4 Direction restricting basement development.

The site has a PTAL (Public Transport Accessibility Rating) of 2 which is considered 'poor' on a scale of 0 to 6b with 0 being worst and 6b being best. There is no Controlled Parking Zone (CPZ) in operation.

Proposal details:

The application proposes to alter the Approved Drawings, of planning permission 22/1742/FUL to create a side path to the left-hand semi.

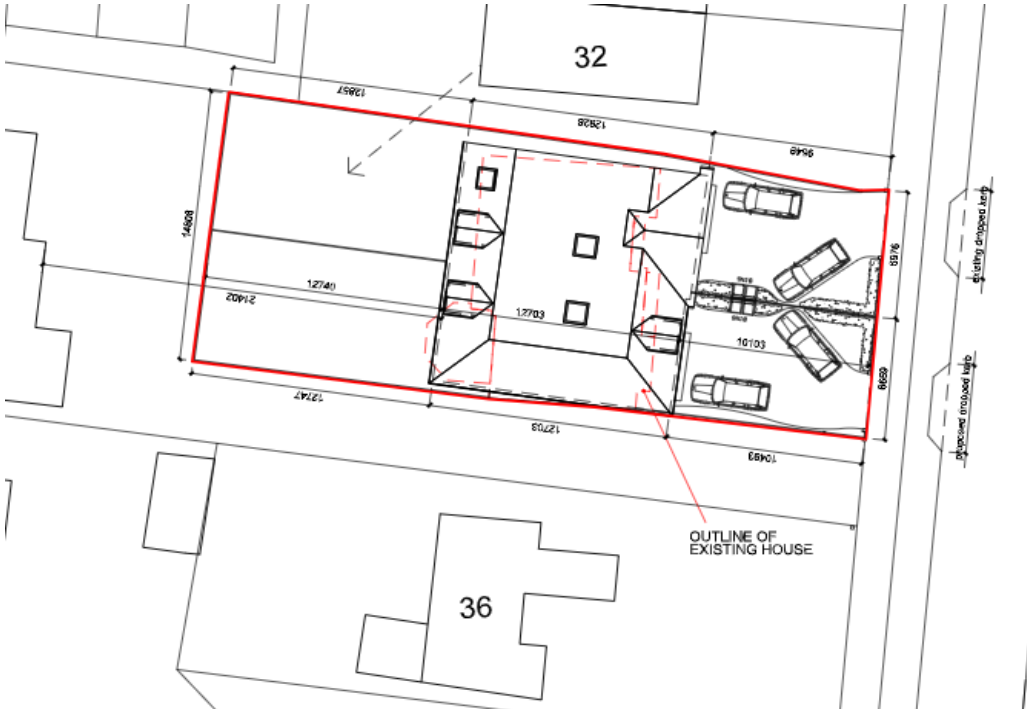


Figure 2. 22/1742/FUL Proposed Site Plan (replacement dwelling)

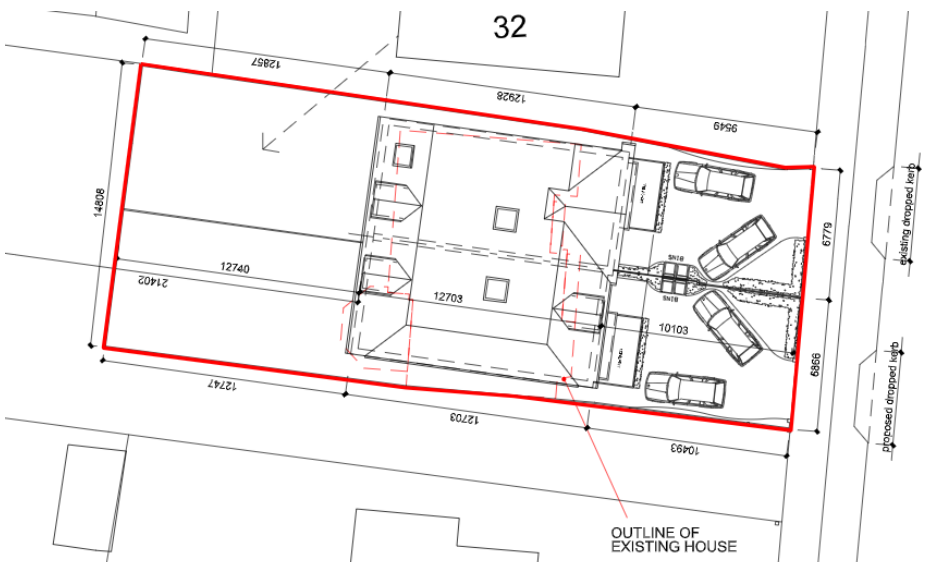


Figure 3. Site Plan (this VRC) (replacement dwelling amended)



