

Agenda Item: 6.4

This is a Major Application for which the 13 week period expires on 30/06/2008.

08/00865/P 31/03/2008 Sanderstead

Application for outline planning permission

Agent:
Foxleyhall Ltd
PO BOX 1854
South Croydon
CCR2 7HW

Applicant:
Mr & Mrs Dean
Two Ways
Sanderstead Road
South Croydon
CR2 0AJ

Location: Two Ways, Sanderstead Road, South Croydon

Description: Demolition of 'Two Ways'; erection of a two storey building with accommodation in the roofspace comprising 10 two bedroom flats; formation of vehicular access onto Wettern Close and provision of associated parking and cycle storage

Drawing No(s): Site survey, 1551 Rev B May 08, 1551/3 Rev B May 08, 1551/4

Recommendation: **Grant Permission, subject to the prior written conclusion of a Section 106 Agreement within a period of six months from the date of this resolution, or such longer period as may be agreed in writing by the Head of Planning Control**

Subject to the following condition(s) and reason(s):-

1. The approval of the Local Planning Authority shall be obtained with respect to the following reserved matters before the development is begun:-

- (1) appearance
- (2) landscaping
- (3) scale, within the upper and lower limit for the height, width and length of each building stated in the application for planning permission

Reason: These matters were not submitted for consideration as part of the application.

2. Any application for approval of the reserved matters referred to in Condition 1 shall be made to the Local Planning Authority within three years of the date of the permission

Reason: To comply with the provisions of the Town and Country Planning Act 1990

3. Unless otherwise previously agreed by the Local Planning Authority in writing the following shall be provided as specified in the application before any part of the development is occupied.

- (1) car parking arrangements
- (2) turning area

Reason: To ensure an acceptable standard of development having regard to the policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

4. Unless otherwise previously agreed by the Local Planning Authority in writing the following details shall be submitted for approval and once agreed shall be provided before any part of the development is occupied and those in Section A thereof shall also be retained for so long as the development remains in existence

Section A

- (1) refuse storage facilities
- (2) boundary walls and fences
- (3) cycle storage
- (4) visibility splays

Section B

- (5) external security lighting and Secure by Design features
- (6) finished floor levels of the buildings in relation to existing and proposed site levels

Reason: To ensure that an acceptable standard of development is provided and retained having regard to the policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

5. Unless otherwise agreed by the Local Planning Authority, application for approval of the details referred to in Condition 4 shall be made to the Local Planning Authority at the same time as the first application for approval of the reserved matters referred to in Condition 1

Reason: To ensure that the details of the development are considered in relation to each other

6. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. Such details shall include existing planting to be retained, species and size of proposed new planting, hard landscaping materials (which shall be permeable as appropriate), and all boundary treatment within and around the development. The approved details shall be provided before any part of the development is occupied or within such longer period or periods as the local planning authority may previously agree in writing. All planting shall be maintained for a period of five years from the date of planting; any planting which dies or is severely damaged or becomes seriously diseased or is removed within that period shall be replaced by planting of similar size and species to that originally provided.

Reason: To enhance the appearance of the development, protect the visual amenities of the locality, and to ensure that the new planting becomes established in accordance with Policies UD1, UD2, UD6, UD13 and UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan).

7. The existing planting specified in the application as being retained shall not be felled, lopped, topped or otherwise removed during the course of development or within five years after completion, without the prior written consent of the Local Planning Authority; any planting which is removed without consent, or dies or is severely damaged or becomes seriously diseased before the end of that period shall be replaced with planting of such size and species as may be

agreed with the Local Planning Authority; this condition shall not be construed as overriding the requirements to obtain consent under any Tree Preservation Order or the legislation concerning trees in Conservation Areas

Reason: To ensure that the specified planting enhances the appearance of the development in accordance with Policy UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

8. Prior to the commencement of works on site including those for drainage and foundations, a scheme shall be submitted for approval to the local Planning authority specifying the means by which those trees to be retained shall be protected during the works. The approved scheme shall be implemented on site prior to commencement and retained for the duration of the works.
Reason: To ensure the survival of the existing trees that contribute to the visual amenity of the area, in accordance with Policy UD14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
9. No development including excavations for drainage and foundation work shall take place within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. The development shall only be carried out in accordance with the agreed programme
Reason: To safeguard the heritage of the Borough by providing an adequate opportunity to investigate and excavate archaeological remains on the site before development is carried out, in accordance with Policy UC11 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
10. Before the development is begun a report of historical uses of the site shall be carried out to the approval of the Local Planning Authority, to provide an assessment into the possibility of soil contamination.

