

REPORT FOR CONSIDERATION OF PLANNING APPLICATIONS SUB-COMMITTEE

Reference No: HGY/2006/1497

Ward: Muswell Hill

Date received: 25/07/2006

Last amended date:

Drawing number of plans: PL3(00)01 - PL3(00)17 incl & PL3 (00) 18 A

Address: 1 - 4 Connaught House, 38 Connaught Gardens N10 3LH

Proposal: Demolition of existing building and erection of 5 x four bed, 1 x three bed and 1 x two bed houses with rooms at lower ground floor level, associated car parking and landscaping.

Existing Use: Residential

Proposed Use: Residential

Applicant: Connaught House Development Ltd

Ownership: Private

PLANNING DESIGNATIONS

ROAD - BOROUGH

Officer contact: Luke McSorley

RECOMMENDATION

GRANT PERMISSION subject to conditions and Subject to LEGAL AGREEMENT

SITE AND SURROUNDINGS

The application site lies within a predominantly residential area comprising a mix of two, three and four storey houses and flats including both terraces and semi-detached properties. A two storey derelict block of flats currently occupies the site. Two large terraces of 1960's flats known as Connaught House surround the application site on two sides. Numbers 10 – 27 Connaught House to the east and numbers 5 – 9 Connaught House are situated to the south. Two semi-detached properties, Nos. 34 and 36 Connaught Gardens are also situated to the south of the application site and front Connaught Gardens. The rear gardens of a number of properties fronting Woodland Gardens are located to the north of the site. The site is situated on a hill that slopes down from south to north.

PLANNING HISTORY

HGY/2004/0964 – Demolition of existing building and erection of 7 x 4 bed, 4 storey house including basement at lower ground floor level, associated car-parking and landscaping. REFUSED 13/07/2004 and subsequent APPEAL DISMISSED 11/03/2005.

HGY/2005/0979 - Demolition of existing building and erection of 7 x part 3, part 4 storey dwellings comprising 1 x 2 bed, 1 x 3 bed and 5 x 4 bed houses including basements, screened terraces at roof level, associated landscaping and parking (Amended Description). – REFUSED and subsequent APPEAL DISMISSED

DETAILS OF PROPOSAL

The application proposes the demolition of an existing building and the erection of a terrace of 5 x four bed, 1 x three bed and 1 x two bed houses with rooms at lower ground floor level, associated car parking and landscaping. The terrace would be comprised of 6 dwellings (H1 – H6) with lower ground floor,

ground floor, first floor and second floor levels. The western end of terrace dwelling (H7) would have one less storey with lower ground floor, ground and first floor levels only.

The height of the proposed development has been lowered in comparison to the height of the buildings detailed in the previous refused scheme (HGY/2005/0979), with the eaves level of the current proposal being 1 metre lower than the refused scheme. This difference in the eaves level is shown on drawing number PL3 (00) 18 A, and this change will reduce the overall bulk of the proposed building. This drawing also shows a comparison of the outline of the existing building on the site with the current proposal. The proposed development would be set approximately 2 metres further away from the southern boundary of the property than the existing building and the steep pitch of the proposed roof of the building means that the majority of the terrace would be lower in height than the existing building. The part of the terrace that would project above the height of the existing building would be the flat roof feature that projects above dwelling H1 – H6 and encloses the stairs that give access to the proposed roof terraces of dwellings H2, H3, H4, H5 and H6. The windows in the first floor southern elevation of the building are smaller in the current application and the large opaque screens that were proposed in the previous scheme have been removed. The proposed first floor windows in the southern elevations of house numbers H1, H2, H3, H4 and H5 are shown as angled oriel windows.

