

Committee: Development	Date: 3 June 2009	Classification: Unrestricted	Agenda Item No:
Report of: Corporate Director of Development and Renewal		Title: Planning Application for Decision	
Case Officer: Marie Joseph		Ref No: PA/09/00050	
		Ward(s): Limehouse	

1. APPLICATION DETAILS

Location:	Charlesworth House, Dod Street London
Existing Use:	Vacant land
Proposal:	Construction of 7 three storey residential units on land to the rear of Charlesworth House comprising 6 x 4 bed houses and 1 x 5 bed house together with landscaping and associated infrastructure works.
Drawing Nos:	LW20(PL) 00 – Location plan LW20(PL) 01D – Ground floor plan LW20(PL) 02D – First floor plan LW20(PL) 03D – Second floor plan LW20(PL) 04D – Roof plan LW20(PL) 05D – South East & North West elevations LW20(PL) 06D – Flank Elevation & Sections Supporting Information : - Design and Access Statement prepared by Stock Woolstencroft Architects - Transport Statement prepared by Intermodal Transportation - Air Quality Assessment prepared by WSP - Sustainability and Energy Statement prepared by Dixon DeBoise - Tree Survey prepared by Hayden's Arboricultural Consultants - Daylight and Sunlight Report prepared by Delva Patman - Environmental Site Investigation Report prepared by REC Ltd
Applicant:	Urban Living
Owners:	Poplar Housing and Community Association
Historic Building:	N/A
Conservation Area:	N/A

2. SUMMARY OF MATERIAL PLANNING CONSIDERATIONS

2.1 The local planning authority has considered the particular circumstances of this application against the Council's approved planning policies contained in the London Borough of Tower Hamlets Unitary Development Plan (UDP), the Council's Interim Planning Guidance (2007), associated supplementary planning guidance, the London Plan and Government Planning Policy Guidance and has found that:

- The proposal is in line with the Mayor and Council's Policy, as well as the Government Guidance which seeks to maximise the development potential of sites. The proposal makes efficient use of the site with a high-density residential development and as such accords with Policy 3A.3 of the London Plan (Consolidated with alterations since 2004) and HSG1 of the Council's Interim Planning Guidance (2007). These Policies seek to maximise intensity of use compatible with local context.
- The proposed buildings are considered appropriate in terms of design, bulk and

scale. This is in line with Saved Policy DEV1 of the adopted UDP (1998) and Policies DEV2 and CON2 of the Interim Planning Guidance (2007). These policies seek to ensure appropriate design within the Borough which respects the local context and preserves.

- The application provides 7 family sized units (6 x 4 bed houses and 1 x 5 bed), for which there is a substantial demand in the Borough, as shown by the Housing Need Survey (2004). As such, the proposal would comply with Policy 3A.5 of the London Plan (Consolidated with Alterations Since 2004) and Policy CP23 of the Interim Planning Guidance: Core Strategy and Development Control Plan (October 2007) which seek to ensure an appropriate provision of family sized accommodation in the Borough.
- The quantity and quality of housing amenity space and communal space is acceptable and accords with Policies 3A.6, 3D.13 and 4B.1 of the London Plan (2008), Policies DEV1, DEV12 and HSG16 of the adopted UDP (1998) and policies DEV2, DEV3 DEV4 and HSG7 of the Interim Planning Guidance (2007), which seek to improve amenity and liveability for residents.
- The proposal is considered appropriate in relation to the residential amenity of the site. The impact of the development in terms of daylighting and sunlighting, overshadowing, sense of enclosure, outlook, privacy and noise is acceptable given the compliance with relevant BRE Guidance and the urban context of the site. This is in line with Saved Policy DEV1 and DEV2 of the adopted UDP (1998) and DEV1 and DEV2 of the Interim Planning Guidance (2007). These policies seek to protect the amenity of residential occupiers and the environment in general.
- Contributions have been secured towards the provision of affordable housing, health care and education facilities in line with Government Circular 05/05, Saved Policy DEV4 of the Unitary Development Plan 1998 and policy IMP1 of the Council's Interim Planning Guidance: Core Strategy and Development (October 2007), which seek to secure contributions toward infrastructure and services required to facilitate proposed development.

