

## Delegated Report

### Report of the Assistant Director of Environment, Housing and Regeneration Directorate

Ref: DM2018/01664	Ward: Sutton Central	Expiry Date: 27th December 2018
-------------------	----------------------	---------------------------------

Site	Rear Of 12 Lind Road And Former Bungalow Site Off Bishops Place Sutton SM1 4PJ
Proposal	Erection of an additional floor to existing building to provide 4 self-contained flats with cycle and refuse stores.
Applicant	H+C Investments LTD
Agent	David Barnard

Recommendation	Application Granted
----------------	---------------------

### BACKGROUND

#### Site and Surroundings :

The site relates to a plot of land at the rear of 2 to 12 Lind Road, a row of terraced buildings situated on the eastern side of the road. It comprises a single storey detached building and a large area of hard standing with access off Bishops Place. The last use of the detached structure falls under Class A1 (shops) of the Town and Country Planning (Use Classes) Order 1987 as amended and Prior Approval for change of use from retail to a residential use was granted at the site in 2017 under planning reference B2017/77001.

The surrounding area is mixed in character, with some small scale industrial uses to the east, otherwise the wider area is predominantly residential consisting mainly of two and three storey dwellings front onto Lind Road to the west and Carshalton Road to the south.

### RELEVANT SITE HISTORY

Planning Application Reference: 67/2303--- Address: W C King  
5 ,6 &7 Bishops Cottages  
Bishops Place  
Sutton  
Surrey

SM1 4PH--- Proposal: Use for storage of builders materials--- Status: --- Decision: -  
-- Date Decision Issued: 06-APR-67---

Planning Application Reference: B2016/74014--- Address: 10 Lind Road  
Sutton

SM1 4PJ--- Proposal: Change of use from an office to a residential use providing  
3No. Residential units--- Status: --- Decision: --- Date Decision Issued: 16-MAY-16-

--

Planning Application Reference: 74/12545--- Address: W C King  
5, 6 & 7 Bishops Cottages  
Bishops Place  
Sutton  
Surrey  
SM1 4PH--- Proposal: --- Status: --- Decision: --- Date Decision Issued: 12-AUG-74---

Planning Application Reference: 79/19976--- Address: 10 Lind Road  
Sutton  
SM1 4PJ--- Proposal: Erection of a detached building at rear comprising of paint shop and compressor. 75-2-32.--- Status: GTD--- Decision: GTD--- Date Decision Issued: 07-FEB-80---

Planning Application Reference: 77/16134--- Address: 10 Lind Road  
Sutton  
SM1 4PJ--- Proposal: Erection of a detached building at rear to be used for storage purposes and parking of vehicle. 75-2-32.--- Status: --- Decision: --- Date Decision Issued: 20-APR-77---

Planning Application Reference: N1996/40597--- Address: 12 Lind Road  
Sutton  
SM1 4PJ--- Proposal: Retention of a single-storey building for storage purposes. --- Status: --- Decision: --- Date Decision Issued: 24-APR-96---

Planning Application Reference: 77/16062--- Address: W C King  
5, 6 & 7 Bishops Cottages  
Bishops Place  
Sutton  
Surrey  
SM1 4PH--- Proposal: Continued use as App No 74/12545--- Status: --- Decision: --  
- Date Decision Issued: 25-FEB-77---

Planning Application Reference: 90/35191--- Address: Mr Davis  
5-7 Bishops Cottages  
Bishops Place  
Sutton  
Surrey  
SM1 4PH--- Proposal: Erection of a two-storey building comprising workshop/warehouse at ground floor level with office accommodation over and provision of four car parking spaces--- Status: --- Decision: --- Date Decision Issued: 14-JAN-91---

Planning Application Reference: B2014/70953--- Address: 10 Lind Road  
Sutton  
SM1 4PJ--- Proposal: Extension to premises- lower ground floor rear extension, first floor rear extension, raising of roof including rear dormer, new detached building at rear.--- Status: WDN--- Decision: WDN--- Date Decision Issued: ---

Planning Application Reference: B2015/73102--- Address: Vacant Land Rear Of 8-10 Lind Road Formerly Known As  
The Bungalow Bishops Place  
Sutton  
SM1 4PH--- Proposal: Erection of a pair of 2-bedroomed semi-detached houses each with cycle and refuse stores and a car parking space at front.--- Status: REF---  
Decision: REF--- Date Decision Issued: 13-JAN-16---

