

Committee: Development	Date: 13 th February 2013	Classification: Unrestricted	Agenda Item No: 7.3
Report of: Corporate Director of Development and Renewal Case Officer: Shahara Ali-Hempstead		Title: Planning Application for Decision Ref No: PA/12/02860 Ward(s): Bow West	

1. APPLICATION DETAILS

Location:	Land at North East Corner of Jossiline Court, London
Existing Use:	Ancillary drying rooms within residential block
Proposal:	Demolition of existing drying rooms and erection of four storey infill block comprising of 4 x one bedroom apartments.
Drawing No's:	AA3313/L/2.3/001, AA3313/L/2.1/001, AA3313/L/2.1/002
Supporting Documents:	<ul style="list-style-type: none"> § Planning Statement, Prepared by PRP Planning (Ref: AT3313 dated October 2012) § Design and Access Statement, Prepared by PRP Planning § Air Quality Assessment, Prepared by REC Resource & Environment Consultants Ltd (REF: 33046p3r1 dated 9th October 2012) § Code for Sustainable Homes Statement, Pre-Assessment, prepared by PRP Environmental (Ref: AE1407 dated 31st August 2012, Issue 02-Final) § Energy Statement, prepared by PRP Environmental (Ref: AE1407 dated 31st August 2012, Issue 02-Final) § Code for Sustainable Homes Ecology Report, Prepared by Landscape Planning Ltd dated July 0212 § Ecological Appraisal Prepared by Landscape Planning Ltd dated July 0212
Applicant:	Old Ford Housing Association
Owner:	Old Ford Housing Association
Historic Building:	No
Conservation Area:	No

2.0 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 Adopted Core Strategy 2010, the London Borough of Tower Hamlets Unitary Development Plan 1998, the Council's Interim Planning Guidance (October 2007), the Council's Managing Development DPD (Submission Version 2012 with modifications), the London Plan 2011 and the National Planning Policy Framework and has found that:
- 2.2 The proposal makes efficient use of the site and provides an increase in the supply of housing. As such, the proposal would accord with Policy 3.4 of the London Plan (2011), policy SP02 of the Core Strategy (2010) and policy DM3 of the Managing Development DPD (submission version 2012 with modifications) which seek to ensure the use of land is appropriately optimised.
-

- 2.3 The layout and size of the proposed residential units accords with the requirements of Policy 3.5 of the London Plan (2011), policy SP02 of the Core Strategy (2010), policy DM4 of the Managing Development DPD (Submission version 2012 with modifications) and the interim London Housing Design Guide (2010).
- 2.4 The proposed amount of amenity space is acceptable and in accordance with policy DM4 of the Managing Development DPD (Submission version 2012 with modifications), and policy SP02 of the Core Strategy Development Plan Document (2010), which seek to improve amenity and liveability for residents.
- 2.5 The four storey building is acceptable in terms of bulk, mass, scale and design including use of materials and visual appearance. As such, the scheme accords with London Plan (2011) Policies 7.1 – 7.8 (Inc.) which seek to ensure buildings and places are of a high quality design and visually appropriate. The proposal also accords with Policy SP10 of the adopted Core Strategy (2010), policy DM24 of the Managing Development DPD (Submission version 2012 with modifications), and saved policies DEV1 and DEV9 of the Council's Unitary Development Plan (1998), which seek to ensure buildings respect the integrity of the existing building and site context.
- 2.6 The proposal does not result in any unduly detrimental impacts in terms of privacy, overlooking, sunlight and daylight or sense of enclosure for existing or future residents. As such, the proposal would accord with Policy SP10 of the Core Strategy (2010), saved policies DEV2 and DEV50 of the Council's Unitary Development Plan (1998), policy DM25 of the Managing Development DPD (Submission Version 2012 with modifications) and Policies DEV1 and DEV10 in the Interim Planning Guidance (2007), which seeks to protect residential amenity.
- 2.7 Transport matters, including access and waste arrangements, are acceptable and in line with policies T16 and T19 of the Council's Unitary Development Plan 1998, policy DM20 and DM22 of the Managing Development DPD (Submission version 2012 with modifications), and policy SP08 and SP09 of the Core Strategy Development Plan Document (2010) which seek to ensure developments minimise parking and promote sustainable transport options.
- 2.8 The Energy and Sustainability strategies, which include the provision of Photovoltaic panels, have been prepared in accordance with the Mayor's energy hierarchy and London Plan (2011) Policies 5.2, 5.3, 5.6, 5.7, 5.9 – 5.15 (inc), and Policy 5.17. The proposal also accords with policy SP11 of the Core Strategy (2010) and policy DM29 of the Managing Development DPD (submission version 2012 with modifications).