3. RECOMMENDATION

3.1 That the Committee resolve to **GRANT** planning permission subject to:

A. The prior completion of a **legal agreement** to secure the following planning obligations:

- a) The affordable housing at the Charlesworth Terrace site is provided prior to the occupation of the market housing at Shepherd House.
- b) To provide 36.6% of the residential accommodation across both the Charlesworth Terrace and Shepherd House sites as affordable housing measured by habitable rooms.
- c) To provide a tenure split of 75% social rented and 25% intermediate housing across both the Charlesworth Terrace and Shepherd House sites.
- d) Health contribution of £34,036 (combined contribution for both sites)
- e) Education Contribution of £86,394 (combined contribution for both sites)
- f) Highways Contribution £3,000
- g) Car Free Agreement.
- h) Any other planning obligations considered necessary by the Corporate Director Development and Renewal.

3.2 That the Corporate Director Development & Renewal is delegated power to negotiate the legal agreement indicated above.

- 3.3 That the Corporate Director Development & Renewal is delegated power to impose conditions and informatives on the planning permission to secure the following matters:

Conditions

- 1) Full time limit
- 2) Facing Materials
- 3) Contamination condition
- 4) Landscaping
- 5) Insulation measures and noise assessment
- 6) Any other condition(s) considered necessary by the Corporate Director of Development and Renewal.

Informatives

- 1) S278 Highways agreement

- 3.4 That if by 18 June 2009 any legal agreement has not been completed to the satisfaction of the Assistant Chief Executive (legal services), the Corporate Director of Development and Renewal be delegated the authority to refuse planning permission.

4. PROPOSAL AND LOCATION DETAILS

Proposal

- 4.1 This application seeks permission for the construction of 7 three storey residential units comprising 6 x 4 bed houses and 1 x 5 bed house, together with landscaping and associated infrastructure works.
- 4.2 This site forms part of the Urban Living Initiative proposed by Poplar Harca and Bellway Homes which aims to create new residential units within the Poplar area of the Borough through regeneration.
- 4.3 The application is linked to a proposal at Shepherd House, Annabel Close which is located 800 metres to the east (Ref. PA/09/00483). The application at Shepherd House is reported separately on this agenda. The applications are linked regarding the provision of affordable housing and dwelling mix. It is proposed that this application comprises 100% affordable social rented housing, with a mix of market and intermediate housing provided at Shepherd House.

Site and Surroundings

- 4.2 The site is located along the frontage of Farrance Street is bounded by the residential blocks of Gurdon House to the North, Charlesworth House to the West and Leybourne House to the South West. The site is situated approximately 40m from the main thoroughfare of Burdett Road and is located within the Limehouse Ward of the Borough. The site is located 800 metres West of Shepherd House in Annabel Close (Ref. PA/09/00483) which is linked with this application.
- 4.3 The site currently exists as an area of paving adjacent to the grassed amenity space of Charlesworth House. This area does not provide any formal amenity space for the existing buildings.
- 4.4 The area in which the site is located is predominantly residential. The residential blocks immediately surrounding the site range between four and five storeys in height.

4.5 The site has a higher than average public transport accessibility level (PTAL) of 4.

5. POLICY FRAMEWORK

5.1 For details of the status of relevant policies see the front sheet for “Planning Applications for Determination” agenda items. The following policies are relevant to the application:

Unitary Development Plan 1998 (as saved September 2007)

5.2 Policies:	ST1	Deliver and Implementation of Policy
	ST23	Quality Housing Provision
	ST28	Restrain Private Car
	DEV1	General design and environmental requirements
	DEV2	Development requirements
	DEV4	Planning Obligations
	DEV12	Landscaping in development
	DEV15	Retention/Replacement of Mature Trees
	DEV50	Noise
	DEV 51	Contaminated Land
	DEV55	Development and Waste Disposal
	DEV56	Waste recycling facilities
	HSG7	Housing Mix and Type
	HSG1	Residential Space Standards
	HSG15	Preserving Residential Character
	HSG16	Amenity space
	T16	Pedestrians
	T18	Pedestrians