Planning Application Reference: 84/26979--- Address: 5-7 Bishops Cottages  
Bishops Place  
Sutton  
Surrey  
SM1 4PH--- Proposal: Continued use of 0.035 acres of land for car parking purposes--- Status: --- Decision: --- Date Decision Issued: 21-NOV-84---

Planning Application Reference: 83/25295--- Address: Mrs K Fossey  
5-7 Bishops Cottages  
Bishops Place  
Sutton  
Surrey  
SM1 4PH--- Proposal: Use of 0.035 acres of land for car parking--- Status: ---  
Decision: --- Date Decision Issued: 18-AUG-83---

Planning Application Reference: SUT/29683--- Address: W R Fossey Garages 1 & 2  
Bishops Place  
Sutton  
Surrey  
SM1 4PH--- Proposal: Use of premises for motor vehicle body repairs at garages 1 & 2--- Status: GTD---  
Decision: GTD--- Date Decision Issued: 30-SEP-64---

Planning Application Reference: 86/28669--- Address: 5-7 Bishops Cottages  
Bishops Place  
Sutton  
Surrey  
SM1 4PH--- Proposal: Continued use of 0.035 acres of land for car parking purposes--- Status: ---  
Decision: --- Date Decision Issued: 30-APR-86---

Planning Application Reference: 66/1883--- Address: W C King  
5, 6 & 7 Bishops Cottages  
Bishops Place  
Of Lind Road  
Sutton  
Surrey  
SM1 4PH--- Proposal: Demolition of existing cottages and use of land as builders store--- Status: ---  
Decision: --- Date Decision Issued: 24-OCT-66---

Planning Application Reference: 80/20286--- Address: Mrs K Fossey  
5-7 Bishops Cottages  
Bishops Place

Sutton

Surrey

SM1 4PH--- Proposal: Continued use of land and retention of storage buildings in connection with use as builders yard--- Status: --- Decision: --- Date Decision Issued: 31-MAR-80---

Planning Application Reference: 74/11986--- Address: W C King

5, 6 & 7 Bishops Cottages

Bishops Place

Sutton

Surrey

SM1 4PH--- Proposal: Continued use of land and retention of storage buildings in connection with use as builders yards--- Status: --- Decision: --- Date Decision Issued: 01-MAR-74---

Planning Application Reference: B2001/48142--- Address: Rear Of 2-10 Lind Road In, Bishops Place,

Sutton,--- Proposal: Erection of a two storey building with roof accommodation comprising office/warehouse at ground floor level with office facilities over and provision of five car parking spaces.--- Status: --- Decision: --- Date Decision Issued: 18-OCT-04---

Planning Application Reference: B2016/75804--- Address: 10 Lind Road

Sutton

SM1 4PJ--- Proposal: Erection of a rear extension at lower ground floor to provide a third bedroom for existing lower ground floor flat. A first floor rear extension, increase in roof height and loft conversion with rear dormer to provide an additional two bedrooms for existing first floor flat.--- Status: GTD--- Decision: GTD--- Date Decision Issued: 11-APR-17---

Planning Application Reference: 81/23629--- Address: 10 Lind Road

Sutton

SM1 4PJ--- Proposal: Use of premises for office purposes, 75-2-32.--- Status: --- Decision: --- Date Decision Issued: 20-JAN-82---

Planning Application Reference: B2017/77001--- Address: 12 Lind Road

Sutton

SM1 4PJ--- Proposal: Prior Approval for Change of use from retail to a residential use--- Status: GTD--- Decision: GTD--- Date Decision Issued: 06-SEP-17---

Planning Application Reference: B2014/69365--- Address: 10 Lind Road

Sutton

SM1 4PJ--- Proposal: Change of use of offices to 2 no. Self Contained residential units.--- Status: REF--- Decision: REF--- Date Decision Issued: 12-JUN-14---

Planning Application Reference: 71/7415--- Address: W C King

5, 6 & 7 Bishops Cottages

Bishops Place

Sutton

Surrey

SM1 4PH--- Proposal: Continues use of builders store--- Status: --- Decision: ---  
Date Decision Issued: 25-MAY-71---