If the report indicates the possibility of soil contamination an intrusive site investigation and assessment into the possibility of soil, water and gaseous contamination must be carried out to the approval of the Local Planning Authority. The investigation report shall include a risk assessment and details of remediation if required.

Remedial works which are shown to be required must be approved by the Local Planning Authority before any such works are carried out and completed prior to the occupation of any building. A validation report detailing evidence of all remedial work carried out must be submitted to and approved in writing by the Local Planning Authority at the conclusion of the work and before any occupation of the properties.

The developer shall notify the Local Planning Authority of any on site contamination not initially identified by the site investigation so that an officer of the Council may attend the site and agree any appropriate remedial action.

Reason: To ensure the safe development of potentially contaminated land in accordance with Policy EP3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

11. No development shall take place until the applicant has provided to the Local Planning Authority a report for approval identifying how a minimum of 10% of the carbon emissions for which the development is responsible are off-set by on-site renewable energy production methods. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations. If such requirements are to be provided by means of a biomass boiler in full or part, details shall also be provided to demonstrate that the boiler will be used, which shall include a commitment to maintain the boiler and details of how a long term fuel supply can be secured and delivered. The approved scheme shall then be provided in accordance with these details prior to the first occupation of the development and thereafter retained and used for energy supply for so long as the development remains in existence.
Reason: To comply with Policy EP16 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
12. No development shall take place until the applicant has provided to the Local Planning Authority for approval a design stage report, verified by a Code for Sustainable Homes assessor, confirming that the design will achieve Code for Sustainable Homes Level 4. The approved scheme shall then be provided in accordance with these details. Prior to the first occupation of the development, the developer will provide a report and certification, confirming that Code for Sustainable Homes Level 4 has been achieved in construction.
Reason: To accord with Policies UD1-3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
13. Unless otherwise previously agreed by the Local Planning Authority in writing all the dwellings shall be provided in conformity to "Lifetime Homes" standards as specified in the application and shall be retained as such for so long as the development remains in existence.
Reason: To ensure that an acceptable standard of flexible and adaptable housing is provided and retained in accordance with Policy H14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
14. Unless otherwise previously agreed by the Local Planning Authority in writing the dwellings designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users shall be provided as specified in the application and shall be retained as such for so long as the development remains in existence.
Reason: To ensure that an acceptable standard of flexible and adaptable housing is provided and retained in accordance with Policy H14 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
15. No works on site shall commence until details of the external facing materials have been submitted to and approved by the Local Planning Authority in writing. The development shall only be implemented in accordance with such approved details.
Reason: To ensure that the appearance of the development is satisfactory in accordance with Policy UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)
16. Development shall not commence until an assessment has been carried out into the potential for disposing of surface water by means of a sustainable

drainage (SuDS) scheme, in accordance with the principles of sustainable drainage systems set out in national planning policy guidance and the result of that assessment have been provided to the local planning authority. the assessment shall take into account the design storm period and intensity; methods to delay and control the surface water discharged from the site and measures to prevent pollution of the receiving groundwater and/or surface waters

Reason: To ensure than an acceptable standard of development is provided having regard to the policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

17. Surface water drainage works shall be carried out in accordance with details that have been submitted to and approved in writing by the local planning authority before the development commences. Those details shall include a programme for implementing the works. Where, in light of the assessment required by condition 16, the local planning authority concludes that a SuDS scheme should be implemented, details of works shall specify:
- (1) a management and maintenance plan, for the lifetime of the development , which shall include the arrangements for adoption by any public authority or statutory undertaker or any other arrangements to secure the operation of the scheme throughout its lifetime and
 - (2) the responsibilities of each party for the implementation of the SuDS scheme together with a timescale for implementation

Reason: To ensure than an acceptable standard of development is provided having regard to the policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

18. No development or felling of trees shall take place until an ecological report in accordance with Natural England best practice has been completed and has been submitted to and approved in writing by the Local Planning Authority. Notwithstanding whether the result of the survey reveals protected species, a mitigation scheme shall be undertaken in accordance with the approved ecological report.