3.0 RECOMMENDATION

- 3.1 That the Committee resolve to **GRANT** planning permission subject to the following conditions and informatives:

Conditions on Planning Permission

- 3.2
 - (1) Time Limit (Three Years)
 - (2) Development to be built in accordance with approved plans
 - (3) Full details of facing materials to be used for the development
 - (4) Refuse provision
 - (5) Detail of measures to meet Code for Sustainable Homes 4
 - (6) Compliance with lifetime homes
 - (7) Compliance with energy statement
 - (8) Restriction on the hours of construction

(9)Construction Management Plan

Any other conditions(s) considered necessary by the Corporate Director Development & Renewal

Informative on Planning Permission

- (1) CIL
- (2) Contact Building Control

4.0 PROPOSAL AND LOCATION DETAILS

The Proposal

- 4.1 Old Ford Housing ('the applicant') is seeking planning permission for the demolition of existing four storey drying rooms and erection of four storey building to provide 4 self-contained 1 bedroom flats. This proposal would form an extension to the existing Jossiline Court block.
- 4.2 The applicants submitted planning statement states that the proposed flats will be 100% affordable rented.
- 4.3 The new extension will be connected to the exiting walkway and stair -core of Jossiline Court which will provide access to the existing lift and bin store.

Site and Surroundings

- 4.4 The application site is a residential building located within the Ranwall West estate. The application site consists of two buildings connected via a stair core and lift to form an L shape and is approximately four storeys high with two principle façade at Ford Street (north) and Ford Street (east) being of a brick construction with UPVC windows. The existing properties are accessed via three separate stair cores which lead onto shared walkways.
- 4.5 The walkway extends to the west and links onto Butley Court a residential building that is 4 storeys high. To the north of the site lies Dethick Court a four story brick building, to the south lies Brine House a four storey L-shape building of a traditional brick construction design and era and to the east lies no's 137 – 243 St Stephens's Road a group four story brick buildings.
- 4.6 The drying rooms are located within an existing four storey building which forms part of Jossiline Court. The drying rooms were provided in the blocks to allow residents to dry their clothes outside their properties; however the use of the drying rooms has diminished over the years.
- 4.7 The existing building is made up of one bedroom flats designated solely for residents over the age of 50 and is owned and managed by Old Ford Housing Association.
- 4.8 The site has two vehicular access points off Old Ford Road and St Stephens's Road, which serves the internal estate road Ford Street.
- 4.9 The surrounding area is predominantly residential and is within a walking distance of Roman Road Town Centre.

Planning History

PA/09/02027 Display of 2 signage boards providing information about estate refurbishment scheme (Retrospective application).

Related Drying room applications

Flat 39, Richard Neale House, Cornwall Street

PA/01/01359 - Planning permission granted on 06/01/2003 for Change of use of adjacent disused drying room to residential, to form 3 additional bedrooms.

Ex Drying Room and Caretakers Room On Ground Floor, Roslin House, Brodlove Lane, London

PA/06/00588 – Planning permission granted on 14/06/2006 for Conversion of disused drying room and caretaker's rest room into Local Housing Office consulting rooms (Class B1).