Planning Application Reference: 66/1884--- Address: W C King  
5, 6 & 7 Bishops Cottages  
Bishops Place  
Sutton  
Surrey

SM1 4PH--- Proposal: Demolition of existing cottages and use of land for parking of  
vehicles--- Status: --- Decision: --- Date Decision Issued: 24-OCT-66---

Planning Application Reference: SUT/28739--- Address: H W Clark Garages 1 & 2  
Bishops Place  
Sutton  
Surrey

SM1 4PH--- Proposal: Use for carpet making, curtaining, soft furnishings and  
upholstery--- Status: GTD--- Decision: GTD--- Date Decision Issued: 22-FEB-64---

Planning Application Reference: B2015/71078--- Address: 1-12 Bishops Place  
Lind Road  
Sutton

SM1 4PH--- Proposal: Continued use of site as vehicle maintenance and MOT  
service station.--- Status: GTD--- Decision: GTD--- Date Decision Issued: 07-APR-  
15---

Planning Application Reference: 83/25802--- Address: 10 Lind Road  
Sutton

SM1 4PJ--- Proposal: Provision of a fire escape walkway at rear. 75-2-32.--- Status:  
GTD--- Decision: GTD--- Date Decision Issued: 28-OCT-83---

Planning Application Reference: DM2018/01664--- Address: Rear Of 12 Lind Road  
And Former Bungalow Site Off Bishops Place  
Sutton

SM1 4PJ  
--- Proposal: --- Status: REC--- Decision: --- Date Decision Issued: ---

Planning Application Reference: B2008/59077--- Address: 10-12 Lind Road  
Sutton  
Surrey

SM1 4PJ--- Proposal: Erection of ground and first floor rear extensions with provision  
of roof accommodation involving an increase in existing roof height. Provision of  
external staircase and balconies at rear and conversion of premises to provide three  
1-bedroomed and two 2-bedroomed self contained flats with provision of four car  
parking spaces.--- Status: REF--- Decision: REF--- Date Decision Issued: 03-APR-  
08---

Planning Application Reference: B2014/69925--- Address: 10 Lind Road  
Sutton

SM1 4PJ--- Proposal: Change of use from office to residential.--- Status: GTD---  
Decision: GTD--- Date Decision Issued: 05-SEP-14---

Planning Application Reference: B2017/76232--- Address: 12 Lind Road  
Sutton  
Sutton

SM1 4PJ--- Proposal: Prior Approval for Change of use from retail to a residential use providing 4 no. self-contained flats--- Status: REF--- Decision: REF--- Date Decision Issued: 20-MAR-17---

Planning Application Reference: B2017/78259--- Address: 12 Lind Road  
Sutton

SM1 4PJ--- Proposal: Erection of two additional floors to existing building to provide six 1 bedroomed self contained flats together with cycle and refuse stores.--- Status: WDN--- Decision: WDN--- Date Decision Issued: 05-JAN-17---

### **SITE SPECIFIC DESIGNATIONS:**

Areas of Special Local Character	Area of Special Local Character: ASLC10 DD
Decentralised Energy Opportunity Area	
Potential Intensification	
Red Route Buffer Zones	

### **DETAILS OF PROPOSAL**

The application seeks planning permission for the enlargement of the existing single storey structure to provide space for 4 self-contained flats with cycle and refuse stores. The proposal involves raising of the roof height of the existing building to change it from a single storey building to a two storey building comprising 2 no. studio flats and 2 no 1-bedroomed flats spread over two floors.

### **AMENDMENTS**

The detached 3-bedroomed bungalow element has been removed from the proposal.

### **PUBLICITY**

Type of Site Notice	Reason for Site Notice	Date Posted
Site Notice	Officer Discretion	16th November 2018

## NEIGHBOURS AND CONTRIBUTORS

Number of neighbours originally consulted	35
Number of contributors	0
Number of objectors	0
Number in support	0
Number making a neutral representation	0

A full list of contributors can be found in Appendix B.

## SUMMARY OF RESPONSES

None received.

