

PN.03/67.ROR/0424

Refuse and Recycling Storage and Collection Details

**PROPERTY: 67 ROYAL OAK ROAD, BEXLEYHEATH, KENT
DA6 7HQ**

PART-RETROSPECTIVE Erection of a 4 bed detached dwellinghouse with associated car and cycle parking provision, refuse storage and landscaping (enlargement of the implemented 3 bedroom dwellinghouse permitted under planning application 21/02245/FUL).

Overview

1. These details concern the new dwellinghouse, 67a Royal Oak Road.
2. This note should be read in conjunction with all Plan Drawings provided which show the proposed bins and their relationship with the street/houses, particularly:

DRAW/67.ROR/0424/001 – Existing (Pre-Implementation) Site Plan (1:200 @ A1)

DRAW/67.ROR/0424/003 – Proposed Site Plan (1:200 @ A1)

3. Alongside the abovementioned drawings, this Planning Note provide full details regarding refuse storage and collection arrangements for 67 and 67a Royal Oak Road and, if approved, should remove the need for a pre-commencement or pre-occupation condition relating to this matter.

Proposal

Existing Refuse Storage and Collection Arrangements for the Original House, and how these will be affected by the proposals

4. The existing house possesses a set of Council wheelie bins which are stored in the front garden/driveway, close to the front door and boundary wall. On collection days, bins are wheeled out onto the public pavement and collected there by Council Refuse Operatives. No change is proposed to these arrangements.

Proposed Refuse Storage Arrangements

5. It is common practice for small scale housing developments to deliver open and informal storage facilities for new refuse containers, usually within front gardens.
6. Refuse storage for the new house would be provided in a paved area within the front garden close to the entrance and will be screened by evergreen hedging along the western boundaryline that would be planted prior to first occupation of the property, as shown in the proposed plan drawings provided.
7. Alternatively, residents may choose to store their bins in the alcove between the external walls of the entrance hall and cloakroom, or in both locations depending upon which is most convenient.
8. A set of Council bins will be provided upon completion of the development, and prior to the first occupation of the house, including:

Container	Wheelie Bin	Wheelie Bin	Wheelie Bin	Wheelie Bin	Box (Fox Resistant)
Use	General rubbish	Recycling (Blue Lid: Paper & Card)	Recycling (White Lid: Plastics, cans, glass)	Garden Waste (Brown Lid)	Recyclable Food waste
Capacity	180L (family)	180L (family)	180L (family)	240L (large)	Box

Proposed Refuse Collection Arrangements

9. Per the arrangements for houses along this road, residents of 67a will be expected to move containers onto the public footpath the evening before collection days (Tuesdays) for collection by Council Refuse Operatives, wheeling them back to their storage location once emptied.

Assessment

10. Policy DP26 of Bexley's Local Plan (Adopted 2023) states:

1. All proposals for major development (defined in the Glossary) should promote circular economy outcomes and aim to be net zero-waste. Applications should include a circular economy statement in accordance with London Plan policy SI 7 the London Plan.

2. Residential development proposals that provide additional housing, including conversions, should ensure that:

Flatted development

- a. there is adequate space within each flat/apartment for the temporary storage of waste generated by that flat/apartment allowing for the separate storage of recyclable materials;
- b. there is adequate communal storage for waste, including separate recyclables, pending its collection;
- c. storage and collection systems (e.g. dedicated rooms, storage areas and chutes or underground waste collection systems) for waste are of high-quality design and are incorporated in a manner which will ensure there is adequate and convenient access for all residents and waste collection operatives and will contribute to the achievement of London Plan waste management targets;
- d. measures are incorporated to manage, to acceptable levels, impacts on amenity including those that may be caused by odour, noise, and dust;
- e. the on-site treatment of waste has been considered and any system to be incorporated will take into account the factors listed above and other relevant Development Plan policies; and
- f. adequate contingency measures are in place to manage any mechanical breakdowns;

Other residential development

- g. there is adequate space within each residential property for the temporary storage of waste generated by that residence allowing for the separate storage of recyclable materials; and

h. there is adequate space within each residential property for the temporary storage of waste generated by that residence allowing for the separate storage of recyclable materials; and

3. Proposals for new development should be accompanied by a recycling and waste management strategy that considers the above matters and demonstrates the ability of the new development, once occupied, to meet local authority waste management recycling targets.

11. Adequate space is available in the front gardens of 67 and 67a for storage of the bins to be provided. The storage location proposed for no.67a is convenient both for residents and Council Refuse Operatives, being open-sited in a position that is immediately before the front entrance of the house and benefitting from short and clear movement routes to their collection point on the pavement. The storage location is also sited behind a dense evergreen hedge that will screen them from the street.

Summary

12. Existing refuse storage and collection procedures will remain as they are with the development having no discernible impact on these.
13. The bins to be provided for the new dwelling are adequate for the type of new accommodation proposed and the storage location is considered to be the most convenient for the site, allowing quick and undisrupted access from the house and movement from this point to the public pavement for collection in full accordance with current policy guidance, including Bexley Core Strategy CS20, Bexley UDP's Design and Development Guidelines and Part H4 of the Building Regulations.
14. These details have previously been approved under planning consent 21/02245/FUL and should therefore remain acceptable.
15. Should you find this document to be insufficient or require any further information, please contact Janine Mustafa of this office at your earliest convenience; janine@langleyscs.co.uk / 02082981707.

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