Interim Planning Guidance for the purposes of Development Control

2.3 Core Strategies:	IMP1	Planning Obligations
	CP1	Creating Sustainable Communities
	CP2	Equal Opportunity
	CP3	Sustainable Development
	CP4	Good Design
	CP19	New Housing Provision
	CP20	Sustainable Residential Development
	CP21	Dwelling Mix and Type
	CP22	Affordable Housing
	CP25	Housing Amenity Space
	CP38	Energy Efficiency and Production of Renewable Energy
	CP40	Sustainable Transport Network
	CP47	Community Safety
Policies:	DEV1	Amenity
	DEV2	Character and Design
	DEV3	Accessibility and inclusive design
	DEV4	Safety and security
	DEV5	Sustainable design
	DEV6	Energy Efficiency and Renewable Energy
	DEV10	Disturbance from Noise Pollution
	DEV13	Landscaping and Tree Preservation
	DEV15	Waste and Recyclables storage
	DEV19	Parking for Motor Vehicles
	DEV22	Contaminated Land
	HSG1	Determining Residential Density
	HSG2	Housing Mix
	HSG3	Affordable Housing Provisions
	HSG4	Varying the Ratio of Social Rented and Intermediate Housing
	HSG7	Housing Amenity Space

HSG9	Accessible and Adaptive Homes
HSG10	Calculating Provision of Affordable Housing
PS2	Refuse and Recycling Provision
PS3	Parking Matrix
PS4	Density Matrix
PS5	Lifetime Homes

Spatial Development Strategy for Greater London (London Plan) Consolidated with alterations since 2004.

5.4	Policies	2A.1	Sustainability Criteria
		2A.2	Spatial Strategy for Development
		2A.6	Areas for Intensification
		3A.1	Increasing London's Supply of Housing
		3A.2	Borough Housing Targets
		3A.3	Maximising the Potential of Sites
		3A.5	Housing Choice
		3A.8	Definition of affordable Housing
		3A.9	Affordable Housing Targets
		3A.10	Negotiating Affordable Housing
		3A.11	Affordable Housing Thresholds
		3A.13	Special needs and Specialist Housing
		3A.17	Addressing the Needs of London's Diverse Population
		3A.20	Health Objectives
		3A.23	Health Impacts
		3A.24	Education Facilities
		3C.1	Integrating Transport and Development
		3C.2	Matching Development to Transport Capacity
		3C.22	Sustainable Transport in London
		3C.23	Parking Strategy
		3C.3	Maintaining and Improving Retail Facilities
		3D.8	Realising the Value of Open Space and Green Infrastructure
		3D.12	Open Space Provision
		3D.13	Play and Informal Recreation Strategies
		3D.14	Biodiversity and Nature Conservation
		4A.1	Tackling Climate Change
		4A.2	Mitigating Climate Change
		4A.3	Sustainable Design and Construction
		4A.6	Energy Assessment
		4A.9	Renewable Energy
		4A.13	Flood Risk Management
		4A.16	Water Supplies and Resources
		4A.19	Water Sewerage and Infrastructure
		4A.20	Reducing Noise
		4B.1	Design Principles for a Compact City

Government Planning Policy Guidance/Statements

5.5	PPS1	Delivering Sustainable Development
	PPS3	Housing
	PPG13	Transport
	PPS22	Renewable Energy

Community Plan The following Community Plan objectives relate to the application:

5.6	A better place for living safely
	A better place for living well

6. CONSULTATION RESPONSE

6.1 The views of the Directorate of Development and Renewal are expressed in the MATERIAL

PLANNING CONSIDERATIONS section below.

The following were consulted regarding the application:

LBTH Arboricultural Officer

- 6.2 No comment in respect of the proposed development.

LBTH Education

- 6.3 The proposed dwelling mix is assessed as requiring a contribution towards the provision of 7 additional primary school places at £12,342 each, therefore totalling £86,394 (NB- this is combined with the development at Shepherd House)

LBTH Environmental Health

6.4 Land Contamination

- The desk based study submitted is considered to be satisfactory.
- The applicant has stated that further works must be undertaken on site and therefore no comments can yet be made in relation to the remediation that has taken place. Contamination condition would be appropriate.