Flat 42, Newton House, Cornwall Street

PA/06/02026 - Planning permission granted on 21/12/2006 for Change of use, external alteration and conversion of disused drying rooms to create 2 additional bedrooms (one with en-suite facilities) for adjoining 2 bedroom flat at no. 42.

381 Hanbury Street

PA/09/02540 – Planning permission granted on 5/02/2010 for extension of existing 3 bedroom maisonette flat to 5 bedroom maisonette flat. The works involve the conversion of ex-drying room at second floor level and enclosure of communal area at third floor level in order to create 2 additional bedrooms.

Land at North East Corner of Butley Court

PA/12/02852 - Demolition of existing drying rooms and erection of four storey infill block comprising of 4 x one bedroom apartments. **Application pending decision.**

5.0 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:

5.2 The London Plan Spatial Development Strategy for Greater London (July 2011)

Policies	3.3	Increasing housing supply
	3.4	Optimising housing potential
	3.5	Quality and Design of Housing Development
	3.8	Housing Choice
	3.9	Mixed and Balanced communities
	5.1	Climate change mitigation
	5.2	Minimising carbon dioxide emissions
	5.3	Sustainable design and construction
	5.5	Decentralised energy networks
	5.6	Decentralised energy in developments
	5.7	Renewable Energy
	5.13	Sustainable Drainage
	5.17	Waste Capacity
	6.5	Funding Cross rail and other strategic transport
	6.9	Cycling
	6.10	Walking
	6.13	Parking
	7.1	Buildings London Neighbourhoods and community

7.2	An Inclusive environment
7.3	Designing out Crime
7.4	Local character

5.3 Adopted Core Strategy 2025 Development Plan Document (September 2010)

Strategic Objectives	SO7 – SO9	Urban Living for everyone
	SO10	Creating Healthy and Liveable Neighbourhoods
	SO14	Dealing with waste
	SO19	Making connected places
	SO21	Creating attractive and safe streets and spaces
	SO23	Creating Distinct and durable places
	SO24	Working towards a zero carbon borough
	SO25	Delivering Place making
Policies	SP02	Urban Living for Everyone
	SP05	Dealing with waste
	SP09	Creating attractive and safe streets and places
	SP10	Creating Distinct and Durable Places
	SP11	Working towards a zero-carbon borough
	SP12	Delivering Successful Place making

5.4 Unitary Development Plan 1998 (as saved September 2007)

Policies	DEV1	Design requirements
	DEV2	Environmental Requirements
	DEV4	Planning Obligations
	DEV6	Energy Efficiency
	DEV9	Control of Minor Works
	DEV12	Provision of landscaping within new developments
	DEV50	Noise
	DEV55	Development and Waste Disposal
	DEV56	Waste Recycling
	HSG7	Dwelling Mix and Type
	HSG13	Housing Space Standards
	T16	Traffic Priorities for New Development
	T18	Pedestrians and the road network
	T21	Pedestrian needs in new developments
	T21	Pedestrian needs in new developments

5.5 Managing Development Plan Document (Submission Version 2012 with modifications)

Policies	DM3	Delivering Homes
	DM4	Housing Standards and amenity
	DM8	Community infrastructure
	DM9	Improving air quality
	DM13	Sustainable drainage
	DM14	Managing Waste
	DM20	Supporting a sustainable transport network
	DM22	Parking
	DM24	Place Sensitive Design
	DM25	Amenity

5.6 Interim Planning Guidance for the purposes of Development Control (October 2007)

Policies	DEV1	Amenity
	DEV2	Character and Design
	DEV4	Safety and security
	DEV6	Energy efficiency and renewable energy
	DEV5	Sustainable design
	DEV10	Disturbance from noise pollution
	DEV15	Waste and recyclables storage
	DEV16	Walking and cycling routes
	DEV19	Parking for motor vehicles
	HSG2	Housing Mix
	HSG7	Housing Amenity Space

5.7 Government Planning Policy Guidance/Statements

NPPF 2012 National Planning Policy Framework

5.8 Community Plan – One Tower Hamlets

The following Community Plan objectives relate to the application:

Healthy Communities
Safe and Supportive Communities

5.9 Supplementary Planning Guidance/Documents

Interim London Housing Design Guide (August 2010).

