

PLANNING STATEMENT

Client
Tulip Properties & Real Estate Ltd

Project Address
Best Court, 119 East Road, London E15 3QS

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Revision No
P1

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Principal of Development

The proposed development is for demolition of the existing structures on site and redevelopment of the site to provide 8 townhouses and associated access and landscaping.

The principle of the proposed development is considered acceptable and, the provision of residential accommodation accords with the National Planning Policy Framework July 2021 (NPPF), the London Plan 2021 (LP) and the Newham Local Plan 2018 (NLP) as it would make a contribution to the housing stock in the locality for which there is an identified need. The proposal will contribute to Newham’s 10 year targets for net housing completions (2019/20 -2028/29) of 32,800 and its 10 year target (2019/20 -2028/29) for net housing completions on small sites (below 0.25 hectares in size) which is 3,800 as set out in LP policy H1 and H2 respectively. H2 also states that Boroughs should pro-actively support well-designed new homes on small sites (below 0.25 hectares in size) through planning decisions.

LP policy GG2(c) considers that to create successful sustainable mixed-use places that make the best use of land, those involved in planning and development must proactively explore the potential to intensify the use of land to support additional homes.

The height, scale and massing of the proposed development is considered to accord with surrounding developments in the area and its two-storey form with pitched roof and subordinate rear return extension is not considered to be overbearing to adjacent properties. The proposed development will not have any unreasonable adverse impacts upon the living conditions of surrounding residents. The submitted sunlight/ daylight report demonstrates this.

At a national level the NPPF through chapter 5 states that local planning authorities should through their evidence base objectively assess the needs of the housing market. The NPPF also speaks of the need for delivering a wide choice of high quality homes which meet identified local needs (in accordance with the evidence base) and widen opportunities for homeownership and create sustainable, inclusive and mixed communities. The provision of 8 townhouses will make a contribution to housing supply and provide for a local need for family housing. The mix of housing proposed optimises the use the site give the the linear nature of the plot.

The proposed development would make a contribution to the housing stock in the locality for which there is an identified need, and residential development is considered appropriate in principle, subject to the mix and quality considerations noted below. The use of the site for residential purposes would be compatible with the surrounding residential uses.

Housing

The proposal is for 8no 3 bedroom/ four person houses to replace the existing building which consists of 6no. 2 bedroom flats. The proposal results in a net gain of dwelling numbers, additional bedspaces and provides a significant improvement in terms of quality.

LP Policy H8 requires the loss of existing housing to be replaced by new housing at existing or higher densities with at least the equivalent level of overall floorspace. This is in accordance with NLP policy H1 which seeks a net increase of additional quality homes exceeding 43,000 between 2018 and 2033, and also to ensure quality neighbourhoods are created and secure a step change in residential quality, requiring all developments to provide high levels of design quality and have access to adequate supporting infrastructure and community facilities, in accordance with Policies SP2, SP3, SP8 and H3;

The National Technical Housing Standards, The London Plan, and supporting Housing SPG are relevant in ensuring a satisfactory form of development is delivered through the identification of indicators outlining the minimum standards required. The Housing SPG sets out housing quality criteria that reflects the nationally described space standard All of the new units proposed, including their internal layouts and design, would meet the minimum standards prescribed in LP policy D6, and the Housing SPG and echoed through the NLP. The proposed units accords with the provisions providing an acceptable amount of gross internal area (GIA), private amenity space, dual aspect layouts, and acceptable levels of outlook, daylight and ventilation. As such the development is considered to provide for a suitable quality of accommodation.

The proposal would be in accordance with local plan Policy H1 (Building Sustainable Mixed Communities) that encourages new development that fits with the existing urban character and scale and provides a mix of housing sizes and tenures, while ensuring high standards of design and quality for all new housing developments. Importantly the policy seeks 39% of new houses to suitable for families i.e. 3 bedroom units. In this case a development of all family homes is considered appropriate due to the nature of the site and identified need for family homes within the borough.

The proposed layouts of the dwellings have been designed to maximise the Site’s opportunities to provide dual aspect units. All units have been designed to be dual aspect. The proposals also comply with the requirements of the nationally described space standard as required by the Mayor of London’s Housing SPG. Furthermore, the new homes meet requirement M4[2] of Building Regulations Approved Document M (for ‘accessible and adaptable dwellings’)

Each of the proposed dwellings will benefit from a good level of private amenity space. The Townhouses will each comprise private terraces at the rear of the property. An area of amenity space is also available at the front of each property. These external spaces are directly accessible from the living/ dining room (ground floor level).

