

**Supplementary Information
Planning Committee on 18 August,
2010**

Item No.
Case No.

17
10/1362

Location 1-14 INC, Juniper Close, Wembley, HA9 6NY
Description Erection of a 3-storey terrace comprising 15 x 3-bedroom dwellinghouses with associated landscaping, car parking and infrastructure

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A number of issues require clarification following the Committee Members site visit. These issues relate to how the S106 contribution towards public open space within the area will be spent, details of the RSL, the safety of the shared surface for pedestrians without a designated footpath, parking provision for the site and overlooking.

Open Space Improvements: The S106 contribution is likely to be put towards improvements at Sherrans Farm Open Space which is the area of open space closest to the site. The details of a future RSL have not been provided by the applicant however this would need to be agreed by officers through the terms of the S106.

Footpath: The lack of a designated footpath is not considered to raise concerns regarding highway safety. The concept of shared surface removing clear designation between footpaths and vehicular routes seeks to provide a space over which traffic would not be given priority. This, in turn, lowers the average speed of vehicular traffic within an area as drivers would be mindful of not having priority over pedestrians. This, together with the light traffic levels likely to be generated by the development, is considered adequate to ensure pedestrian safety on the site. The Council's own adopted guidance on road layouts (SPG 13) allow residential developments to be served by shared surfaces provided it is for no more than 25 units. The layout of the access road has been agreed by the Council's Highway Engineer who is satisfied it meets all necessary standards.

Parking: Concerns have been raised regarding parking provision for the site. These issues were discussed fully within the report with the original parking provision remaining unchanged and the developer's ongoing agreement to commit to a parking permit restriction for residents within the area. This approach has been continually applied within areas with a good PTAL level.

Overlooking: With regards to overlooking from the development to properties fronting Oakington Manor Drive, the separation distances between the new buildings and balconies and the southern boundary of the site comply with the 10m distance advocated by SPG17. Furthermore habitable room windows within the new development would be at least 20m from the nearest habitable room windows within these properties. This also complies with SPG17 guidelines. These distances are considered to ensure a reasonable level of amenity is provided for both existing and new residents and would be a standard separation distance within an urban context.

A number of matters remained outstanding at the time of writing the committee report. These are addressed below.

Landscaping: A revised landscaping scheme has been submitted following discussions with Landscape Design Officers however the initial comments received from these officers remains largely unchanged. As such further details of a satisfactory landscaping scheme

which includes additional planting, informal seating and informal play space within the turning head at the eastern end of the site will be secured through a condition. A condition is also recommended requiring satisfactory tree protection information as the revised information submitted does not provide sufficient detail.

Lighting: The lighting design scheme does not include contour levels showing satisfactory lighting across the site. Nor does it ensure that neighbouring properties would not be affected. Accordingly a condition is recommended requiring these details within 6 months of the commencement of works.

Quality of Accommodation: Revisions to the original scheme have been secured to ensure that the new dwellings utilise the southerly aspect fully due to concerns regarding House Type B providing a main habitable room which looked onto the railway land to the north. In addition the fenestration design has been improved to maximise the southerly aspect. These amendments address officer concerns regarding the quality of outlook provided through internal adjustments to the layout. Previously concerns were also raised regarding the outlook for the ground floor windows on to the timber cycle and refuse stores due to the height of these structures. The height of these structures has been reduced as far as possible which is welcomed by officers.

Sustainability: Further details remain pending to demonstrate compliance with London Plan Policies in relation to energy. It is requested that authority is delegated to officers to ensure that the requirements of these policies are met prior to the completion of the S106 agreement.

Affordable Housing: The original report stated that the scheme comprised 100% Affordable Housing however this was incorrect. The applicants have stated that it is intended that 3 of the 15 units will be affordable. This is a provision of 20%. It has been demonstrated that any increased provision would render the scheme unviable and as such, the London Plan Policies are considered to have been complied with. However it is anticipated that the remaining twelve units will go towards satisfying the developer's obligation from their 2004 planning permission for the Wembley Stage 1 Masterplan (ref: 03/3200) which required them to provide family sized affordable units. In either case, the London Plan policies relating to affordable housing are considered to be satisfied.