Noise and Vibration

- All units should be designed in accordance with the code of practice internally and externally.
- The developer must carry out a background noise assessment and should confirm the mitigation proposed for indoor noise levels.

[Officer Comment: It is considered that the above matters can be dealt with by condition]

Daylight and Sunlight

- No objections to the proposal

LBTH Highways

- 6.5 The subject site is in an area with an above average PTAL accessibility rating and no car parking spaces are proposed. Therefore, the site is considered to have a very good level of accessibility to local public transport links and a car-free S106 agreement should be applied.

A financial contribution of £3,000 towards:

- consultation on a Traffic Management Order
- provision of an on-street disabled bay on Farrance Street

There are existing cycle facilities within the immediate area of the site which are acceptable and would meet the requirements for cycle storage.

Conditions should be included in relation to highways improvements and S278 agreement.

[Officer Comment: The £3000 contribution requested by LBTH Highways has been secured. Requirements for a s.278 will be dealt with by placing an informative]

London Thames Gateway (Statutory Consultee)

- 6.6 No comments to make in relation to the scheme.

Primary Care Trust (Statutory Consultee)

- 6.7 The primary care trust seeks a total 'revenue' and capital contribution of across both sites of £174,749.

[Officer comment: The figure of £174,749 includes a revenue and capital contribution. However, two appeals in Tower Hamlets have shown that revenue contributions sought for current expenditure on health services, and not for the provision of a new health care facility in close proximity to a site, cannot be justified. As such, the Council can only justify a capital contribution for works directly related to the provision of health care facilities.

As such, a contribution of £34,036 has been secured across both sites.]

7. LOCAL REPRESENTATION

- 7.1 A total of 88 neighbouring properties within the area shown on the map appended to this report were notified about the application. The application has also been publicised on site via a site notice.

The total number of representations received from neighbours and local groups in response to notification and publicity of the application were as follows:

No of individual responses: 51 Objecting: 49 Supporting: 2
No of petitions received: 1 objecting containing 97 signatories
 1 supporting containing 101 signatories

- 7.2 The following issues were raised in representations that **are material** to the determination of the application, and they are addressed in the next section of this report:

- Inappropriate design
- Impact on parking within the vicinity of the site
- Increase in density of the existing residential estate
- Loss of daylight and Sunlight
- Increase anti-social behaviour
- Loss of open space
- Unacceptable level of development within the area

The following issues were raised in representations that **are non-material** to the determination of the application, and are not addressed within the next section of this report:

- Loss of views
- Devalue property

8. MATERIAL PLANNING CONSIDERATIONS

- 8.1 The main planning issues raised by the application that the committee must consider are:

1. Land Use
2. Design
3. Density
4. Housing
5. Amenity
6. Highways
7. Other Issues

Land Use

- 8.2 This application proposes 6 x 4 bed, 1 x 5 bed residential units with associated landscaping and infrastructure works.
- 8.3 Policy CP19 of the Interim Planning Guidance (October 2007) seeks to direct new residential development to brownfield sites appropriate for housing. Given the current redundant use of the site and the residential character of the area, it is considered that the proposed residential dwellings would be in accordance with this policy.
- 8.4 Concerns have been raised within representations that the proposed terrace would constitute development on an area of existing open space facing onto Farrance Street. The area comprises of hard standing and appears to be used for storage. It is not accessible from the surrounding properties. Charlesworth House and Gurdon House have existing rear amenity spaces which adjoin the application site, but are separated by existing fencing. This site is not considered to be an area of public open space. As such, it is the principle of development of this unused hardstanding is considered to be acceptable.

Density

- 8.5 Policy CP20 of the Interim Planning Guidance (October 2007) recognises the need to maximise residential densities on individual sites within the Borough taking into account other material considerations. The application proposal has a density of 825 habitable rooms per hectare. The London Plan sets out a density range of 200-700 habitable rooms per hectare. The proposal does not significantly exceed the density levels set out in the London Plan. The site is located in an area with good access to public transport and is considered to be of an appropriate scale in view of the surrounding context. As such, the proposal accords with the aims of Policy 3A.3 in the London Plan in accordance with Policy CP20 of the Interim Planning Guidance (October 2007).