Reason: To ensure than an acceptable standard of development is provided having regard to the policies of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

19. The development shall be begun no later than two years from the final approval of the reserved matters referred to in Condition 1 or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To comply with the provisions of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004

In granting permission the local planning authority had regard to the following policies:-

1. The relevant policies of the Croydon Replacement Unitary Development Plan (the Croydon Plan) are SP1, SP2, SP3, UD1, UD2, UD3, UD6, UD7, UD8, UD12, UD13, UD14, UD15, SP7, RO12, SP8, NC4, SP9, SP10, SP13, EP13, EP16, SP14, T2, T4, T8, T11, CS1, CS3 SP18, SP20, H2 and H14.

The development is considered to be satisfactory in relation to the following:-

- (a) the appearance of the development in the street scene
 - (b) the relationship of the development to adjacent property
 - (c) the character of the development in the surrounding area
 - (d) the impact on the amenities of the occupiers of adjacent and nearby properties
 - (e) the light and outlook of occupiers of adjacent and nearby properties
 - (f) the privacy of occupiers of adjacent and nearby properties
 - (g) the relationship of the development to trees to be retained
 - (h) the safety of pedestrians and motorists on the adjacent highway
 - (i) the safety and security of buildings and the spaces around them
 - (j) accessibility to buildings
 - (k) the housing policies of the development plan
 - (l) sustainability issues
 - (m) the recreational open space policies of the development plan
- and having regard to all other matters raised.

Ward: Sanderstead PLANNING CONTROL COMMITTEE
Lead Officer: Head of Planning Control 19th June 2008

08/00865/P- Two Ways, Sanderstead Road, South Croydon

1. SUMMARY

- 1.1 This report concerns an application for outline planning permission for the demolition of 'Two Ways'; the erection of a three storey building comprising 10 two bedroom flats; the formation of vehicular access onto Wettern Close and provision of associated parking and cycle storage.
- 1.2 The application has been referred by a Council Member.

2. RECOMMENDATIONS

- 2.1 That planning permission be granted subject to the conditions and reasons set out in the agenda.
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3. BACKGROUND

(a) Site Description

- 3.1 The site presently contains a bungalow and lies to the south-west side of Sanderstead Road. It has a frontage of 34m and a depth of 46m. The site is roughly rectangular in shape and has an area of 0.153ha (0.38 acres).

- 3.2 To the north-west lies a three storey building containing flats with access through Wetheren Close to Purley Oaks Road. To the south-east lies The Hey which is a two storey building containing maisonettes. There are houses and bungalows fronting Purley Oaks Road to the south-west. On the other side of Sanderstead Road to the north-east lies the junction with East Hill and mainly detached houses and bungalows.
- 3.3 The ground falls by around 5m through the site from north-east to south-west and by approximately 1m across the site frontage from south-east to north-west. The south side of Sanderstead Road does not have a footway and the north side has a narrow footway. Sanderstead Road is on the 403 bus route. The site is heavily treed mainly around the site periphery.
- 3.4 The site lies within an Archaeology Priority Zone as defined in the Unitary Development Plan. Sanderstead Road is a London Distributor Road.