## CONSULTEE RESPONSES

Consultee	Response Date	Comments
Waste Management		None received
Environmental Health	07.11.2018	Raised concerns on noise and contamination prior to the amendment and removal of the bungalow from the initial scheme.
Sustainability Officer	05.11.2018	No objection subject to conditions to secure sustainability
Biodiversity		None received
Highways	19.12.2018	No Highways objections subject to a legal agreement to prevent future occupiers from applying for residents parking permit.

## MATERIAL PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that when determining a planning application, regard is to be had to the development plan, and the determination shall be made in accordance with the development plan, unless material considerations indicate otherwise. The development plan for the London Borough of Sutton comprises the following documents:

- The London Plan 2016
- The Sutton Local Plan 2018

Also a material consideration in determining planning applications are:

- National Planning Policy Framework 2019 (NPPF)
- National Planning Practice Guidance (NPPG)
- Adopted London Borough of Sutton Supplementary Planning Documents
- Human Rights Act 1998
- Equality Act 2010
- Draft London Plan 2017

#### **London Plan 2016 :**

Policy 3.3 Increasing Housing Supply  
Policy 3.4 Optimising housing potential  
Policy 3.5 Quality and design of housing development (tables 3.2 & 3.3)  
Policy 3.9 Mixed and balanced communities  
Policy 5.1 Climate Change Mitigation  
Policy 5.2 Minimising carbon dioxide emissions  
Policy 5.3 Sustainable Design and Construction  
Policy 6.9 Cycling  
Policy 6.10 Walking  
Policy 6.13 Parking  
Policy 7.1 Lifetime neighbourhoods  
Policy 7.2 An inclusive environment  
Policy 7.3 Designing out crime  
Policy 7.4 Local character  
Policy 7.5 Public realm  
Policy 7.6 Architecture  
Policy 8 Heritage Assets & Archaeology

#### **Sutton Local Plan 2018 :**

Policy 1 Sustainable Growth  
Policy 3 S  
Policy 7 Housing Density  
Policy 9 Housing Sizes and Standards  
Policy 14 Industrial Land  
Policy 28 Character and Design  
Policy 29 Protecting Amenity  
Policy 31 Carbon and Energy  
Policy 33 Climate Change Adaptation  
Policy 34 Environmental Protection  
Policy 36 Transport Impact  
Policy 37 Parking  
Policy 38 Infrastructure Delivery

#### **Supplementary Planning Documents :**

SPD1 Designing out Crime



## **PLANNING CONSIDERATIONS**

The principal considerations (including whether any material planning objections have been reasonably addressed) in relation to this application are:

- Principle of Development
- Design Quality
- Quality of Proposed Accommodation
- Impact on Neighbours
- Traffic & Parking
- Refuse/Recycling
- Sustainability
- Other Material Considerations

### **Principle of Development :**

The National Planning Policy Framework (NPPF) states that there is a presumption in favour of sustainable development which is described for decision making as "approving development proposals that accord with an up-to-date development plan without delay". It advises that local planning authorities should approach decisions on proposed development in positive and creative way. It adds that authorities should use the full range of planning tools available including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economy, social and environmental conditions of the area.

It also advises that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living.

The London Plan encourages intensification and optimising of land subject to justification within the local context. Policy 3.3 of the London Plan supports the need for additional residential development within London and Policy 3.4 also encourages optimising the potential of brownfield sites for residential use.

Policies 7 and 9 of the Local Plan state the Council will permit new dwellings, provided that the density and the size of the dwellings are suitable to the local character. Policy 19 of the Local Plan states outside town and local centres, the Council will not grant planning permission for the loss of A1 shops within areas of more than 400 metres walking distance from alternative shopping facilities, unless it has been demonstrated that the shop has been marketed at a reasonable market rent through a recognised agent for 12 months.

The proposal involves the conversion and enlargement of the existing single storey A1 (shop) building to provide space for four self-contained flats. This application has been submitted following the Council's decision to grant Prior Approval for change of use from retail to a residential use in 2017 under planning reference B2017/77001.

It is acknowledged also that the application site used to be linked to 12 Lind Road, the main A1 (shop) unit that was granted prior approval for change of use from retail to a residential use providing 3 self-contained flats in 2016 under planning reference B2016/74427 and had since been converted and the property extended.