Figure 4. Consented 22/1742/FUL



Figure 5. Proposed Front Elevation (this VRC)

Relevant planning history:
Development Management

34 Udney Park Road

- 65/0229 – Erection of private dwelling and car port. – Planning Permission GRANTED 24/05/1965
- 70/1154 – Erection of a garage. – Planning Permission GRANTED 21/07/1970
- 99/1256 – Erection of ground floor rear extension, first floor side extension over garage, conservatory. – Planning Permission GRANTED 23/09/1999
- 17/3431/PS192 – Rear dormer extension and new door openings to ground floor rear elevation. – Lawful Development Certificate GRANTED 02/11/2017
- 18/3026/HOT – Demolition of existing single-storey rear extension; erection of single-storey rear extension; alterations to ground-floor side and rear elevations; installation of 4 no rooflights in front and side slopes. – Planning Permission GRANTED 12/11/2018
- 19/1751/HOT – Erection of two front dormers. – Planning Permission GRANTED 26/07/2019
- 22/1742/DD02 Details pursuant to conditions U0144716 CEMP U0144717 Ecological Enhancements U0144718 External lighting. Pending
- 22/1742/DD01 Details pursuant to condition U0144716 - CEMP, U0144717 - Ecological Enhancements (Plan required), and U0144718 - External lighting (Plan required), of planning permission 22/1742/FUL. Refused Permission 19/04/2023
- 22/1742/FUL Demolition of existing building and erection of two semi-detached houses Granted Permission 08/12/2022

There is also some planning history relating to works to trees.

Land Rear of Udney Park Road (now No. 34A)

- 75/1306 – Erection of a pair of semi-detached houses and garages in the rear garden of the existing dwelling house and construction of access drive. – Refused 20/10/1976

Reason(s) for refusal:

1. *The erection of two houses on this restricted backland site would create a cramped and congested form of development and an intensity of use which would likely be prejudicial to the amenities of the occupiers of the adjoining residential properties.*

- 77/0007 – Demolition of garage and erection of a two-storey dwelling house with integral garage, bin store and the formulation of an access drive. – Approved 24/06/1977

Pre-Application

34 Udney Park Road

- 21/P0255/PREAPP – Demolition of existing building and erection of two semi-detached houses. – Meeting with the Case Officer followed by written advice issued on 29/09/2021

Amendments:

It is noted that a Basement Impact Assessment Feb 2023 was supplied by the applicant. This was however not accepted by the Council. Neither 22/1742/FUL nor this VRC included a basement. The site is subject to an Article 4 Direction (Basements). The introduction of a basement would introduce new development to 22/1742/FUL. A VRC application can't change the description of development of the original permission. Any basement would require a separate planning permission.

Public and other representations:

Neighbour consultation

The below neighbours have been consulted and no objections have been received:

1. 32D Udney Park Road, Teddington TW11 9BG
2. 1 Chadwick Close, Teddington TW11 9BH
3. 3 Chadwick Close, Teddington TW11 9BH
4. 5 Chadwick Close, Teddington TW11 9BH
5. 7 Chadwick Close, Teddington TW11 9BH
6. 9 Chadwick Close, Teddington TW11 9BH
7. 34A Udney Park Road, Teddington TW11 9BG
8. 38 Udney Park Road, Teddington TW11 9BG
9. 85 Udney Park Road, Teddington TW11 9BB
10. 83 Udney Park Road, Teddington TW11 9BB
11. 36 Udney Park Road, Teddington TW11 9BG
12. 32E Udney Park Road, Teddington TW11 9BG

Internal consultees

Transport

- Recommendation: No objection, subject to pre-commencement planning conditions.

Trees

- No objection. The proposed variation does not have an obvious additional impact on trees. No additional comments beyond those from 22/1742/FUL.