Some amendments have been made to the conditions. These are as follows:

Amended Condition 2: The development hereby permitted shall be carried out in accordance with the following approved drawing(s) and/or document(s):

1023(PL)001 Rev C OS Location Plan
1023(PL)100 Rev D Proposed Ground Floor Plan
1023(PL)101 Rev C Proposed First Floor Plan
1023(PL)102 Rev C Proposed Second Floor Plan
1023(PL)103 Rev C Proposed Roof Plan
1023(DE)110 Rev C Proposed House Type A Floor Plans
1023(PL)111 Rev B Proposed House Type B Floor Plans
1023(PL)200 Rev C Proposed Elevations
1023(PL)201 Rev C Proposed Context Elevations
L253-P-01 Rev B Landscape Masterplan
ITB5185-GA-013 Rev B Highways Plan
ITB5185-GA-014 Rev B Swept Path Analysis of Refuse Vehicle
ITB5185-GA-015 Rev B Swept Path Analysis of Fire Appliance

38469_JUN/200/1 Topographical Survey
38469_JUN/200/2 Topographical Survey
L253-D-01 Proposed Compost Bins
L253-D-02 Rev A Timber Bins/Cycle Stores
L253-P-05 Rev A Boundary Treatment
1023(PL)400 Materials Schedule

And the following supporting documents:

Design and Access Statement dated 28/05/2010
Planning Statement dated 28/05/2010
Noise & Vibration Assessment May 2010
Geo-environmental & Geotechnical Desktop Study May 2010
Renewable Energy Strategy
Transport Statement dated 25/08/2010
Construction Method Statement dated 28/05/2010

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

Amended Condition 3: The landscape works and planting shown on the approved plan L253-P-01 Rev B shall be carried out prior to the occupation of any part of the development.

Any planting that is part of the approved scheme that within a period of *five* years after planting is removed, dies or becomes seriously damaged or diseased, shall be replaced in the next planting season and all planting shall be replaced with others of a similar size and species and in the same position, unless the Local Planning Authority first gives written consent to any variation.

Reason: To ensure a satisfactory appearance and setting for the development and to ensure that the proposed development enhances the visual amenity of the area.

Amended Condition 6: Notwithstanding the provisions of Schedule 2, Part 1 Classes A to F of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the premises shall be carried out to the approved dwellinghouses, unless a formal planning application is first submitted to and approved by the Local Planning Authority.

Reason:

In view of the restricted size of the site for the proposed development no further enlargement or increase beyond the limits set by this permission should be allowed without the matter being first considered by the Local Planning Authority.

New Condition 9: Notwithstanding the approved materials board (Reference 1023(PL)400) further details, including samples, of balustrading for all the roof terraces hereby approved shall be submitted to and approved in writing by the Local Planning Authority within 6 months of the commencement of works on site. Thereafter the balustrading shall be installed in accordance with the approved details prior to the occupation of the development hereby approved.

Reason: To ensure a satisfactory appearance and in the interests of the visual amenities of the locality.

New Condition 10: Notwithstanding the landscaping plan hereby approved (Reference L253-

P-01 Rev B) further details of the treatment of the shared surface shall be submitted to and approved in writing by the Local Planning Authority within 6 months of the commencement of works on site. Such details shall include:

- Informal seating and additional planting around the area designated as a turning head
- Informal play equipment within the area reserved as a turning head

The approved details shall be implemented in full prior to the occupation of the dwellings.

Reason: In the interests of residential amenity for the future occupants of the development.

New Condition 11: Notwithstanding the landscaping plan hereby approved (Reference L253-P-01 Rev B) a scheme of external lighting to the shared surface, access way to the site and turning head shall be submitted to and approved in writing by the Local Planning Authority within 6 months of the commencement of works on site. The approved details shall be implemented in full prior to the occupation of the dwellings.

Reason: To ensure that the external lighting scheme within the development site does not result in nuisance to adjoining residential's properties and provides a safe environment for residents.

New Condition 12: Notwithstanding the plans hereby approved further details (and drawings where necessary) of a scheme showing those areas of trees/shrubs to be influenced by construction of a development; drawings, reports and accompanying method statements shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of any demolition/construction work on the site.

Such details shall include:-

- (i) A scheme for the protection of the trees within the site and within neighbouring gardens adjacent to the southern boundary of the site (section 7, BS5837:2005, the Tree Protection Plan).
- (ii) A plan to a scale and level of accuracy appropriate to the proposal that shows the position, crown spread and Root Protection Area (para. 5.2.2 of BS5837:2005) of every retained tree on site and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on this plan.
- (iii) The details of each retained tree as required at para. 4.2.6 of BS5837:2005 in a separate schedule.
- (iv) A schedule of tree works for all the retained trees in paragraphs (i) and (ii) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998:1989, Recommendations for tree work.
- (v) Written proof of the credentials of the arboricultural contractor authorised to carry out the scheduled tree works.
- (vi) The details and positions (shown on the plan at paragraph (i) above) of the Ground Protection Zones (section 9.3 of BS5837:2005).
- (vii) The details and positions (shown on the plan at paragraph (i) above) of the Tree Protection Barriers (section 9.2 of BS5837:2005), identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction

phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase.