No marketing evidence has been provided to support the application, however it is evident that the site has been vacant for a considerable period of time and had not served the communities immediately around it over the years. Given its size and siting coupled with that fact that a prior approval has previously been granted for the change of use from retail to residential it is considered that the proposed loss of the retail use would not adversely affect the vitality and the quality of life within the context. Furthermore, by reason of the gross internal floor space the proposal would result in the provision of better standard housing compared to the scheme that was granted prior approval at the site.

On balance, it is considered that the proposed development would help to deliver homes and therefore would be acceptable in land use terms. This is subject to compliance with all relevant planning policies.

### **Design Quality :**

Policies 7.4, 7.5 and 7.6 of the London Plan require new developments to have regard to the existing character and development patterns of the area. These policies advise amongst other things that developments should make the public realm comprehensible at the human scale and be of the highest architectural quality and be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm, as well as compromising details and materials that complement, but not necessarily replicate, the local architectural character.

Policy 28 of the Sutton Local Plan and SPD14 'Urban Design Guide' reinforce the aims and the objectives of the above.

Policy 30 of the Sutton Plan states that the Council will expect development within an Area of Special Local Character conserves and, where practicable, enhances those elements which contribute to the Area of Special Local Character's particular character or appearance. These elements may include landscape areas, gardens, trees, hedges and boundary treatments as well as the built form.

The prevailing form of development within the surrounding area is mainly two and three storey buildings with part single and part two storey projections at the rear. The proposal would involve alterations and extension of the existing single storey building to create a two storey.

By reason of scale, bulk and siting the proposed development would integrate well within the site and would add to the character of the area. It would be finished to match the existing building. Furthermore, given the varied nature and the orientation of properties in the area the proposed development would not be visible outside the application site and therefore would not affect the character and appearance of the surrounding area.

The proposed new boundary treatment would reflect and re-enforce the character and appearance of properties within the context.

In light of the above, it is considered that the proposed development would be acceptable in design terms. Any grant of planning permission would be subject to conditions to secure the external finish of the building and the proposed boundary treatment.

### **Impact on Neighbours :**

Policy 29 of the Sutton Local Plan states that the Council will not grant planning permission for any development that adversely affects the privacy, outlook or daylight and sunlight of adjoining occupiers, or would unacceptably impact on the surrounding area.

Whilst the proposed development would increase the bulk, mass and height of the existing building it is designed to reduce the footprint by moving the structure slightly away from the west side boundary line and from 12 Lind Road.

Given its hipped roof design, orientation and the separation distances to the rear wall of the row of terraced building to west it is considered that the proposal would not result in adverse harm to the occupiers of these building in terms of loss of out or light.

It is noted that the proposal would include windows and doors in the west (front) elevation. However, given the relationship, the orientation and the separation distances between the site and the neighbouring properties it considered that any potential impact from the proposed opening would not be significant to warrant a reason to refuse planning permission.

Furthermore, it is considered that the proposal would not result in harm to neighbouring occupiers in terms of increased noise and disturbance or loss of outlook, privacy and light.

The Environmental Health Officer has reviewed the application and has raised no objection to the proposal subject to a condition to limit construction hours.

As such, it is considered that the proposal would be acceptable in terms of impact on neighbouring properties.

### **Quality of the Proposed Accommodation :**

Room sizes within proposals for new residential dwellings should conform to the minimum space standards set out in Policy 3.5 of the London Plan (as amended March 2016).

The minimum internal space required for a 1 bed roomed 1 person dwelling is 37 square metres with 1.0 square metre built-in storage. The information provided suggest the proposal would comply with the minimum internal standards.

The layout of the proposed units and the stacking of the units would be appropriate. It is noted that all the proposed units are single aspect, however, given that they are south facing it is considered that the units would receive adequate natural light and so would function as intended.

The London Housing Supplementary Planning Guidance (SPG) sets out that a minimum of 5 square metres of external amenity space be provided for a 1-2 person dwelling, with 1 additional square metres for every additional occupant. Whilst the ground floor flats are designed to incorporate private amenity areas there would be communal amenity space at the frontage for the upper floor units.

It is acknowledged that proposed development would be set closer to existing industrial uses than the neighbouring dwellings. However, given the size and nature of development coupled with the location of openings in the building it is considered that issues such as noise and other disturbance from the adjoining industrial uses can be mitigated by conditions.