Planning Policies:

The application has been considered against policies set out in the National Planning Policy Framework (NPPF) (2019), London Plan (2021) and the Local Plan (2018), in particular, the following policies and guidance:

London Plan (2021)

- Policy GG4 Delivering the Homes Londoners Need
- Policy D1 London's Form, Character and Capacity for Growth
- Policy D2 Infrastructure Requirements for Sustainable Densities
- Policy D3 Optimising Site Capacity through the Design-led Approach
- Policy D4 Delivering Good Design
- Policy D5 Inclusive Design
- Policy D6 Housing Quality and Standards
- Policy D7 Accessible Housing
- Policy D8 Public Realm
- Policy D11 Safety, Security and Resilience to Emergency
- Policy D12 Fire Safety
- Policy D14 Noise
- Policy H1 Increasing Housing Supply
- Policy H2 Small Sites
- Policy H4 Delivering Affordable Housing
- Policy H7 Monitoring Affordable Housing
- Policy H10 Housing Size Mix
- Policy HC1 Heritage Conservation and Growth
- Policy G6 Biodiversity and Access to Nature
- Policy G7 Trees and Woodlands
- Policy SI 1 Improving Air Quality
- Policy SI 7 Reducing Waste and Supporting the Circular Economy
- Policy S1 12 Flood Risk Management
- Policy SI 13 Sustainable Drainage
- Policy T1 Strategic Approach to Transport
- Policy T2 Healthy Streets
- Policy T3 Transport Capacity, Connectivity and Safeguarding
- Policy T4 Assessing and Mitigating Transport Impacts
- Policy T5 Cycling
- Policy T6 Car Parking
- Policy T6.1 Residential Parking
- Policy T7 Deliveries, Servicing and Construction
- Policy T9 Funding Transport Infrastructure Through Planning
- Policy DF1 Delivery of the Plan and Planning Obligations
- Policy M1 Monitoring

Local Plan (2018):

- Policy LP1 Local Character and Design Quality
- Policy LP4 Non Designated Heritage Assets
- Policy LP8 Amenity and Living Conditions

- Policy LP10 Local Environmental Impacts, Pollution and Land Contamination
- Policy LP14 Other Open Land of Townscape Importance
- Policy LP15 Biodiversity
- Policy LP16 Trees, Woodlands and Landscape
- Policy LP20 Climate Change Adaption
- Policy LP21 Flood Risk and Sustainable Drainage
- Policy LP22 Sustainable Design and Construction
- Policy LP31 Public Open Space, Play Space, Sport and Recreation
- Policy LP34 New Housing
- Policy LP36 Affordable Housing
- Policy LP39 Infill, Backland and Backgarden Development
- Policy LP44 Sustainable Travel Choices
- Policy LP45 Parking Standards and Servicing

Regional Planning Guidance (Adopted)

- Affordable Housing and Viability SPG (August 2017)
- Housing SPG (March 2016)
- Accessible London: Achieving an Inclusive Environment SPD (October 2014)
- The Control of Dust and Emissions during Construction and Demolition SPG (July 2014)
- Character and Context SPG (June 2014)

Regional Planning Guidance (Draft)

- Good Quality Homes for All Londoners SPG (Consultation draft version, October 2020)
- Circular Economy Statements SPG (Consultation draft version, October 2020)
- Whole-life Carbon Assessments SPG (Consultation draft version, October 2020)
- 'Be Seen' Energy Monitoring Guidance SPG (Consultation draft version, October 2020)
- Air Quality Positive SPG (Pre-consultation draft version)
- Fire Safety SPG (Pre-consultation draft version)
- Urban Greening Factor SPG (Pre-consultation draft version)

Other Regional Planning Guidance

- Energy Planning Guidance (updated April 2020)

Supplementary Planning Guidance (SPG) / (SPDs):

- Affordable Housing SPD (March 2014)
- Air Quality SPD (June 2020)
- Buildings of Townscape Merit SPD (May 2015)
- Design Quality SPD (February 2006)
- Development Control for Noise Generating and Noise Sensitive Development SPD (September 2018)
- Hampton Wick and Teddington Village Planning Guidance SPD (June 2017)
- House Extensions and External Alterations SPD (May 2015)
- Planning Obligations SPD (June 2020)
- Refuse and Recycling Storage Requirements (May 2015)

- Residential Development Standards SPD (March 2010)
- Small and Medium Housing Sites SPD (February 2006)
- Sustainable Construction Checklist (January 2016)
- Transport (June 2020)

Richmond upon Thames Supplementary Planning Guidance (SPGs)

- Design for Maximum Access
- Security by Design
- Trees: Landscape Design, Planting and Care
- Trees: Legislation and Procedure
- Wildlife in Gardens