Design Impact

The NPPF at chapter 12 sets out that good design is a key aspect of sustainable development and the creation of quality buildings and places is fundamental to what the planning and development process should achieve. It reiterates that design quality should be considered throughout the evolution and assessment of individual proposals and that planning permission should be refused for development of poor design.

LP policy D1 outlines the importance of understanding the local context and ensuring that new developments respect the established character. LP Policy D3 seeks to optimise site capacity through a design-led approach. The policy seeks development proposals that enhance local context, respond to the existing character of a place and be of high quality. LP Policy D4 specifically emphasises the need for detailed design at the application stage. In accordance with this policy the submitted design and access statements provides relevant information to demonstrate the proposal meets the design requirements of the London Plan, and sufficient clarity about the design proposals to give the decision maker confidence that value engineering resulting in changes that would be detrimental to the design quality will not occur in the future.

NLP policies SP1, SP2, SP3 and SP8 all echo the same principles in requiring a high quality of design and a development which responds well to local character and the established pattern of development yet does not detrimentally affect neighbouring amenity. Policy SP3 akin to London Plan policy D4 emphasises the importance of providing sufficient detail at application stage to demonstrate satisfactory design quality.

To ensure compliance with the above policies the proposed development is sited in the same location as the existing building, and rises to a comparable height of three residential storeys. Furthermore, in townscape terms the top storey reads as a sloped roof incorporating dormers. The proposed massing minimises overbearing visual impact to the neighbouring residential properties.

The prevailing local character was summarised by the inspector at a recent appeal decision in relation to the site (PINS reference: APP/ G5750/W/19/3240382) which considered that:

“Whilst there are other forms of development in the area, such as a tower block and industrial premises, the appeal site is enclosed by terraced properties and it is these dwellings that form the context within which the proposed development would be constructed.”

It is therefore considered that the proposed layout, building form optimises the use of land while providing a sensitive design approach which is in keeping with the local character. In terms of layout, this mews type development, set away from a main road will provide good quality outdoor amenity space which will receive good levels of natural light allowing residents to enjoy the space and fostering a sense of community.

In design terms the existing building is considered to make a negative or neutral contribution to local townscape, and any replacement building would be more in keeping with the surrounding area. Policy SP3 (Quality Urban Design within Places) states that all development will be expected to realise a high quality of urban design in the new buildings and spaces they create. Proposals will be supported where they analyse the local character and the specific attributes of the site, seeking to reinforce or create positive local distinctiveness, whilst securing integration and coherence with the local context.

The NPPF, London Plan Chapter 3, the Housing SPG, and NLP Policies H1, SP1, SP2, SP3 and SP8 all have relevance to the importance of addressing neighbouring amenity and avoiding unacceptable impacts. In particular policy SP8 of the Local Plan relates specifically to ‘ensuring neighbourly development’ specifying various potential impacts that development proposals shall take into account and avoid or minimise.

The daylight and sunlight tests used when considering planning applications are set out in the Building Research Establishment (BRE) document ‘Site Layout Planning for Daylight and Sunlight: A guide to good practice (2011)’. The accompanying report submitted with the application demonstrates compliance with BRE guidelines and the amenity of neighbouring occupiers would be protected and not compromised as a result of the proposed development. The technical analysis confirms that the proposals will have no substantive effects upon other adjoining properties’ daylight/sunlight

The design is considered to generally minimise the impacts of overlooking, although, subject to consideration by the local planning authority, the imposition of planning conditions to secure privacy features may be appropriate.

Transport & Parking

The NPPF recognises that sustainable transport has an important role to play in facilitating sustainable development but also in contributing to wider health objectives. In particular it offers encouragement to developments which support reductions in greenhouse gas emissions and those which reduce congestion. The NPPF also outlines that developments which generate significant vehicle movements should be located where the need to travel will be minimised and the use of sustainable transport options can be maximised. It is also expected that new development will not give rise to the creation conflicts between vehicular traffic and pedestrians.

The has good access to public transport and has a PTAL rating of 4. A total of seven bus routes can be accessed from stops within approximately 620 metres of the site, and the site is within a 530 metre (approximately six minute) walk to Plaistow Underground Station. Plaistow Station provides access to District and Hammersmith & City services. A such the proposals will be ‘car-free’, with no parking proposed apart from one single servicing space. There will be one vehicle-drop off space which will be used to service the properties.