Housing

Affordable Housing

- 8.6 Policy 3A.9 of the London Plan states that Boroughs should seek the maximum reasonable amount of affordable housing, taking into account the Mayor's strategic target that 50% of all new housing in London should be affordable and Boroughs own affordable housing targets. Interim Planning Guidance policies CP22 and HSG3 seek to achieve 50% affordable housing from all sources across the Borough, and specify that individual developments should provide a minimum 35% affordable housing.
- 8.7 Policy HSG3 in the Interim Planning Guidance supports the provision of off-site affordable housing where an appropriate alternative site has been identified which can accommodate the provision and the Council considers that it will result in a better outcome than if the affordable housing was provided on site.
- 8.8 The developer seeks to link the affordable housing obligation arising from this development for Charlesworth Terrace with the development at the Shepherd House which is reported separately on this agenda. It is proposed that off-site provision is provided at Charlesworth Terrace in lieu of the majority of the obligation arising from the Shepherd House development. It is proposed that the majority of the private residential accommodation would be within the higher density development at Shepherd House. This proposal at the Charlesworth Terrace site would be a lower density scheme with a focus on affordable family accommodation.
- 8.9 This 'package approach' provides 37% affordable housing provision across both sites (41 habitable rooms) together with the re-provision of the existing 16 habitable rooms in Shepherd House to give an overall provision of 57 habitable rooms. This would provide an overall affordable housing provision of 44.5% of the total number of habitable rooms.

8.10 It is considered that providing affordable housing off-site is of benefit for the following reasons:

- Provide a better mix of affordable housing
- Produce better quality affordable housing – the social rented units comprise houses with private rear gardens which are more suitable for family accommodation.
- A higher proportion of family housing is provided (all social rented units proposed in this scheme are family sized)

8.11 For the reasons above, it is considered that the proposal would result in a better outcome and as such complies with the requirements of Policy HSG3 in the Interim Planning Guidance.

Tenure Mix

8.12 London Plan Policy 3A.9 promotes mixed and balanced communities by seeking a 70:30 split between social rent and intermediate tenures in affordable housing. In Tower Hamlets there is an identified need for a larger percentage of social rented units which is reflected in the 80:20 split between these tenures specified in IPG policies CP22 and HSG4. In terms of affordable housing split, the combined development at Shepherd House and Charlesworth Terrace represents a provision of 25% intermediate and 75% social rented housing. This falls between the London Plan requirements and those in the IPG and as such is considered acceptable.

Housing Mix

8.13 London Plan policy 3A.5 promotes housing choice including the provision of a range of dwelling sizes. Unitary Development Plan policy HSG7 requires new housing schemes to provide a mix of unit sizes including a substantial proportion of family dwellings of between 3 and 6 bedrooms. Policies CP21 and HSG2 in the IPG specify that a mix of unit sizes should be provided to reflect local need and to contribute to the creation of balanced and sustainable communities. Policy HSG2 provides target percentages for dwelling sizes in affordable and market housing.

Unit Size	Total Units	Social Rented Charlesworth Terrace			Intermediate Shepherd House			Market Shepherd House		
		Units	%	Target	Units	%	Target	Units	%	Target
Studio	0	0	0	0	0	0	25	0	0	25
1 bed	12	0	0	20	2	40	25	10	40	25
2 bed	11	0	0	35	2	40	25	9	36	25
3 bed	7	0	0	30	1	20	25	6	24	25
4 bed	6	6	86	10	0	0		0	0	
5 bed	1	1	14	5	0	0		0	0	
Total	37	7	100	100	5	100	100	25	100	100

8.14 The overall provision of family units across both sites equates to an overall provision of 38% of units with 3 or more bedrooms, with all social rented units (located in Charlesworth Terrace) being family sized units. Given the high level of family housing provision in the social rented sector, it is considered that the overall mix responds well to local needs and is acceptable in terms of policy.