Other Richmond upon Thames Planning Guidance

- Construction Management Plan – Guidance Notes and Template
- Public Space Design Guide
- Richmond Biodiversity Action Plan
- Strategic Flood Risk Assessment – Level 1 (Updated 2020 with further minor updates in March 2021)
- Sustainable Drainage Systems – Planning Guidance

Professional comments:

The application site has been assessed in relation to the following issues:

- Deed of Variation
- Character, design and appearance
- Heritage impacts
- Impact on OOLTI and public open space
- Residential amenity
- Residential internal standards
- Accessibility
- Biodiversity
- Trees
- Flood risk and drainage
- Fire safety

Deed of Variation

Affordable Housing: Policy LP36 (Affordable Housing) of the Local Plan sets out the framework to require contributions to affordable housing from all small sites. Further details are set out in the Affordable Housing SPD. The contribution that would be sought would be discounted to represent 5% affordable housing, given the proposal creates one new unit. It was agreed however following an assessment of the viability in 22/1742/FUL that a nil contribution was acceptable. This remains the case for this VRC. No deed of variation is required.

Transport: The car parking was deemed acceptable in 22/1742/FUL as not to give rise to unacceptable levels of car parking stress. As such, no Grampian condition restriction future occupants from obtain parking permits was applied.

On the basis of the above, no legal agreement was required for 22/1742/FUL and thus a deed of variation is not needed in this instance.

Character, Design and Appearance

Local Plan Policy LP1 relates to local character and design quality. Part A states that the Council will require all development to be of high architectural and urban design quality. The high quality character and heritage of the borough and its villages will need to be maintained and enhanced where opportunities arise. Development proposals will have to demonstrate a thorough understanding of the site and how it relates to its existing context, including character and appearance, and take opportunities to improve the quality and character of buildings, spaces and the local area. To ensure development respects, contributes to and enhances the local environment and character, the following will be considered when assessing proposals:

1. compatibility with local character including the relationship to existing townscape, development patterns, views, local grain and frontages as well as scale, height, massing, density, landscaping, proportions, form, materials and detailing;
2. sustainable design and construction, including adaptability, subject to aesthetic considerations;
3. layout, siting and access, including making best use of land;
4. space between buildings, relationship of heights to widths and relationship to the public realm, heritage assets and natural features;
5. inclusive design, connectivity, permeability (as such gated developments will not be permitted), natural surveillance and orientation; and
6. suitability and compatibility of uses, taking account of any potential adverse impacts of the collocation of uses through the layout, design and management of the site.

All proposals will be assessed against the advice set out in the relevant Village Planning Guidance and other SPDs relating to character and design.

Local Plan Policy LP39 Part A relates to infill development and the policy requirements have been set out already in full above.

Further planning guidance is provided in the Council's SPDs on Design Quality, Residential Development Standards, Small and Medium Housing Sites, the Village Planning Guidance for the area and the relevant Conservation Area Statement.

The replacement semi detached dwellings granted via 22/1742/FUL would have a siting and overall width and height not dissimilar to the existing. The design of the new dwellings takes its cue from the traditional features of the original house, with replication of the existing prominent front gable, integration of similar timber detailing, use of clay tiling roof, and brickwork and render elevations.

The design in this VRC (see figures 4 & 5 above) remains of an equivalent quality to 22/1742/FUL. The dwellings would be set in to a minor degree off the southern boundary to allow for a greater degree of separation from the proposal site and the

access road leading to No. 34A. However the design, materials and details would not be altered.

The appearance of the semi detached houses would remain sympathetic of the locality and therefore acceptable. A condition is recommended ensuring that materials match existing as with the originally approved scheme 22/1742/FUL.

Heritage – Impact on BTMs

Para. 203 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application.

Local Plan Policy LP4 relates to non-designated heritage assets. This states that the Council will seek to preserve, and where possible, enhance the significance, character and setting of non-designated heritage assets, including BTMs.