CONSULTATION

04/08/2006

Transportation Group

Muswell Hill & Fortis Green Residents Associations

Ward Councillors

Borough Arboriculturalist

UDP Policy Team

Cleansing

Building Control

5 – 9 (c) Connaught House, Connaught Gardens, N10

10 - 27 (c) Connaught House, Connaught Gardens, N10

30a, 30 – 36 (e), 43 – 73 (o), Connaught Gardens, N10

1 – 13 (c) Teresa Walk, Connaught Gardens, N10

1, 2 Woodland Rise, N10

Studio 3 94 Woodland Gardens, N10

14 Regents Wharf, All Saints Street, N1

RESPONSES

Councillor Bloch – I would like to strongly object to the above development. The developers are seeking permission for 7 houses which is overdevelopment for the area. In order to gain community support the number of dwellings needs to be reduced as otherwise there will be a negative impact on the environment. If however you should decide to grant permission you should definitely not allow the roof terraces as they will provide unacceptable visual intrusion to bedrooms at 94 Woodland Gardens. You should also ensure that there is a minimum of 14 parking places as most occupants in Muswell Hill who own houses have two cars. I would strongly argue that this application given community concern be brought to the full planning committee for a decision.

Building Control Department - I confirm that the proposals have been checked under regulation B5 – access for the fire service and they have no observations to make.

Design Team Comments - No objection to the scheme which appears sympathetic to the site; however, it may be worth considering brick on the front elevation rather than rendering, to add more visual interest.

Transportation Department –

This site is located where the public transport accessibility level is low and the applicant has proposed 7 car parking spaces, as detailed in Plan No. PL3(00)06 and in line with the Council's parking standard. We have also considered that there will be no material

change in the subsisting generated traffic, as a result of this development proposal and that the car parking provision is adequate. In addition, this area has not been identified within the Council's UDP as that with car parking pressure. The applicant has also proposed the use of the vehicular access by refuse or similar servicing vehicles, with a turning area at the western periphery of the site.

Consequently, the highway and transportation authority would not object to this application.

Informative

The new development will require numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

A petition signed by 17 local residents objecting to the development was received by the Council. The main points raised in this objection were:

- The development proposed no material changes from the previous refused application.
- The development would be dominant and over bearing. It is considerably larger and higher than the existing building on the site. There has been no material reduction in height or bulk.
- The development would have a detrimental impact on local amenity in terms of overlooking, particularly from first floor windows. This will unreasonably affect the privacy residents might properly expect to enjoy in neighbouring gardens.
- The development would be out of character the surrounding area in terms of scale.

A further 5 objections to the proposed development were received from local residents. The main issues raised in these objections were:

- The proposed development would give rise to overlooking and lead to a loss in privacy.
- The height and bulk of the proposed building has not been altered significantly from the previous application.
- Concern regarding the impact of the proposed roof terraces on the amenity of neighbours.
- Should be refused due to a lack of car park facilities. Car parking is already difficult in Connaught Gardens since the proposed development is for 7 houses the associated car parking should cater for at least 14 vehicles to avoid further congestion of the road.
- While the current application has made slight concessions towards privacy and overlooking the application is still very high and extends eastwards far beyond the footprint of the existing building.
- Current revised application is still dominant and overbearing.
- Traffic / carparking, each dwelling would have only one car park but due to the size of the houses many of the occupiers would have more than one vehicle, which in turn would place more pressure on parking spaces in the surrounding area.
- Volume of proposed development much larger than volume of existing building on the site that it would replace. The developers are proposing 7 substantial family units as opposed to the existing 4 self contained flats.
- Loss of privacy and overlooking resulting from proposed roof terraces.
- Concern regarding fire brigade access following a recent call out to the property.
- The proposed development would not be in keeping with the Edwardian red brick nature of the surrounding area.
- Will result in unacceptable visual intrusion which will be worsened by the height of the development above the three properties at Woodlands Gardens all of which have bedrooms looking directly onto the development.
- Roof terraces are so small that virtually the only activity they will support is gazing into the rear gardens and bedrooms of Woodlands Gardens properties.
- The volume of the proposed building is just too overpowering for the site.
- We welcome the developers attempts to reduce the size of the proposed buildings but still feel the changes are inadequate the proposed building is too big for the site.

- The density of the proposed development is excessive– it is proposed to build seven houses where previously there was one building of four flats.