Overall, the proposed development would provide an acceptable standard of living accommodation and environment for future occupiers which accord with the minimum unit size and amenity space set out within the London Plan. Any grant of planning permission would be subject to conditions to secure appropriate insulation.

#### **Traffic & Parking :**

In accordance with policies 35 and 36 of the Sutton Local Plan 2018, development proposals will be required to make appropriate provisions for sustainable transport modes and will be assessed for their impact on the existing and proposed transport infrastructure and services, and the local environment. Additionally, policy 37 of the Sutton Local Plan 2018 requires development proposals to provide the appropriate amount of car parking and secure cycle storage in accordance with the council's restraint-based maximum car and cycle parking standards and to ensure the safe and efficient operation of the transport network.

The proposal does not include any provision for off street parking. However, with the site located within an area with a PTAL rating of 6a, which is 'Excellent' for public transport accessibility.

The proposal is a car-free development with provision for a secured cycle store at the frontage.

The Council's Highways Engineer is satisfied that the proposal meets the key policy requirements for a car-free development as stipulated in Policy 37 of the Local Plan subject to signing of a legal agreement to prohibit the future occupiers from obtaining a resident parking permit. A legal agreement has since been signed.

As such it is considered that the proposed development would not adversely affect traffic and parking within the locality.

#### **Sustainability :**

Policy 5.2 of the London Plan requires developments to make the fullest contribution to the mitigation of, and adaptation to, climate change and to minimising carbon dioxide emissions according to the following hierarchy: use less energy through the use of passive design and energy efficiency measures, supply energy efficiently through the use of decentralised energy provision and generate renewable energy on-site. Further guidance is contained in the Council's IPG11 'Sustainable design and construction' and policy 31 of the Sutton Local Plan, which promote the highest standards of sustainable design and construction within the Borough in support of the Council's vision of 'Creating a sustainable suburb'.

The application has been accompanied by an energy strategy which has been reviewed by the Council's Sustainability Officer. No objections are raised subject to the inclusion of conditions to secure the details contained within the strategy.

### **Refuse/Recycling :**

The application includes provisions for refuse/recycling area at the frontage. The space provided would meet the requirement of the proposal and therefore considered acceptable.

### **Financial Contribution**

The London Borough of Sutton introduced its Community Infrastructure Levy (CIL) charging schedule in April 2014. Any new build, that is a new building or an extension, is only liable for the levy if it has 100 square metres, or more, of gross internal floor space or creates an additional residential unit and is charged at a rate of £100 per sqm. This is in addition to the Mayor's CIL charged at £20 per sqm. CIL is charged on the total net additional floorspace created (measured as Gross Internal Area).

All Local Authorities are required to index the CIL charges to take account of price increases between the time when charging schedules setting out an authority's rate come into force, and the time at which planning permission is granted. In this instance the London Borough of Sutton's CIL has been indexed from its adoption in April 2014 and the Mayoral CIL indexed from its adoption in April 2012.

### **Public Sector Equality Duty (PSED) and Human Rights**

Under the Equalities Act 2010, the Council must have due regard to the need to eliminate discrimination, harassment or victimisation of persons by reason of age, disability, pregnancy, race, religion, sex and sexual orientation. This planning application has been processed and assessed with due regard to the PSED. The application proposals are not considered to conflict with the Duty. The application has also been considered in the light of the Human Rights Act 1998 and it is considered that the analysis of the issues in this case, as set out in this report and recommendation below, is compatible with the Act.

### **CONCLUSION**

It is recommended that planning permission be granted for the reasons set out as the proposal would comply with relevant planning policies.

Report Author: Emmanuel Agyei  
Background Papers: DM2018/01664

## **Appendix A – Conditions, Reasons and Informatives**

### **Recommended Conditions**

#### **Condition(s):**

( 1) The approved development shall be carried out in accordance with the following drawings/details:

OS Map  
3377 7  
3377/6 E  
33774 B

Reason: For the avoidance of doubt and in the interests of proper planning.