(b) Relevant Planning History

- 3.5 03/00154/P- Planning permission was refused on 24th March 2006 for the demolition of existing building; erection of three storey building with accommodation in roofspace comprising 14 two bedroom flats; formation of vehicular access and provision of 14 parking spaces. This application was refused for the following reasons:
1. The development would not have regard to the character and context of the site and the detailed design of surrounding buildings, would be out of keeping with the character of the area and detrimental to the appearance of the street scene, does not incorporate a satisfactory design statement or demonstrate how sustainability issues would be addressed and would thereby conflict with Policies SP1, BE1, BE3, BE14 and H2 of the Unitary Development Plan and Policies UD1, UD2, UD13 and H2 of the First Deposit Draft Replacement Unitary Development Plan
 2. The development would result in the loss of, or put at risk, trees and shrubs and would thereby conflict with Policy BE14, NC3 and NC4 of the Unitary Development Plan and Policies UD13, NC3 and NC4 of the First Deposit Draft Replacement Unitary Development Plan
 3. The proposal would not incorporate visibility splays and sight lines and would not therefore be safe, convenient or appropriate to the development contrary to Policies BE10 and T43 of the Unitary Development Plan and Policies UD10 and T46 of the First Deposit Draft Replacement Unitary Development Plan
 4. The development would be detrimental to the amenities of the occupiers of adjoining property by reason of visual intrusion and would thereby conflict with Policy BE17 of the Unitary Development Plan and Policy UD6 of the First Deposit Draft Replacement Unitary Development Plan (the Croydon Plan)

The application was then dismissed at appeal.

06/00568/P- Planning permission was refused for the demolition of existing building; the erection of a three storey building with accommodation in roofspace comprising 14 two bedroom flats; formation of vehicular access onto Wetheren Close and provision of associated parking. The application was refused for the following reasons:

1. The development would not have regard to the character and context of the site and the detailed design of surrounding buildings, would be out of keeping with the character of the area and detrimental to the appearance of the street scene would thereby conflict with Policies SP1, BE1, BE3 and H2 of the Unitary Development Plan and Policies UD1, UD2, UD3 and H2 of Adoption Draft Replacement Unitary Development Plan for Croydon (The Croydon Plan)
2. The development would not provide satisfactory private amenity space and would thereby conflict with Policy H11 of the Unitary Development Plan and Policy UD8 of the Adoption Draft Replacement Unitary Development Plan for Croydon (The Croydon Plan)
3. The design and layout of the access roads, parking and number of car and cycle space would not be safe, convenient and appropriate to the development. The proposal would also not make provision for sustainable transport and would thereby conflict with Policies BE10, T23, T37 and T46 of the Unitary Development Plan, Planning Guidance Note 1 on Planning Obligations and Policies UD12, UD13, T4, T8 and T11 of the Adoption Draft Replacement Unitary Development Plan for Croydon (The Croydon Plan)
4. The proposal is a major planning application but it does not incorporate an adequate environmental performance statement and does not identify how a minimum of 10% of the energy requirements generated by the development will be achieved by renewable energy production methods or achieve an 'Eco Homes Excellent Rating'. It therefore conflicts with Policy BE23 of the Unitary Development Plan and Policies UD1, UD3, EP15 and EP16 of the Adoption Draft Replacement Unitary Development Plan for Croydon (The Croydon Plan)
5. The proposal does not provide for the enhancement of nearby open space and would thereby conflict with Policy RO12 of the Adoption Draft Replacement Unitary Development Plan for Croydon (The Croydon Plan)

This was also dismissed at appeal.

07/04004/P- An application was withdrawn for the demolition of 'Two Ways'; the erection of a three storey building comprising 12 two bedroom flats; the formation of vehicular access onto Wetheren Close and the provision of associated parking and cycle storage.

(c) Proposal

- 3.6 This is an application for outline planning permission for the demolition of the existing building; the erection of a three storey building comprising 10 two

bedroom flats; the formation of vehicular access onto Wettern Close and provision of associated parking and cycle storage. Matters to be determined are means of access and siting of the building.

- 3.7 The proposed building would be positioned a minimum of 15m from the front boundary with Sanderstead Road, approximately 17.5m from the rear boundary with properties in Purley Oaks Road, 6.8m from the boundary with the Wettern Close flats and 7.5m from the boundary with The Hey. In between the building and the boundary of 119 Purley Oaks Road there would be 10 parking spaces including 2 disabled persons' spaces. There would be a new access point from Wettern Close.
- 3.8 There would be four flats at ground and first and two flats on second floor level, each having two bedrooms, living/dining/kitchen rooms, bathrooms and halls.
- 3.9 The application was submitted with a design and access statement, renewable energy options and a sustainability statement.