RELEVANT PLANNING POLICY

UD 3 'General Principles'
 UD 4 'Quality Design'
 HSG 1 'New Housing Developments'
 HSG 2 'Change of Use to Residential'
 HSG 9 'Density Standards'
 M3 'New Development Location and Accessibility'
 M10 'Parking for Development'
 SPG 1a 'Design Guidance and Design Statements'
 SPG 3a 'Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes'
 SPG 3b 'Privacy / Overlooking /, Aspect / Outlook and daylight / Sunlight'
 SPG 8a 'Waste and Recycling'.
 SPG 10b 'Educational Needs Generated by New Housing Development'

The following central government advice is considered pertinent to this case.

Planning Policy Guidance Note 3: Housing.

The London Plan

The recently adopted London Plan was issued in June 2002 as a draft plan. The Plan is meant to form the emerging Spatial Development Strategy for Greater London. Issued in the first place by the Greater London Authority, the Plan contains key policies covering housing, transport, design and sustainability in the capital. The Plan replaces Regional Planning Guidance Note 3 - Regional Planning Guidance for London. The London Plan sets housing targets for individual boroughs for the period up to 2016. The target for Haringey is 19370 additional 'homes' (970 per year) out of a target for London of 457950 (23000 per year).

ANALYSIS/ASSESSMENT OF THE APPLICATION

While the current application has to be considered on its own merits the Planning Inspectors Appeal decisions on the previous proposals for the redevelopment of the site provide important guidance in terms of the relevant planning issues that need to be considered. The main issues relevant to this application are:

- 1) Impact on Residential Amenity
- 2) Impact on Trees
- 3) Traffic Generation and Parking
- 4) Density
- 5) Educational Needs
- 6) Refuse Collection / Emergency Services Access / Waste Disposal
- 7) Amenity of Future Residents
- 8) Design

1) Impact on Residential Amenity

A previous application for a similar redevelopment of the site (HGY/2005/0979) was refused in 2005 and a subsequent appeal on this decision was dismissed. One of the key issues considered in both the original Council decision and also in the decision of the Planning Inspector, was the potential impact of the proposed development on the amenity of the surrounding neighbours in particular potential loss of privacy.

Connaught House

Connaught House which is situated opposite the site of the proposed dwellings is elevated above the application site and the proposed development would be situated in excess of 17 metres from the block of Connaught House to the south (No.s 5-9) and in excess of 14 metres from the block of Connaught House

to the west (No.s 22-27). Given the distances the two blocks of Connaught House are situated from the proposed buildings, the size and bulk of these flats and that they are elevated above the site of the proposed dwellings it is considered that the proposed development would not give rise to overlooking or a loss of privacy to these properties.

Woodlands Gardens

To the north of the application site lie the rear gardens of a number of properties in Woodlands Gardens. The rear gardens of these properties are significantly lower than the application site. The proposed terrace of dwellings would be set in excess of 11 metres from the rear garden boundaries of these properties and a significant distance from the dwellings positioned on these properties. As a result of the distances between the proposed development and the Woodland Gardens properties it can be concluded that there would not be an overbearing impact to the north. The Inspectors decision on the recently refused scheme also concluded that the proposed development would not detract from the amenity of the neighbouring properties in Woodlands Gardens.

36 Connaught Gardens

The impact of the previous refused scheme (HGY/2005/0979) on the property at 36 Connaught Gardens was one of the reasons for the dismissal of the recent appeal. The side elevation of the dwelling at this address and the rear garden of this property face towards the application site and it is the closest property to the proposed development.