( 2) The development must be begun not later than the expiration of three years beginning with the date hereof.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

( 3) Prior to the commencement of development, an Energy Statement incorporating 'as-designed' Standard Assessment Procedure (SAP) outputs must be submitted to the Local Planning Authority and approved in writing which demonstrates how each of the proposed dwellings will apply the Mayor's energy hierarchy (use less energy, supply energy efficiently and use renewable energy) to achieve at least a 35% reduction in CO2 emissions below the target emission rate (TER) based on Part L1A of the 2013 Building Regulations and at least a 10% reduction in total emissions (regulated and unregulated) through on-site renewable energy generation. The development should exceed the minimum Part L1A emissions standards through energy efficiency measures alone.

Reason: To comply with London Plan Policy 5.2 and Policy 31 of the Sutton Local Plan 2018. This condition is required to be pre-commencement to ensure that these details are considered at a early stage of the process and the required details are an integral part of the construction.

( 4) Prior to the commencement of development, details shall be submitted to and approved by the Local Planning Authority relating to insulation against noise. None of the accommodation hereby approved shall be occupied until the details have been implemented. The details shall thereafter be retained.

Reason: To ensure that the future occupants of the permitted dwellings are not exposed to unwarranted extraneous noise. This condition is required to be pre-commencement to ensure that these details are considered at a early stage of the process and the required details are an integral part of the construction.

- ( 5) All external facing materials, treatments and finishes shall be similar to those of the original building and maintained and retained thereafter. This applies unless differences are shown on the drawings we have approved.

Reason: To ensure that the extension harmonises with the existing building and to ensure compliance with Policy 28 of the Sutton Local Plan 2018.

- ( 6) Prior to first occupation of the development hereby permitted, full details of the secure cycle storage facilities shall be submitted to, and approved in writing by, the Local Planning Authority which shall show their positioning within the site, the size and materials of the enclosure and the means of access. The approved details shall be implemented on site and thereafter permanently retained in accordance with the approved details.

Reason: To ensure the development provides an adequate level of cycle parking facilities and to encourage sustainable modes of transport, in accordance with Policies 36 and 37 of the Sutton Local Plan 2018.

- ( 7) Prior to occupation of the development hereby approved, full details of the position, design, materials and type of boundary treatments/means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to occupation of the development and retained thereafter.

Reason: In the interests of amenity for future and neighbouring occupiers in accordance with policy 29 of the Sutton Local Plan 2018.

- ( 8) Prior to first occupation of the dwellings, as-built' Standard Assessment Procedure (SAP) outputs must be submitted to the Local Planning Authority and approved in writing to demonstrate that the development has been carried out in accordance with the approved details. If the development is unable to meet the required reduction in CO2 emissions through the approved energy strategy, then any shortfall shall be made up through the application of further sustainability measures unless otherwise approved by the Local Planning Authority in writing. The approved measures should thereafter be retained.

Reason: To comply with London Plan Policy 5.2 and Policy 31 of the Sutton Local Plan 2018.

- ( 9) Prior to first occupation of the development, a completed Water Efficiency Calculator for New Dwellings must be submitted to the Local Planning Authority and approved in writing to show that internal potable water consumption for each of the dwellings will be limited to 110 litres per person per day (l/p/d) based on the Government's national calculation method for water efficiency for the purposes of Part G of the Building Regulations. The Water Efficiency Calculator should be accompanied by details of the location and type of all appliances or fittings that use water, the capacity or flow rate of



any equipment and any rainwater or greywater collection systems incorporated as part of the development.

Reason: To comply with Local Plan Policy 33

**Informative(s):**

( 1) This decision notice should be read in conjunction with the agreement or Unilateral Undertaking submitted under Section 106 of the Town and Country Planning Act 1990 dated \*\*\*\*.

Before work commences there may be notices or payments due in relation to this agreement and the obligations contained within. Please send any notices or queries to [planningobligations@sutton.gov.uk](mailto:planningobligations@sutton.gov.uk).

Please note that failure to follow the obligations as stated in the agreement could result in penalty charges being added.

( 2) NAMING AND NUMBERING. This permission creates one or more new units which will require a correct postal address. Contact the Street Naming & Numbering Section by e-mail [street.naming@sutton.gov.uk](mailto:street.naming@sutton.gov.uk).

## Appendix B – List of Contributors

Neighbour	Address	Stance
-----------	---------	--------