4. PLANNING POLICIES

- 4.1 The policies of the Replacement Unitary Development Plan (the Croydon Plan) which are of relevance to this application are SP1, SP2, SP3, UD1, UD2, UD3, UD6, UD7, UD8, UD12, UD13, UD14, UD15, SP7, RO12, SP8, NC4, SP9, SP10, SP13, EP13, EP16, SP14, T2, T4, T8, T11, CS1, CS3, SP18, SP20, H2 and H14.

5. CONSULTATIONS

- 5.1 The occupiers of 49 adjoining and nearby properties have been notified of the application and the application has been advertised in the local press. 16 letters of objection have been received and 1 petition with 51 signatures. The following concerns have been raised:

- 1) The proposed building is out of keeping with the surrounding area
- 2) The proposed height would result in loss of privacy and building would result in visual intrusion
- 3) Wettern Close could not hold that much extra traffic
- 4) There would be traffic noise
- 5) Badgers and other wildlife are currently in the area
- 6) The development would result in the loss of trees and shrubs
- 7) There is no real change from the previous application
- 8) There is no pedestrian walkway along Sanderstead Road, this is dangerous
- 9) It would create precedent
- 10) Nine car spaces are not enough for the development
- 11) There will be extra noise in the area due to the increase in flats
- 12) Flooding in local area
- 13) There is another application on the site which should be on the same application

- 5.2 Councillor Lynne Hale has referred the application on the following grounds:

- 1) The development would be out of character with the area and detrimental to

the streetscene

- 2) Loss of trees and vegetation with development and access arrangements
- 3) Concerns about flooding in this area

- 5.3 Richard Ottaway MP has stated that it should be ensured that all representations are fully taken into account when a decision is made on this application. He has also states that the he is lodging his own objection based on the fact that such a development would be out of character with the area and thus detrimental to the streetscene and the loss of trees and vegetation which such a development would entail.
- 5.4 English Heritage has stated an archaeological condition should be placed on any planning approval.
- 5.5 The Crime Prevention Officer has stated the development should achieve Secure by Design principles.

6. CONSIDERATIONS

- 6.1 The principal considerations relating to this application are;

- 1) The acceptability of a residential development on this site
- 2) The effect of the proposed development on:
 - a) The character of the area and the visual amenities of the street scene
 - b) The amenities and the privacy of the occupiers of the adjoining residential properties and future occupiers
 - c) Trees and vegetation
 - d) Traffic and highway conditions in the locality

Principle of Residential Development

- 6.2 Policy H2 of the Croydon Plan permit housing development within built up areas provided that the development does not conflict with the aims of protecting the character of residential areas and there is no loss of other protected uses. New residential development should only be permitted where it maintains the character of the area and protects the amenity of adjoining properties.

Impact on the Streetscene and the Character of the Area

- 6.3 The proposed building would have regard to the character and context of the locality and the previous Inspectors comments. The Inspector in the previous appeal 03/00154/P stated:

‘Overall I consider the footprint and spacing of the proposal in relation to neighbouring development to be acceptable. With respect to the height of the proposed building, both its ridge and eaves levels would match those of the Hey. However, these dimensions would exceed those of the Wettern Close flats.. The Hey is a two storey building and with its front gables at each end I consider that this massing reflects elements of the detached two storey houses that adjoin it to the south-east... With its location

opposite the junction of East Hill the new building would be prominent in views from the north east. I consider that its massing would appear over dominant and obstructive and what I regard as its bland design lacks the visual quality appropriate to this exposed position.'

