

To: **Vertical Sunrooms Ltd.**
c/o Langleys Chartered Surveyors
Miss J Mustafa
249 Broadway
Bexleyheath
DA6 8DB

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015

**GRANT OF PERMISSION TO DEVELOP
LAND SUBJECT TO CONDITIONS**

Reference Code :
21/02245/FUL

TAKE NOTICE that Bexley Council, the Local Planning Authority under the Town and Country Planning Acts, **HAS GRANTED PERMISSION** for the development of land situated at :

67 Royal Oak Road
Bexleyheath
Kent
DA6 7HQ

For Erection of a 3 bed detached dwellinghouse with associated car and cycle parking provision, refuse storage and landscaping.

Referred to in the application for permission for development received on 12th July 2021.

SUBJECT TO THE CONDITIONS as attached.

Date of Decision: 5th October 2021

R. Lancaster
Head of Development Management

CONDITIONS AND REASONS

- 1 The development hereby permitted shall be begun not later than three (3) years beginning with the date on which the permission is granted.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by the Planning and Compulsory Purchase Act 2004) to prevent the accumulation of unimplemented planning permissions.

- 2 The development hereby permitted shall only be carried out in accordance with the following approved plans and documents:

Plans:

Site Location Plan; DRAW/67-ROR/0721/001; DRAW/67-ROR/0721/003; DRAW/67-ROR/0721/004; DRAW/67-ROR/0721/005; DRAW/67-ROR/0721/006; DRAW/67-ROR/0721/007

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

- 3 Prior to commencement of the development (excluding demolition and below ground works), a scheme for a Sustainable Drainage System in accordance with the Bexley Sustainable Drainage Design and Evaluation Guide (2018) shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include details of:
- i. How reduction in surface water runoff to the greenfield runoff rate shall be achieved;
 - ii. Calculations to demonstrate that the proposed system is fit for purpose, including correctly sized attenuation and surface water discharge rates;
 - iii. Installation of petrol/oil interceptors as necessary;
 - iv. Distribution of foul water flows into the surrounding sewer network as necessary;
 - v. Installation of rainfall attenuation units for capturing and reusing water;
 - vi. Information about the design storm period and intensity, the method employed to delay and control surface water discharged from the site and measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - vii. Include a timetable for its implementation; and
 - viii. Provide a management and maintenance plan for the lifetime of the development.

The Scheme must demonstrate how the drainage hierarchy set out in London Plan Policy SI13 has been followed:

- * 1st Store rain water for later use;
- * 2nd Use infiltration techniques, such as porous surfaces in non-clay areas;
- * 3rd Attenuate rainwater in ponds or open water features for gradual release to a watercourse;
- * 4th Attenuate rainwater by storing in tanks or sealed water feature for gradual release to a watercourse;
- * 5th Discharge rainwater direct to watercourse;
- * 6th Discharge rainwater to a surface water drain; and
- * 7th Discharge to the combined sewer

The development shall only be carried out in accordance with the approved details.

Reason: To ensure that the site is sustainably drained. These details are required at an early stage to ensure the drainage measures are factored into the build process.

- 4 The development shall be carried out in full accordance with the materials and finishes with the details contained within the submitted Schedule of Materials and Finishes SMF/67.ROR/0721 being:
Red stock brickwork and ivory render and red plain concrete tiles, white frames to windows, concrete block permeable paving system, concrete block kerbing, red brick for dwarf/boundary/retaining walls, coping stone for boundary walls, white fascias, white soffits, white gutters and down pipes, close boarded fencing

Reason: To ensure the satisfactory external appearance of the development.

- 5 Prior to occupation of the development hereby approved, details of bird nesting boxes/bricks to be incorporated into the development shall be submitted to and approved in writing by the Local Planning Authority.

Bird nesting boxes/bricks should be suitable for urban living bird species. The details shall include the exact location, number specification and design of the habitats.

The boxes/bricks shall be installed within the development in accordance with the approved details, prior to the first occupation of the building to which they form part or the first use of the space in which they are contained and shall be maintained as such thereafter.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity.

- 6 The use of the land for vehicle parking shall not be commenced until the area has been laid out, surfaced and drained in accordance with details first submitted to, and approved in writing by, the Local Planning Authority and shall be permanently maintained and available for such use thereafter.