- (viii) The details and positions (shown on the plan at paragraph (i) above) of the Construction Exclusion Zones (section 9 of BS5837:2005).
- (ix) The details and positions (shown on the plan at paragraph (i) above) of the underground service runs (section 11.7 of BS5837:2005).
- (x) The details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area (para. 5.2.2 of BS5837:2005) of any retained tree, including those on neighbouring or nearby ground.
- (xi) The details of any special engineering required to accommodate the protection of retained trees (section 10 of BS5837:2005), (e.g. in connection with foundations, bridging, water features, surfacing)
- (xii) The details of the working methods to be employed with the demolition of buildings, structures and surfacing within or adjacent to the RPAs of retained trees.
- (xiii) The details of the working methods to be employed for the installation of drives and paths within the RPAs of retained trees in accordance with the principles of "No-Dig" construction.
- (xiiii) The details of the working methods to be employed with regard to the access for and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc) on site.
- (xv) The details of the working methods to be employed with regard to site logistics and storage, including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phytotoxicity.
- (xvi) The details of the method to be employed for the stationing, use and removal of site cabins within any RPA (para. 9.2.3 of BS5837:2005).
- (xvii) The details of tree protection measures for the hard landscaping phase (sections 13 and 14 of BS5837:2005).
- (xviii) The timing of the various phases of the works or development in the context of the tree protection measures.

Reason: To ensure a satisfactory standard of appearance and setting for the development and to ensure the viability and health of the existing trees, in the interests of the occupants and general public.

New Condition 13: No works or development shall take place until a scheme of supervision for the arboricultural protection measures has been approved in writing by the LPA. This scheme will be appropriate to the scale and duration of the works and may include details of:

- (i) Induction and personnel awareness of arboricultural matters.
- (ii) Identification of individual responsibilities and key personnel.
- (iii) Statement of delegated powers.

- (iv) Timing and methods of site visiting and record keeping, including updates.
- (v) Procedures for dealing with variations and incidents.

The LPA may require the scheme of supervision to be administered by a qualified arboriculturalist approved by the LPA but instructed by the applicant.

Reason : To ensure the ongoing health and vitality of the existing trees throughout the duration of the development in the interests of the occupants and general public.

New Condition 14: The applicant shall give written notice to the Local Planning Authority of 7 days prior to carrying out the approved tree works and any operations that present a particular risk to trees (e.g. demolition within or close to a Roof Protection area, excavations within or close to a Roof Protection area, piling, carnage).

Reason: To ensure the ongoing health and vitality of the existing trees throughout the duration of the development, in the interests of the occupants and general public and to enable the Local Authority to monitor such measures.

New Condition 15: A Landscape Management Plan for maintenance of all hard and soft landscape areas is to be submitted to and approved in writing by the Local Planning Authority within 6 months of the commencement of any demolition/construction work on the site. This should comprise a maintenance schedule and any specific management duties.

Such details may include:

- (i) Regular watering of trees/shrubs, especially during dry periods in the first 2 years of establishment.
- (ii) Spot weeding and application of appropriate herbicides or fungicides if necessary.
- (iii) Inspection and checking of all plants and for health and/or damage to plants.
- (iv) Mowing/grass-cutting regimes to amenity lawns, sports turf, rough grass or wildflower grass.
- (v) Loosening of tree ties, mulching, necessary removal of tree stakes and pruning if necessary.
- (vi) Necessary pruning, dead heading, trimming, mulching of shrubs.
- (vii) Removal of litter, debris or any other detrimental material from all hard and soft landscape.
- (viii) Digging over, aerating, composting, mulching application of fertilizer as appropriate to soils.
- (ix) Care not to damage any trees or shrubs by strimming and adding protection as required.
- (x) Necessary cleaning and repair of all hard materials and elements including permeable paving.

Any trees and shrubs planted in accordance with the landscaping scheme which, within 5 years of planting are removed, dying, seriously damaged or become diseased shall be

replaced in similar positions by trees and shrubs of similar species and size to those originally planted unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the survival and ongoing vitality of, all plants and soft landscape. To ensure the environment for the local community and residents continues to remain pleasant and attractive indefinitely. To prevent any financial loss due to neglect, sickness and/or damage to any plants.

Recommendation: Remains Approval.

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