6.4 The Inspector on the appeal 06/00568/P stated:

'To my mind the same shortcomings as with the earlier appeal remain. While The Hey and the existing dwelling on the appeal site reflect the scale of the existing development to the south east, the proposed development, which would be much larger, would not in my judgement provide any transition between this smaller scale development and the three storey development to the north west. On the contrary, by virtue of its height and footprint, and its additional accommodation in the roof space compared with the adjoining three storey development, it would be an over-dominant building which would be out of scale and out of keeping with the surrounding development'

6.5 It is thought the current proposal would overcome the concerns raised by the Inspectors. In that the proposed building would have a width some 5.5m less than the earlier scheme (06/00578/P) it can be said that it has been reduced significantly from the previous applications. Furthermore the proposal would have a maximum frontage height of 9m which would be 2m lower than the building on The Hey and at the same height as the building at Wettern Close. The proposed building would also be 2 storey with accommodation in the roof whereas the previous scheme, 06/00568/P, would have been 3 storey with accommodation in the roofspace. The proposed building also has a smaller footprint to the previous schemes. Overall, the scheme would provide a transition within the streetscene between the smaller scale buildings at The Hey and the flatted three storey buildings to the north-west at Wettern Close.

6.6 Having regards to the Inspectors' comments, the expectation at the reserved matters stage would be for a high quality design as required by UD2 and UD3.

Impact on Amenities of Adjoining Occupiers

6.7 The Inspector, in the previous appeal 03/00154/P, stated 'with the retained trees and the separation distances I consider that for both neighbouring buildings a satisfactory side to side relationship would be achieved and that significant visual intrusion would not result. I consider that there would be no undue detriment to the living conditions of the neighbouring occupiers as a result of the proposal'. The current building would be smaller than both of the previous schemes. It is therefore considered the proposal would be satisfactory in terms of the impact on the amenities of adjoining occupiers.

Trees and Vegetation

6.8 The Inspector stated in the appeal 03/00154/P 'I do not consider that pressure from future residents would inevitably lead to pressure to remove these trees as the Council suggests'.

6.9 The footprint for this scheme would be smaller than previous proposed, allowing more space to retain vegetation and for new planting and it is therefore thought that the scheme is acceptable in terms of trees and vegetation.

Parking and Highway Implications

- 6.10 The PTAL of the site is 1b. The level of parking provision is in accordance with the Council's maximum standards and is considered to be acceptable.
- 6.11 More details of the cycle store are required as it would seem the proposal would be of substandard size to store 12 cycles. Each bicycle requires a minimum area of 2m x 0.5m plus 0.5m manoeuvring space. This could be secured by condition.
- 6.12 The pedestrian access onto Sanderstead Road has been omitted from scheme which was present in the previous two applications. This is supported due the absence of a footpath on Sanderstead Road.

Proposed Standard of Accommodation

- 6.13 The proposed flats would have a satisfactory internal layout and size. The amenity space would be acceptable and would be appropriate to the scale of the development and the character of the surrounding properties.
- 6.14 The applicant will comply with the guidance contained within the Crime Prevention Officer's letter and this can be secured by an appropriate condition.
- 6.15 The following contributions have been agreed with the applicant:

Open Space - £6,000
Sustainable Transport- £8,400
Health Contributions- £9,000
Library- £240

7. ENVIRONMENTAL CONSIDERATIONS

- 7.1 The proposal would result in the redevelopment of an existing developed site.
- 7.2 The applicant has been limited details on how the proposed scheme would achieve the 10 % renewable energy requirement and has confirmed that the application would fully comply with the Code for Sustainable Homes Level 4. Further details should be submitted as part of conditions to a grant of planning permission.
- 7.3 Several of the local residents and the local Councillor has raised the issue of flooding in the area. The site does not fall within an Area of High Risk of Flooding as defined in the UDP. However, the locality was identified as area of localised flooding from extreme weather conditions last year. Therefore it is recommended that a condition be attached to any grant of permission to secure details of Sustainable Drainage Systems.
- 7.4 In that there could be wildlife implications, it is recommended that a report be required by the way of a planning condition.

8. EQUALITIES CONSIDERATIONS

- 8.1 Level access could be provided at the entrance to the building and there are two proposed disabled persons parking bay. The applicant has also confirmed the development meets the 16 points within Lifetime Homes and would have 10% of units accessible by wheelchair.
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Case Officer: Laura Millar

Background Documents: 16 letters of objection
A referral from Councillor Lynne Hale
1 petition of 51 signatures
English Heritage letter
Crime Prevention Officer Comments

Contact Officer: Mr. P. Mills 020 8760 5419