The windows in the first floor southern elevation of the building are smaller in the current application and the large opaque screens that were proposed in the previous scheme have been removed. The proposed first floor windows in the southern elevations of house numbers H1, H2, H3, H4 and H5 are shown as angled oriel windows. These windows would project out from the façade and the eastern most window panel would be a blank panel which is designed to prevent overlooking. Occupiers of the dwellings would only be able to look in a south westerly direction from these first floor windows and this would prevent overlooking particularly overlooking of the property at 36 Connaught Gardens. Only a small section of the rear corner of the garden of 36 Connaught Gardens would be visible from the first floor window of dwelling H1. The proposed first floor oriel windows in the southern elevation are of a design that should prevent overlooking of the property at 36 Connaught Gardens while still allowing for suitable living conditions for future occupiers of these dwellings. In addition the southern first floor windows of house numbers H1 and H2 have been reduced in size from the previous scheme and would contain only two window panels. The proposed skylights proposed for the roofs of houses H1 and H2 would also be smaller than those of the other houses. It is also considered that the current window design and size would avoid the impression of overlooking that was identified as an issue in previous schemes for redevelopment of the site.

Terraces

A number of roof terraces are proposed as part of the development with roof terrace proposed for dwelling numbers H2, H3, H4, H5 and H6. These terraces would be set down below the highest part of the roof and the level that the proposed terraces are set at would mean that they would not result in overlooking or loss of privacy to any adjoining properties. A terrace area is also proposed at first floor level on the roof of the entrance / cloak room of dwelling H1. Due to the steep slope of the land from south to north in the area the proposed roof terrace for dwelling H1 would not be located significantly higher than the level of the nearest residential property at 36 Connaught Gardens. In addition this terrace would be located in excess of 22 metres from the boundary of this property and would also be shielded by the presence of a number of existing trees. As such it is considered that this terrace would not give rise to any issues of overlooking.

The proposed development is considered consistent with policies UD 3 'General Principles', UD 4 'Quality Design' and Supplementary Planning Guidance 3b 'Privacy / Overlooking / Aspect / Outlook and daylight / Sunlight'

2) Impact on Trees

8 trees growing on the site are subject to a Tree Preservation Order and these are marked as numbers T1 – T8 on the proposed site plan. All 8 of these existing trees are to be retained. Tree T6 is a Horse Chestnut tree and it has been noted in previous applications for development on the site that this tree has been in a poor state of health. The application does propose the retention of this tree however if its health deteriorates it may have to be removed. The trunks of all these trees would be situated in excess of 5 metres from the proposed building. Appropriate conditions could be attached to the planning permission if approved to ensure these trees are protected during the construction phase. In addition a condition requesting details of proposed new planting and landscaping prior to commencement of works on site would also be appropriate.

3) Traffic Generation and Parking

A number of residents objecting the proposed scheme have expressed concerns regarding traffic generation and vehicle parking. 7 car parking spaces are proposed on the application site with access to these parking spaces to be obtained from the existing access road to Connaught Gardens. The Council's Transportation Department has commented on the application and consider that there will be no significant change in the subsisting generated traffic as a result of this development and that the car parking provision is adequate. They also state that the area has not been identified within the Council's UDP as one with car parking pressure, while provision has been made for the use of the vehicular access by refuse or similar servicing vehicles, with a turning area at the western periphery of the site. It should be noted that the Parking Standards in the Revised Unitary Development Plan set a maximum of 1.5 spaces per dwelling, so to ask for 2 per dwelling would not comply with current policy. The proposed development is considered consistent with Policies M10 'Parking for Development' and the parking standards detailed in Appendix 1 of Haringey Unitary Development Plan 2006.

4) Density

The recommended density in Policy HSG 9 'Density Standards' states that residential development in the borough should normally be provided at a density of between 200 – 700 habitable rooms per hectare (hrh) and should have regard to the density ranges set out in Table 4B.1 of the London Plan.

The application site is 0.13 hectares in area, half the width of the adjacent road frontage up to a maximum of 6 metres must be included in the site area for the purposes of the density calculation under SPG 3a. The proposed development would have a total of 47 habitable rooms and the density of the proposed development would therefore be approximately 325 hrh. SPG3a sets a maximum density level for family housing of 300hrh. The proposed scheme is slightly over the recommended maximum density for family housing.

Density guidance in PPG3 on Housing states that densities should fall within the range of 30 to 50 dwellings per hectare (d.p.h). The proposed scheme would have a density of 53 d.p.h. The proposal accords with general Government objectives of achieving housing redevelopment on brownfield sites, and would result in an efficient reuse of the site. It also accords with objectives for achieving house building targets in the London Plan.