Design

8.15 This application seeks permission for a terrace of three storey buildings to be erected on site which would measure 11.9 metres at its highest point. The neighbouring properties of Leybourne House, Gurdon House and Charlesworth House measure 16.3 metres, 11.2 metres and 14 metres respectively. Given these existing building heights, it is considered that the proposal would be in keeping with its surroundings in accordance with Saved Policy

DEV1 of the UDP (1998), Policy DEV2 of the Interim Planning Guidance (October 2007) and Policy 3A.6 of the London Plan.

- 8.16 The design of the proposal consists of a uniform terrace of dwellings, each with render sections at first and second floor levels which project from the main brick form and have an angled mono-pitch roofline. The third floor of the units would be clad with cedar and include balconies. It is considered that the proposed scale, design, materials and height of the proposal be acceptable and respect the character and appearance of the area.
- 8.17 The proposal would be faced with yellow stock brick, off white render, red cedar cladding and painted powder coated window frames and balustrades. It is considered that these materials are of a high specification and would have no discernible impacts upon the existing street scene. To ensure that an appropriate finish is secured, a condition has been imposed for samples of the facing materials to be approved in writing before development commences.
- 8.18 The Council's Conservation and Urban Design Department have been consulted in relation to the proposal and were involved within pre-application discussions relating to the entire Poplar Harca Urban Living Initiative. No objections have been raised to the proposed design and a condition has been included in relation to facing materials to ensure an appropriate finish.
- 8.19 There are no trees located on the application site. A tree survey has been submitted to consider the impact on trees in the adjoining gardens. The Council's Arboriculture Department have been consulted and have no objection to these proposals. No formal landscaping scheme has been submitted for the proposed amenity areas, a condition has been imposed to ensure a high specification of amenity in accordance with Saved Policy DEV12 of the UDP (1998) and Policy DEV13 of the Interim Planning Guidance (October 2007).
- 8.20 For these reasons the proposal would adhere to Saved Polices DEV1, DEV12 and DEV7 of the Unitary Development Plan (1998) and Policies DEV2 and HSG2 of the Interim Planning Guidance: Core Strategy and Development Control Plan (October 2007) and Policy 3A.7 of the London Plan (February 2008) which seek to ensure appropriate design, amenity space and quality of developments within the Borough

Amenity

- 8.21 This application seeks permission for 7 residential units 6 x 4 bed and 1 x 5 bed, all of which are 3 storeys in height.

Standard of Accommodation

- 8.22 In regard to HSG13 (Residential Space) it is considered that there is an adequate provision of internal residential space. The minimum space standards set out in The London Borough of Tower Hamlets Supplementary Planning Guidance Note Residential Space (1998) are met by all applicable rooms. All units would provide accommodation to the lifetime homes standard, and one unit would be designed as a wheelchair accessible house. As such, the proposal would adhere to Policy HSG9 of the Interim Planning Guidance and Policy 3A.5 of the London Plan which seek to ensure accessible homes within new developments in the Borough.
- 8.23 Policy HSG16 of the UDP requires the provision of adequate amenity space in new housing development. Interim Planning Guidance Policy HSG7 set specific minimum standards for housing amenity space based on the size of the dwellings. The policy set out that 50 sq.m is required per house.
- 8.24 The application proposes rear gardens and a roof terrace accommodated at second floor

level. The 4 bedroom houses each have amenity space totalling 30.5 sq.m and the 5 bedroom house has amenity space totalling 43 sq.m. Whilst this is below the standards set out in the IPG, the site is located within 200m of Bartlett Park which provides a large open recreational area. As such, it is considered that the proposed amenity space provision can be accepted.

- 8.25 It is considered that this would be an adequate supply of amenity space in accordance with Saved policy HSG16 of the UDP (1998), Policies CP25 and HSG7 of the Interim Planning Guidance (October 2007) and Policy 3A.6 of the London Plan.