Bollards and a secure entrance gate will ensure this is only used to service the properties and will not be used as residential parking.

Cycle parking provision is in accordance NLP Policy INF2 which aims to secure a more sustainable pattern of movement in Newham, maximising the efficiency and accessibility of the Borough’s transport network on foot, cycle and public transport in order to reduce congestion, enable development, improve the health, fitness and wellbeing of residents and make necessary car journeys easier. Table 10.2 of the London Plan requires a minimum of two cycle parking spaces per dwelling, plus an additional two short stay spaces for visitors. A total of 16 long stay cycle parking spaces and two short stay cycle parking spaces will be provided

Refuse, Waste and Construction

Refuse collection will be undertaken as per the existing arrangement. Residents place their refuse and recycling within the bins close to their dwellings, which they will then wheel to the collection point on collection days. For ease, the collection point is located on the resident’s way out of the development.

The Housing SPG requires that storage facilities for waste and recycling containers should be provided in accordance with local authority requirements. In accordance with Newham’s ‘Waste Management Guidelines for Architects & Developers each house has their own external storage for general household and recyclable waste with space for 1no. 240litre waste bin and 1no. 240 recycle. For ease of collection, the bins will be wheeled out to the bin collection area by the front ‘Exit’ gate.

Pursuant of LP Policy SI 7 ‘Reducing waste and supporting the circular economy’ the submitted pre-demolition audit provides detailed information on existing materials that can be reclaimed and recycled, reducing the cost and environmental impact of waste disposal, bringing savings from re-using existing material.

A Demolition, Construction & Pollution Management Plan is submitted to alleviate concerns around the construction impacts and deliverability. It sets out clear measures to mitigate construction impacts to minimise disturbance to existing residents.

Energy & Sustainability

The proposed development will maximise the benefits of sustainable design to provide for an increasingly resilient and high-quality physical environment.

NLP policy SC2(a) required all development to minimise and reduce carbon emissions by following the lean, clean, green energy hierarchy. The proposed development will be designed to maximise carbon reduction measures as set out in the supporting energy statement. In accordance with the Mayor of

London’s energy hierarchy the proposals incorporate air source heat pumps and photovoltaics at roof level to deliver significant reductions in CO2 emissions compared to building regulations.

If the proposal was built to meet the minimum requirements of the current building regulations, the total amount of CO2 emissions for a typical unit would be 16,725kg/year. With the introduction of passive energy efficiency measures, as outlined in the Energy & Sustainability Report, the total amount of CO2 emissions would be reduced to 15,280kg/year.

The SAP models show a final gross emission level of 8,258kg/year representing a total reduction of 50.62% over the baseline model. Overall, with the measures outlined in the report, the proposal will achieve a 71.65% reduction when controlled under Building Regulations Part.L.

As confirmed in the submitted energy statement and in accordance with NLP policy SC2 and the proposed new homes will satisfy London Plan policy in relation to sustainable design and construction and make the fullest possible contribution to the mitigation of and adaptation to climate change.

Ecology

In support of the application a biodiversity and protected species report has been prepared. It provides baseline ecological information for the site and assesses the potential for protected species to be impacted. LP policy G6(d) states that development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain.

None of the habitats recorded during the Phase 1 Habitat Survey are included as a Priority Habitat (Habitats of Principal Importance for Biodiversity under Section 41 of the NERC Act 2006). It is not considered that the proposed scheme will result in any impacts upon Habitats of Habitats of Principal Importance in England and on the Local BAP, or nature conservation sites. The development proposals would provide opportunities for the enhancement of the site’s biodiversity value.

- The proposals include 40sqm of sedum roofing on top of the bin stores; and

- The proposals include for planting beds at the front of each house (to include native species such as woundwort, as well as fern-leaf yarrow, rosemary, red virginia creeper, cherry blossom tree and the sedge Carex testacea) – see drawing ref ‘2002_EST_P-114_PR Landscape + Lighting Plan_P1’). Native seed mix of local provenance is recommended to be used within the planting design to attract invertebrates including bees and butterflies.

Conclusion

A number of planning benefits arise from the proposed scheme. These are as follows:

- The introduction of high-quality contemporary design to the area.
- Enhances the character and appearance of the surrounding area.
- Reinforces the common (residential) use of the area.
- Provides homes for eight families (24no bedrooms for 32no persons).
- Promotes a sense of community and encourages neighbourly interaction.
- Improvements to biodiversity and the environmental performance of the building on the given site