6. CONSULTATION RESPONSE

6.1 LBTH Biodiversity

- *There are no adverse impacts on biodiversity.*
- *The CSH ecology report recommends a planting scheme with native and/or wildlife-friendly species, and nest boxes for house sparrows and other species.*
- *No soft landscaping associated with the development and no mention of nest boxes anywhere in the plans.*
- *A biodiverse green roof would meet the policy requirements for biodiversity enhancement and for a living roof. This should be explored with the applicant.*

(Officer comment: The site is of low ecological value, containing restricted habitat type, and whilst planting and habitat enhancing recommendations have been made by the ecologist specialist; it should be noted that this is an infill development with site constraints and as such it is considered that non provision of planting or habitat enhancing mechanism could not be considered a justifiable reason for refusing the scheme.)

6.2 LBTH Waste Management

No objections to the refuse strategy proposed.

(Officer comment: A condition will be imposed to secure the agreed refuse strategy.)

6.3 LBTH Highways

- *The site is located in an area of relatively low public transport accessibility (PTAL2). In this case Highways does not require a residential on-street car parking permit free*

agreement or condition.

- *The applicant has not shown any provision of on-site cycle parking for the newly created residential units. However, given the nature of the development as an in-fill project and subsequent constraints on space within the site, highways accepts implementation of the policy is extremely difficult to achieve.*
- *The applicant has not demonstrated where disabled residents can park accessibly and conveniently*

(Officer comment: Given the constraints of the site, the non-provision of cycle parking is not considered a justifiable reason for refusing the scheme. It is noted that there are a total of 5 existing on-street disabled parking bays on St Stephen Roads which are considered sufficient for the proposed scheme.)

6.4 **LBTH Energy Efficiency Unit**

The proposed scheme aims to deliver a Code for Sustainable Homes Level 4 scheme. CO2 emissions are anticipated to be at least 25% through energy efficiency measures and the integration of a 4kWp PV array.

The sustainable development team have no objections to the proposals.

It is recommended that appropriate conditions be applied to ensure the delivery of renewable energy technologies (PV) and achievement of Code Level 4 rating.

(Officer comment: A condition will be imposed to ensure compliance with energy strategy)

7.0 **LOCAL REPRESENTATION**

7.1 132 neighbouring properties within the area shown on the map appended to this report were notified about the application and invited to comment. The application was publicised on site by way of a site notice. Two representations were received from neighbours and local groups in response to notification and publicity of the application, which were as follows:

No of individual responses:	3	Objecting:	3	Supporting:	0
No of petitions received:	1	Objecting:	1	Supporting:	0
		(containing 51			
		signatures)			

Representation Comments

Land use

7.2

- Loss of drying rooms;

(Officer response: It is considered that the provision of drying rooms is not the norm or required by policy and that residents can utilise the space within their properties for drying clothes. It is therefore considered that the loss of the drying rooms is acceptable as the site will be utilised for housing.)

- Existing properties are for over 50's, the residents have not been advised if the proposed 4 flat will be for the over 50's.

7.3 (Officer response: The applicants, Old Ford Housing Association have advised that all of the proposed units would be provided as housing for the over 50's, similar to the type of housing

which already exists within Jossiline Court)

Design

- The building is very high & is much higher than the rest of Jossiline Court & so will not be in keeping with the rest of the block.
- It looks totally out of place & appears stuck onto the side of the current Building.
- The colour of the brick looks out of place & far too grey & too much of a contrast to the current brick colour.