Reason: To ensure a satisfactory standard of development and highway safety.

- 7 Prior to occupation detailed arrangements shall be agreed with the Local Planning Authority and put in place to ensure that, with the exception of disabled persons, no resident or business of the Development may obtain a parking permit within the " Bexleyheath Town Centre" Controlled Parking Zone at any time.

Reason: In the interests of the amenities of the locality.

- 8 The landscaping details submitted in the supporting Landscaping Details document PN.03/67.ROR/0721 and Block Plan shall be carried out in the first planting and or seeding season following the first occupation of the dwelling or the practical completion of the development whichever is the sooner. The new planting shall comply with the requirements specified in BS 3936 (1992) 'Specification of Nursery Stock Part 1 Trees and Shrubs', and in BS 4428 (1989) 'Recommendations for General Landscape Operations'. None of the new trees, plants or shrubs planted shall be lopped or topped within a period of five years from the completion of the development.

Any trees, plants or shrubs, which, within a period of five years from the practical completion of the development die, are removed, or become seriously damaged or

diseased, shall be replaced in the next planting season with others of a similar size and species to those originally planted.

The approved landscaping scheme shall be maintained in accordance with the approved maintenance plan in perpetuity.

Reason: In the interest of the visual amenities of the locality and the amenity of future occupiers of the development.

- 9 The refuse storage arrangements detailed in the submitted document Refuse and Recycling Storage and Collection Strategy shall be installed before the development is first occupied and shall be permanently maintained thereafter.

Reason: In order to provide adequate refuse storage facilities and in the interests of the visual amenities of the area.

- 10 The cycle storage facility detailed in the submitted Parking Provision document and shown the approved Block Plan shall be installed before the development is first occupied and shall be permanently maintained as such thereafter.

Reason: To ensure a satisfactory standard of development and to promote the use of sustainable modes of transport.

- 11 The fire safety arrangements detailed in the submitted document Planning Design and Access Statement shall be installed before the development is first occupied and shall be permanently maintained thereafter.

Reason: In order to provide fire safety measures within the new dwelling, to comply with the requirements of London Plan (2021) policy D12 (Fire Safety).

- 12 The access to the parking area shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

Reason: In the interests of highway safety.

- 13 If any unforeseen contamination is encountered at the development site a risk assessment of the potential contamination should be carried out by a suitably qualified person. The risk assessment will enable a scheme to deal with the contamination to be submitted to and approved in writing by the Local Planning Authority. The remediation scheme will be implemented to the satisfaction of the Local Planning Authority and a completion report provided.
Where no contamination is identified during construction then a signed verification report to confirm this should be submitted to and approved by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land, together with those to controlled waters, property and ecological systems, are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors.

- 14 All of the dwellings shall comply with Building Regulations Optional Requirement Approved Document M4 (2) Category 2: Accessible and adaptable dwellings (2015 edition).

Evidence of compliance shall be notified to the building control body appointed for the development in the appropriate Full Plans Application, or Building Notice, or Initial Notice to enable the building control body to check compliance.

Reason: In order to ensure that the development provides (or can be adapted to provide) satisfactory accommodation for people with a wide range of needs.

- 15 The window in the eastern elevation of the dwelling at first floor hereby approved shall be fitted with glass that has been obscured in the manufacturing process to Pilkington level 3 or higher (or equivalent) and shall be permanently fixed non-openable below a height of 1.7m above the finished floor level of the room it serves, and shall thereafter be maintained as such.

The obscured glazing shall be an integral part of the manufacturing process and not a modification or addition made at a later time, such as a film adhered to the glass. The windows shall thereafter be retained as such.

Reason: To protect the amenities and privacy of the neighbouring properties.

- 16 Prior to occupation of the development, the development shall comply with Building Regulations Optional Requirement Approved Document G2 - Water efficiency (2015 edition).

Prior to occupation evidence of compliance shall be notified to the building control body appointed for the development in the appropriate Full Plans Application, or Building Notice, or Initial Notice to enable the building control body to check compliance.

Reason: In the interest of sustainable development.

INFORMATIVES :-

1 The implementation of this planning permission will require the assignment of a postal number(s). The Council, as the Local Street Naming and Numbering Authority, are responsible for approving new road names, assigning postal numbers and entering the information on the National Land & Property Gazetteer, a national database of address information. An application must be submitted to the Council at the earliest opportunity, to ensure that any new number(s) are assigned before the development is occupied. A fee will be required for this service (see Bexley Council's web site for details or telephone 0203 045 5884).