The density of the proposed development is considered appropriate for a brownfield site and is consistent with Policy HSG 9 'Density Standards'. The development would have a density of 53 dwellings per hectare and although this is just outside the recommended range of 30 to 50 dwellings per hectare contained in PPG3 it is considered appropriate given the design and layout of the development.

5) Educational Needs

Under the terms of Circular 05/2005 Planning Obligations, and in line with Supplementary Planning Guidance Note 10, The Negotiation, Management and Monitoring of Planning Obligations, it is appropriate for Local Planning Authorities to seek benefits for the surrounding area appropriate to the size of and scale of the development. The Council therefore proposes to enter into an agreement under S106 of the Town and Country Planning Act 1990 to provide an education contribution as per the formula in SPG 12 'Educational Needs'.

The proposed development is made up of five four bedroom dwellings, one three bedroom dwelling and one two bedroom dwelling. The educational contribution would total £107,458.21

The applicant will need to enter into an agreement to contribute £107,458.21 to education facilities in line with the requirements of Policy UD10 and Supplementary Planning Guidance 10b 'Educational Needs Generated by New Housing Development'

6) Refuse Collection / Emergency Services Access / Waste Disposal

The Council's Transportation department have commented on the application and have noted that provision has been made for the use of the vehicular access by refuse or similar servicing vehicles, with a turning area at the western periphery of the site.

The Council's Building Control Department have also commented on the application and have stated that the proposals have been checked under regulation B5 – access for the fire service and they have no observations to make.

Each of the 7 dwellings has a landscaped area in the front garden with provision for the storage of refuse bins, that could be easily accessed from the driveway. The bin areas shown on the site plan are positioned in behind a front garden walls and the bin storage is considered consistent with SPG 8a 'Waste and Recycling'.

7) Amenity of Future Residents.

Proposed house numbers H1, H2, H3 and H7 would all have rear gardens in excess of 50 square metres in area and as such are consistent with the standards identified in SPG 3a 'Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes'. House numbers H4, H5 and H6 would have slightly smaller rear garden areas between 46 and 47 square metres in area and are below the recommended outdoor amenity space minima of 50 square metres. Although 3 of the rear garden areas are slightly below the recommended 50 square metres the development would be situated on a large area of land and the garden area of house H1 which adjoins Connaught Gardens is very large. The proposed development would also result in the retention of a number of large trees on the site and these trees would contribute to the amenity of future occupiers. As such the smaller size of the three smaller gardens is not considered to amount to a reason for the refusal of the permission.

One of the reasons for the dismissal of the recent appeal decision was the proposed use of large opaque screens which the Inspector considered would have detracted from the living conditions of future occupiers of the dwellings. These large screens have now been removed and have been replaced by orial style windows. The proposed first floor windows in the southern elevations of house numbers H1, H2, H3, H4 and H5 are all shown as angled oriel windows. These windows would project out from the façade and the eastern most window panel would be a blank panel which is designed to prevent overlooking. It is considered that this window design overcomes the problem identified in the Inspectors decision of poor living conditions for future occupiers as light will still enter the living room through the western panels of these windows.

8) Design

The proposed development is a modern design with steep pitched roofs with the dwellings forming the terrace stepped to reflect the slope of the application site. The dwellings would be finished externally with rendered walls on the front elevation, timber 'shingle' tiles on the rear elevation, grey metal window frames, all under pitched slate roofs. Dwelling number H7 which would be positioned at the western end of the terrace and would be situated near an existing block of flats is a storey lower in height than the main part of the terrace. Dwelling H1 also has a different design to the main part of the terrace and incorporates a flat roof 2 storey extension at the opposite end of the terrace. The design of the terrace incorporates features to avoid issues of overlooking. The eaves levels of the current scheme have been lowered in comparison to the previous scheme and this reduces the bulk and scale of the terrace. The design of the proposed development is considered consistent with policies UD 3 'General Principles' UD 4 'Quality Design' and SPG 1a 'Design Guidance and Design Statements'.