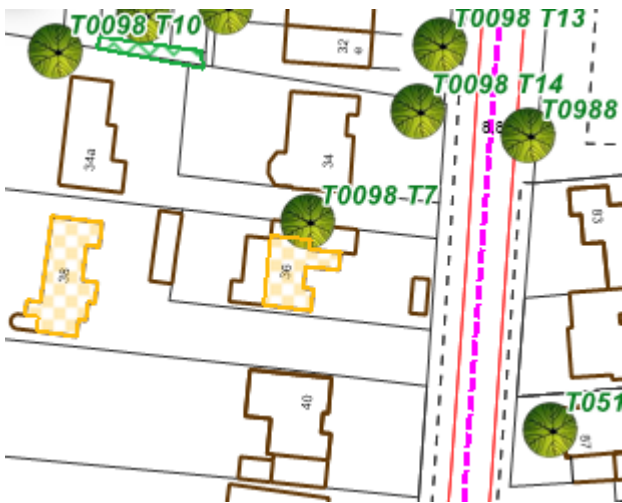


Figure 1. Surrounding BTMs (yellow)

Nos 36 and 38 adjacent to the south are BTMs. Given the sensitive design of the proposal it is not considered that this harm would be generated on to the setting of nearby BTMs, whose historical and architectural interest would be preserved in as a result of 22/1742/FUL. This remains the case for this VRC. The semi-detached house would be set in off the southern boundary which would not impact on its overall character and appearance. The change would not cause harm to the locally designated heritage assets.

Impact on OOLTI and Local Public Space

St Marys Hospital Sports Ground and Udney Park Playing Fields is situated approx. 40m to the east. Owing to the separation distance, siting across a road, and the relatively minor scale and nature of this VRC, it is not considered that there would be any undue impact on this designated Local Green Space and OOLTI.

Residential Internal Standards

Local Plan Policy LP35 Part B requires new housing to comply with the nationally described space standards (NDSS). This is also reflected in Policy D6 of the London Plan. Supporting para. 3.6.2 of Policy D6 also states that the space standards are minimums which applicants are encouraged to exceed and apply to all new self-contained dwellings of any tenure. However, boroughs are also encouraged to resist

dwellings with floor areas above those set out in the NDSS for the number of bedspaces they contain due to the level of housing need and the need to make efficient use of land.

The application 22/1742/FUL proposed two four-bedroom dwellings to accommodate eight persons. Whilst the dwellings present as two-storey in design terms/streetscape terms, accommodation is proposed in the roof and so for the purposes of assessing the living standards they are considered to be three storey.

The NDSS require a minimum gross internal floor area (GIA) of 130qm for a 4 bed 8 person three-storey dwelling. 22/1742/FUL exceeded the minimum standard. Whilst this VRC would reduce the width of the semi detached dwellings it would continue to exceed the NDSS requirements. Overall, the standard of living space remains acceptable.

Residential Amenity

Policy LP8 of the Local Plan relates to amenity and living conditions. This states that all development will be required to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties. This Council will:

1. Ensure the design and layout of buildings enables good standards of daylight and sunlight to be achieved in new development and in existing properties affected by new development; where existing daylight and sunlight conditions are substandard, they should be improved where possible;
2. Ensure there is a minimum distance of 20m between main facing windows of habitable rooms to preserve the privacy of existing properties affected by the new development;
3. Ensure balconies do not raise unacceptable overlooking or noise disturbance to nearby occupiers;
4. Ensure that proposals are not visually intrusive or have an overbearing impact as a result of their height, massing or siting, including through creating a sense of enclosure;
5. Ensure there is no harm to the reasonable enjoyment of buildings, gardens and other spaces due to increases in traffic, servicing, parking, noise, light, disturbance, air pollution, odours or vibration or local micro-climatic effects.

Further guidance is provided in the Council’s Residential Development Standards SPD and Small and Medium Housing Sites SPD.

The proposed development would have an overall height, width, and siting not dissimilar to that of the consented dwellings at 22/1742/FUL. The semi detached properties would in fact be further set off the boundary from No. 36. It is not considered that the impact on neighbouring amenities would be materially different.

Overall, the alteration of the proposal on its plot, is considered to be of an acceptable scale, siting and design so as to protect neighbouring amenities in accordance with Policy LP8 of the Local Plan.

Accessibility

Local Plan Policy LP35 Part E requires all new build housing is required to meet Building Regulation Requirement M4 (2) 'accessible and adaptable dwellings'. The set in arising from this VRC is minor and a condition will equally be applied to ensure this is achieved.

Biodiversity

London Plan Policy G6 relates to biodiversity and access to nature. Policy LP15 Part A of the Local Plan states that the Council will protect and enhance the borough's biodiversity, in particular, but not exclusively, the sites designated for their biodiversity and nature conservation value, including the connectivity between habitats.