2 The applicant should be aware that this development is liable for both the Mayoral Community Infrastructure Levy and the London Borough of Bexley's Community Infrastructure Levy (CIL). Before the implementation of this planning permission someone will need to assume Liability for any CIL Charge for the development. Therefore the Council's CIL Administration Officer should be contacted at the earliest opportunity, to discuss what is required and to ensure that the correct process is followed. Contact in the first instance can be made by email to CIL.AdminTeam@bexley.gov.uk or by telephone to 020 3045 5912.

Please note: - any failure to follow the correct process can lead to surcharges being applied to any CIL Charge due and subsequent legal proceedings can be taken including the issuing of a CIL Stop Notice.

3 The responsibility to properly address contaminated land issues, including safe development and secure occupancy, and irrespective of any involvement by this Authority, lies with the owner/developer of the site. The applicant/developer is requested to contact the Council's Environmental Protection Team (Tel: 020 3045 5629) as soon as is practicable should

unexpected contamination be encountered during the development of the site

PLEASE NOTE

In dealing with this planning application, Bexley Council has worked with the applicant in a positive and proactive manner, in accordance with the requirements of paragraphs 186 & 187 of the National Planning Policy Framework, to seek solutions to problems where practicable. Detailed advice is available in the form of the Council's Development Plan as well as in the Mayor of London's and Bexley Council's Supplementary Planning Documents and Guidance. The Council also offers a full pre-application service that is available to all applicants to assist in formulating their proposals.

APPEALS

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or if granted subject to conditions, then you can appeal to the Secretary of State. More details of the time limits for appeals and how you go about appealing along with Purchase Notices can be found on the following websites:

<https://www.gov.uk/government/organisations/planning-inspectorate>

<https://www.planningportal.co.uk/info/200207/appeals>



Development Management
Planning Department
Place
Civic Offices, 2 Watling Street,
Bexleyheath, Kent, DA6 7AT
Telephone 020 8303 7777

The person dealing with this matter is: Joshua Ogunleye
Direct Dial: 0203 045 5432
Email: joshua.ogunleye@bexley.gov.uk

Our Application Reference Number: 21/02245/FUL01

Date: 18/09/2023

C/o Janine Mustafa
Langleys Chartered Surveyors
249 Broadway
Bexleyheath
Bexley
DA6 8DB

BY EMAIL

Dear Ms Janine Mustafa

Re: Application to approve details of condition 3 (SUDS) pursuant to application 21/02245/FUL for Erection of a 3 bed detached dwellinghouse with associated car and cycle parking provision, refuse storage and landscaping.

The decision on this application to determine the above conditions 5 and 6 in full has been made on the basis of the following submitted plans and documents:

RELEVANT PLANS/DOCUMENTS

- Application Form.
- SuDS/67.ROR/0721 - Surface Water Drainage Design: Sustainable Urban Drainage System Plan
- Cover Letter

Condition 3

The submitted drainage plan shows the location of drainage connection on site and a drainage strategy which sets out a soakaway system would be used as well as new areas of hard standing, such as the new driveway, shared footpath between the houses and rear patios and all existing areas of hardstanding will either be surfaced or re-surfaced with a new permeable paving system.

The scheme also intends to capture runoff from the rear facing gutters of the new house, directed to a soakaway within the garden. A domestic water butt will also connect to the downpipe. The submitted design is based on the ground condition being suitable for a soakaway.

These submissions have set out the sustainable drainage arrangement in line with Bexley Sustainable Drainage Design and Evaluation Guide (2018).

The supporting submission has demonstrated how the drainage hierarchy set out in London Plan Policy 5.13. The council's drainage officer has reviewed the submission pack and raised no objection. Notwithstanding the above, the applicant is advised that prior to construction additional testing is carried in accordance with BRE Digest 365 to ensure feasibility of the design.

Based on the above, it has been demonstrated that the site would be sustainably drained.

Conclusion

The details submitted pursuant to Conditions 3 are satisfactory and are hereby approved.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Richard Turek', written in a cursive style.

Mr Richard Turek
Head of Development Management