7.4 (Officer Comment: Officers are of the opinion that the proposed infill extension will be sensitively designed and would represent an appropriate addition to the building. Furthermore, materials will be conditioned to secure a high quality appearance and finishes)

Amenity

- The building works will result in significant disruption for residents, and should be either stopped or should be carried out for a limited amount of time.

7.5 (Officer response: A condition will be imposed to restrict hours of construction. Furthermore, it should be noted that the any disruption/inconvenience arising from the proposal would be for a temporary period only and will be limited to the duration of the proposed works.)

- The construction works will result in significant disruption for residents, dust and noise, health and safety issues and overall amenity;

7.6 (Officer response: A condition will be imposed to restrict hours of construction. Furthermore, it should be noted that the any disruption/inconvenience arising from the proposal would be for a temporary period only and will be limited to the duration of the proposed works. A condition will also be imposed to submit a construction management plan to address access and health and safety issues.)

- Loss of sunlight and daylight
- Proposal will over shadow the Building in front of it on St Stephen's road which is the same height as Jossiline Court so it should definitely not be any higher than that

7.7 (Officer response: The matters regarding loss of sun and daylight and overshadowing will be addressed in the amenity section of this report).

- Relocation of bin store unacceptable

7.8 (Officer response: The proposed location retains existing access distances to all residents, and is shielded from the nearest dwelling by a wall – which offers privacy to this property.)

OTHER

The following issues were raised in representations, but it is considered that they should not be attributed substantial weight in the determination of the application:

- Loss of views

7.9 (Officer response: The loss of an unprotected view is not considered to be a material planning consideration.)

- rubbish being left outside the bin store and overflowing rubbish

7.10 (Officer response: In terms of rubbish being left outside the existing bin store this is a management issue which Old Ford Housing needs to consider and resolve. In terms of the proposed development refuse is discussed in section 8 of this report.)

8.0 MATERIAL PLANNING CONSIDERATIONS

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

- § Land Use
- § Housing
- § Design
- § Amenity
- § Transportation and Highways
- § Energy and Sustainability
- § Localism Act
- § Other

Principle of Development

Land Use

- 8.2 Delivering housing is a key priority both nationally and locally and this is acknowledged within the National Planning Policy Framework, Strategic Objectives 7, 8 and 9 of the Council's Core Strategy (2010) and policy 3.1 of the London Plan, which gives Boroughs targets for increasing the supply of housing.
- 8.3 An important mechanism for achieving the strategic housing objectives outlined in the London Plan is set out in Policies 3.3 and 3.4, which seek to encourage council's to maximise the development of sites to ensure targets are achieved where feasible.
- 8.4 Policy SP02 of the Core Strategy (2010) sets out the borough's overall target for delivery of 43,275 new homes (2,885 a year) between 2010 and 2025. Policy DM3 in the Managing Development DPD (Submission Version 2012 with modifications) sets out more detailed guidance of how development can help to deliver new homes for existing and future residents of the borough.
- 8.5 The proposal involves the loss of the existing drying rooms, one of which is located on each floor of this residential block. The applicant has advised that the drying rooms have been underused by residents since 2000 and have also in previous years been a target for anti-social behaviour. It is considered that the provision of drying rooms is not the norm, or required by policy and that residents can utilise the space within their properties for drying clothes. It is therefore considered on balance that the loss of the drying rooms is acceptable as the site will be utilised for housing.
- 8.6 The residential use of Jossiline Court is already established and therefore the principle of additional residential use would be acceptable in land use terms. Furthermore the site does not have an allocation in the saved Unitary Development Plan 1998 (UDP) nor the Managing Development DPD, (submission version 2012 with modifications). Taking this into account, and given the surrounding area is predominantly residential in character, it is considered that this development would be an acceptable use of previously developed land and would be in accordance with the above planning policies.
- 8.7 On balance, officers are satisfied that the proposal optimises the residential use of the site

which accords with policies 3.3 and 3.4 of the London Plan (2011). The units proposed would contribute to meeting the Borough's housing targets, whilst ensuring that a sustainable development is achieved, which is supported by Policy SP02 (1)(c) of the adopted Core Strategy (2010) and Policy DM3 in the Managing Development DPD (Submission Version 2012 with modifications) and guidance set out in National Planning Policy Framework (2012), which seek to encourage initiatives to optimise housing densities and housing supply where appropriate.