SUMMARY AND CONCLUSION

The current application follows the refusal of two previous schemes for the site and the dismissal of two related appeals. It is considered that the design of the current scheme has incorporated appropriate

changes in response to the planning issues identified in the previous refusals and appeal decisions and as such is considered an appropriate design for the site. The scale, bulk and height of the proposed terrace is considered appropriate and buildings would not have an overbearing impact on any neighbouring properties. The proposed development through the use of oriel style windows and other design changes to the southern elevations of the dwellings would prevent any issues of overlooking or loss of privacy to neighbouring properties from arising, while still providing for adequate living conditions for future occupiers of the dwellings. The proposed development is considered consistent with policies UD 3 'General Principles', UD 4 'Quality Design', HSG 1 'New Housing Developments', M10 'Parking for Development' and Supplementary Planning Guidance SPG 1a 'Design Guidance and Design Statements', and 3b 'Privacy / Overlooking / Aspect / Outlook and daylight / Sunlight'.

RECOMMENDATION 1

That planning permission be granted in accordance with planning application no. HGY/2006/1497, subject to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements with the Council under Section 106 of the Town & Country Planning Act 1990 (As Amended). The Agreement or Agreements is necessary in order to secure a contribution for the provision of educational services within the Borough.

RECOMMENDATION 2

GRANT PERMISSION

Registered No. HGY/2006/1497

Applicant's drawing No.(s) PL3(00)01 - PL3(00)17 incl & PL3 (00) 18 A

Subject to the following condition(s)

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3. Samples of all materials to be used in conjunction with the proposed development for all the external surfaces of buildings hereby approved, areas of hard landscaping and boundary walls shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.
Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.
4. Notwithstanding the details of landscaping referred to in the application, a scheme for the landscaping and treatment of the surroundings of the proposed development to include detailed drawings of:
 - a. those existing trees to be retained.
 - b. those existing trees to be removed.
 - c. those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be agreed with the Council's Arboriculturalist.
 - d. Those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement

of the development. Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order for the Local Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area.

5. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

6. Before any works herein permitted are commenced, all those trees to be retained, as indicated on the approved drawings, shall be protected by secure, stout, exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 5837:2005 and to a suitable height. Any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing.

Reason: In order to ensure the safety and well being of the trees on the site during constructional works that are to remain after building works are completed.

7. Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning General Permitted Development Order 1995, no enlargement, improvement or other alteration of any of the dwellings hereby approved in the form of development falling within Classes A to E shall be carried out without the submission of a particular planning application to the Local Planning Authority for its determination.

Reason: To avoid overdevelopment of the site.

8. That a detailed scheme for the provision of refuse and waste storage, and recycling, within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenities of the locality.

9. Details of boundary treatment to all boundaries of the site shall be submitted to and approved by the Local Planning Authority prior to commencement of development, and shall thereafter be carried out in accordance with such approved details.

Reason; In order to provide a satisfactory setting and means of enclosure for the development.

INFORMATIVE

The new development will require numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

REASON FOR APPROVAL

The current application follows the refusal of two previous schemes for the site and the dismissal of two related appeals. It is considered that the design of the current scheme has incorporated appropriate changes in response to the planning issues identified in the previous refusals and appeal decisions and as such is considered an appropriate design for the site. The scale, bulk and height of the proposed terrace is considered appropriate and buildings would not have an overbearing impact on any neighbouring properties. The proposed development through the use of oriel style windows and other

design changes to the southern elevations of the dwellings would prevent any issues of overlooking or loss of privacy to neighbouring properties from arising, while still providing for adequate living conditions for future occupiers of the dwellings. The proposed development is considered consistent with policies UD 3 'General Principles', UD 4 'Quality Design', HSG 1 'New Housing Developments', M10 'Parking for Development' and Supplementary Planning Guidance SPG 1a 'Design Guidance and Design Statements', and 3b 'Privacy / Overlooking / Aspect / Outlook and daylight / Sunlight'.