Residential Amenity

- 8.26 In terms of amenity, Policy DEV2 in the UDP and Policy DEV1 in the IPG seeks to ensure that development protects the amenity of existing and future residents.
- 8.27 In accordance with BRE guidance, a Daylighting and Sunlighting report was submitted with the application. The report calculates the Vertical Sky Component (VSC), Average Daylight Factor (ADF) and Sunlighting for adjoining properties.
- 8.28 The VSC quantifies the amount of skylight falling on a vertical wall or window. For a room with non-continuous obstructions there is the potential for good daylighting provided that the VSC, at the window position 2m above ground, is not less than the value for a continuous obstruction of altitude 25 degrees. This is equal to a VSC of 27%.
- 8.29 The VSC calculation can be related to the ADF which, in addition to the amount of skylight falling on a vertical wall or window, considers the interior daylighting of the building. The calculation takes into account the thickness of the glazing, size of the window, reflectance and total area of room surfaces.
- 8.30 Sun lighting has been measured using sunlight availability indicators or sunpath indicators. The British Standard recommends that at least 25% of annual probable sunlight hours be available at the reference point, including at least 5% of annual probable sunlight hours in the winter months.
- 8.31 Concerns have been raised by neighbouring occupiers in relation to a loss of daylight, particularly at Charlesworth, Leybourne and Gurdon House. In accordance with BRE guidance, a Daylight and Sunlight report and additional sky contour assessment has been submitted and examined by the Council's Environmental Health Department.
- 8.32 In particular, Charlesworth House currently benefits from an open site to the south. As such, there will be some daylight impacts on the properties at ground and first floor given that there is currently no obstruction. However, all of the resultant daylight and sunlight readings would adhere to the current BRE standards and as such all existing properties would still benefit from acceptable daylight and sunlight levels. The Council's Environmental Health Department have reviewed the report and consider the findings acceptable.
- 8.33 It is not considered that the proposed scheme would have an adverse impact on the outlook of residents surrounding the site. In terms of overlooking, the windows in the rear elevation at first and second floor level have been angled to prevent any direct overlooking to the surrounding developments. Other windows in the rear elevation serve bathrooms and are indicated on the plans as being opaque glazing.
- 8.34 For the reasons stated above it is considered that the proposal would meet the required standards and adhere to Saved Policy DEV2 of the Interim Planning Guidance (1998) and DEV1 of the Interim Planning Guidance (October 2007) which seek to safeguard the amenities of the occupiers of the borough.
- 8.35 Entrances to the houses are proposed from Farrance Street. These are in close proximity to

the public highway and have good visibility therefore minimising safety and security issues for future occupiers in accordance with Policy DEV4 of the Interim Planning Guidance (October 2007).

Refuse and Recycling

- 8.36 Each property has space at the front of the property for 2 refuse stores and this is considered to be acceptable and has raised no objections from the Council's Refuse or Highways department.

Transport & Highways

- 8.37 The site is situated within an area of above average public transport accessibility. Concerns have been raised in relation to the current parking situation within the area and the impact that further properties would have on this. However, the proposal includes no car parking spaces in accordance with policy DEV19 in the Interim Planning Guidance (October 2007) which seeks to minimise parking and promote sustainable transport. This car-free development will be endorsed within the S106 agreement which accompanies the application.
- 8.38 Initial concerns were raised by the Council's Highways Department in relation to a lack of information pertaining to disabled parking spaces within the vicinity of the development. Following discussions with the developer £3,000 has been secured within the S106 agreement for traffic management, and a disabled space provided as shown on the disabled bay location plan. As such, it is considered that the scheme would adhere to Saved Policies T16 and T18 of the Unitary Development Plan (1998).