This will be achieved by:

1. protecting biodiversity in, and adjacent to, the borough's designated sites for biodiversity and nature conservation importance (including buffer zones), as well as other existing habitats and features of biodiversity value;
2. supporting enhancements to biodiversity;
3. incorporating and creating new habitats or biodiversity features, including trees, into development sites and in the design of buildings themselves where appropriate;
4. ensuring new biodiversity features or habitats connect to the wider ecological and green infrastructure networks and complement surrounding habitats;
5. enhancing wildlife corridors for the movement of species, including river corridors, where opportunities arise; and
6. maximising the provision of soft landscaping, including trees, shrubs and other vegetation that support the borough-wide Biodiversity Action Plan.

The alterations in this VRC do not alter the consented landscaping and biodiversity enhancement arrangements. Conditions on Hard and Soft Landscaping Works Plan, External Lighting Plan, Ecological Enhancements Plan and adherence to an approved Construction Environmental Management Plan will be carried forward as applied to the original consent 22/1742/FUL

Trees

London Plan Policy G7 relates to trees. Part C states that development proposals should ensure that, wherever possible, existing trees of value are retained. If planning permission is granted that necessitates the removal of trees, there should be adequate replacement based on the existing value of the benefits of the trees removed. The planting of additional trees should generally be included in new developments – particularly large-canopied species which provide a wider range of benefits because of the larger surface area of their canopy.

Policy LP16 Part A of the Local Plan states that the Council will require the protection of existing trees and the provision of new trees, shrubs and other vegetation of landscape significance that complement existing, or create new, high-quality green areas, which deliver amenity and biodiversity benefits. Policy LP16 Part B states that

to ensure development protects, respects, contributes to and enhances trees and landscapes, the Council will when assessing development proposals:

1. resist the loss of trees, including aged or veteran trees, unless the tree is dead, dying or dangerous, or the tree is causing significant damage to adjacent structures, or the tree has little or no amenity value, or felling is for reasons of good arboricultural practice;
2. resist development which results in the damage or loss of trees that are considered to be of townscape or amenity value; the Council will require that site design or layout ensures a harmonious relationship between trees and their surroundings and will resist development which will be likely to result in pressure to significantly prune or remove trees;
3. require where practicable, an appropriate replacement for any tree that is felled; a financial contribution to the provision for an off-site tree in line with the monetary value of the existing tree to be felled in line with the CAVAT;
4. require new trees to be of a suitable species for the location in terms of height and root spread, taking account of space required for trees to mature; the use of native trees is encouraged where appropriate;
5. require that trees are adequately protected throughout the course of the development, in accordance with British Standard (BS) 5837 (Trees in relation to design, demolition and construction – Recommendations).

The Councils Tree Officer has been consulted and there are no tree objections.

Flood Risk and Sustainable Drainage

London Plan Policy SI 12 relates to flood risk management. Part C states that development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed.

London Plan Policy SI 13 relates to sustainable drainage. Part B states that development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible. There should also be a preference for green over grey features, in line with the following drainage hierarchy:

1. Rainwater use as a resource (for example rainwater harvesting, blue roofs for irrigation)
2. Rainwater infiltration to ground at or close to source
3. Rainwater attenuation in green infrastructure features for gradual release (for example green roofs, rain gardens)
4. Rainwater discharge direct to a watercourse (unless not appropriate)
5. Controlled rainwater discharge to a surface water sewer or drain
6. Controlled rainwater discharge to a combined sewer.

Local Plan Policy LP21 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 site is in Flood Zone 1, therefore at a low risk of flooding, though is also in an Area Susceptible to Groundwater Flooding (<75%). It is also in an area of Potential Elevated Groundwater Flood Risk.

The application 22/1742/FUL confirmed intention to drain the site via rainwater butts and infiltration through a soakaway. This remains the case in this scheme. Given the scale of the amendments, it is not considered that the development would have flood risk implications.

Fire Safety

Policy D12 Fire Safety of the London Plan Part A requires all development to demonstrate the highest levels of fire safety. All non-major applications require the submission of a Fire Safety Strategy, unless reasonable exemption has been demonstrated.

The applicant has submitted a Fire Safety Strategy by DiZ Architects dated April 2022 Rev A which sets out the proposed fire safety measures for the development. These are considered to comply with the requirements set out in Part A of Policy D12 in 22/1742/FUL. Compliance with these measures would be secured via condition.

Conclusion

Approve subject to conditions and informatives.