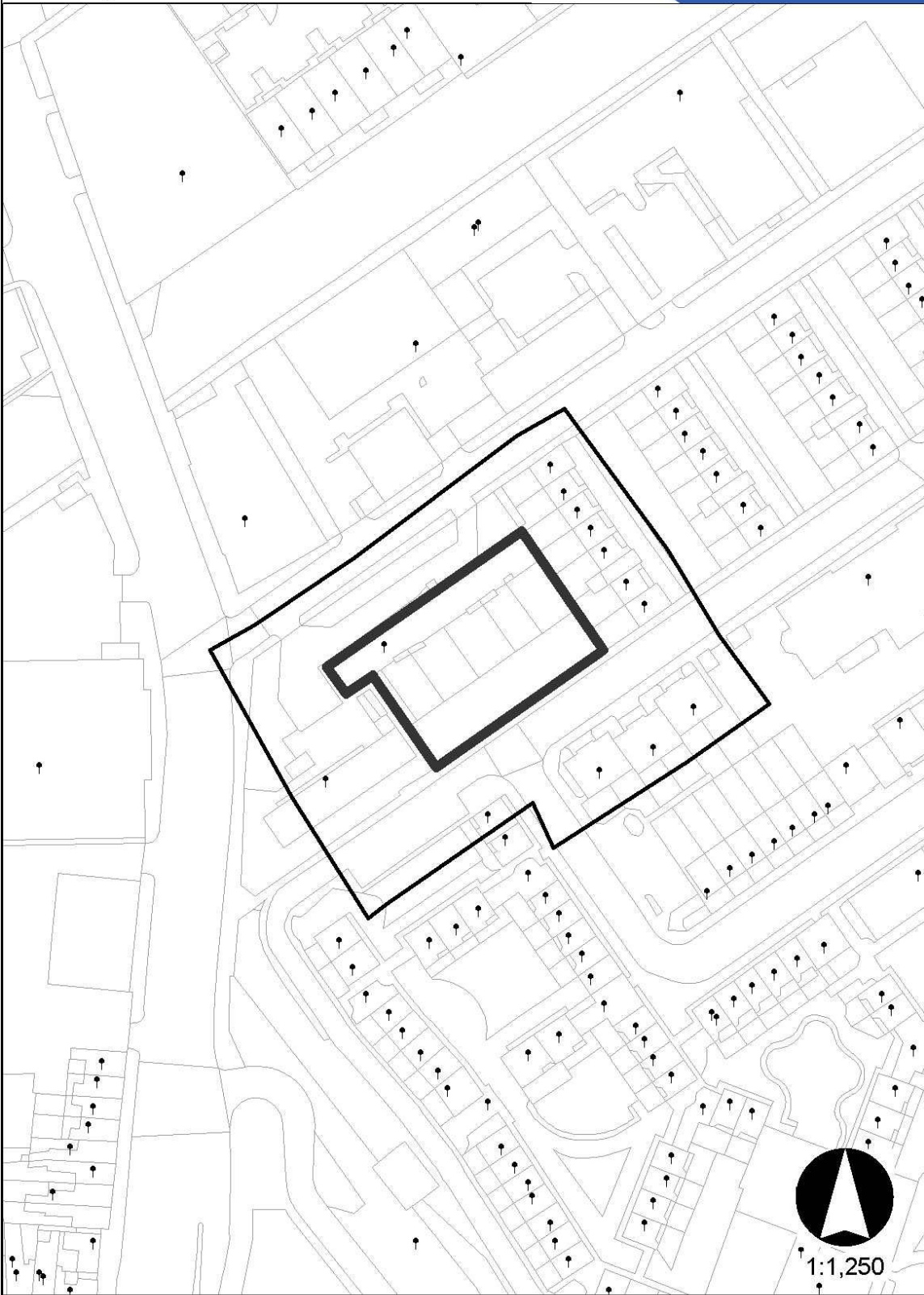
Other Issues

- 8.39 Substantial objection has been received from neighbouring residents in relation to anti-social behaviour within the area and the potential increase in anti-social behaviour as a result of the development. Crime and anti-social behaviour in the borough is a planning consideration however there is no evidence to support the view that the proposal would lead to an increase.
- 8.40 The entrances to the proposed units are located on the active frontage of Farrance Street. It is considered that this location would benefit from an amount of natural surveillance and would be safe, accessible and visible, adhering to Policies DEV4 and CP47 of the Interim Planning Guidance (October 2007).

9.0 CONCLUSIONS

- 9.1 All other relevant policies and considerations have been taken into account. Planning permission should be granted for the reasons set out in the SUMMARY OF MATERIAL PLANNING CONSIDERATIONS and the details of the decision are set out in the RECOMMENDATION at the beginning of this report.

Planning Application Site Map



0 30 m



Planning Application Site Boundary



Consultation Area



Land Parcel Address

This Site Map displays the Planning Application Site Boundary and the neighbouring Occupiers / Owners who were consulted as part of the Planning Application process. The Site Map was reproduced from the Ordnance Survey mapping with the permission of Her Majesty's Stationary Office (c) Crown Copyright. London Borough of Tower Hamlets LA100019288