Housing

- 8.9 London Plan Policy 3.8 encourages new residential proposals to incorporate housing choice. This is further supported by the Mayor of London's Supplementary Planning Guidance, which seeks to secure family accommodation, within residential schemes, particularly within the social rented sector, and sets strategic guidance for Council's in assessing their local needs.
- 8.10 Policy HSG7 of the UDP states that new housing development should provide a mix of unit sizes where appropriate including a substantial proportion of family dwellings of between 3 and 6 bedrooms. This is reflected in Policy SP02 of the Core Strategy (2010), Policy DM3 of the Managing Development DPD (Submission Version 2012 with modifications) and Policy HSG2 of the Interim Planning Guidance (2007), which seeks to promote housing choice.
- 8.11 The units proposed will consist of 4 x one bedroom flats. The applicants, Old Ford Housing Association have advised that all of the proposed flats would be provided as housing for the over 50's, similar to the type of housing which already exists within Jossiline Court. All of the proposed flats will be designed to meet Lifetime Home standards.
- 8.12 Whilst it is noted that the mix of flats fails to deliver any family units, or mix of units sizes generally, Officers have taken account of this scheme delivering specialist housing which consist of one bedroom flats for the over 50's. The proposed tenure mix is a continuation of the existing housing mix provided by the housing association.
- 8.13 On balance, Officers consider that, the proposed one bedroom flats would be acceptable and it would increase the overall supply of housing accommodation within the borough, which accords with Policy 3.8 of the London Plan 2011, Policy SP02 of the Core Strategy (2010), Policy DM3 in the Managing Development DPD (Submission Version 2012 with modifications), saved Policy HSG7 in the Unitary Development Plan (1998) and Policy HSG2 in the Interim Planning Guidance (2007). These policies seek to ensure that new developments optimise the provision of suitable sized accommodation.

Housing Quality and Residential Space

- 8.14 London Plan Policy 3.5 seeks to ensure that the design and quality of new housing proposals are of the highest standard internally and externally and in relation to the wider environment. Part C of the Policy states that new dwellings should generally conform to specified dwelling space standards, have adequately sized rooms and efficient layouts. The Mayor's London Housing Design Guide (Interim Edition, August 2010) sets out further guidance on the implementation of these policies with regard to the layout of family units.
- 8.15 Policy SP02 of the Core Strategy (2010) seeks to ensure that new housing has adequate provision of internal space standards in line with the Mayor of London Interim Housing Guidelines (2010). The policy aims are reiterated in Policy DM4 in the Managing Development DPD (Submission Version 2012 with modifications).
- 8.16 The proposed flats measure 53.04sq metres, the London Plan states that minimum space standard for a 1bed 2person flat is 50sq metres. As such the proposed units all meet the minimum space standard requirements and it is envisaged that the layout and design of

units would be of a high standard internally and each of the flats are dual aspect and will benefit from good natural lighting. As such the proposal would accord with policy 3.5 of the London Plan 2011 and Policy DM4 in the Managing Development DPD (Submission Version 2012 with modifications) and the interim GLA's London Housing Design Guide (August 2010).

Design

- 8.17 Good design is central to all objectives of the London Plan. Policy 7.1 in particular sets out a series of overarching design principles for development in London. Other design policies in this chapter and elsewhere in the London Plan include specific design requirements relating to optimising the housing potential of sites, the quality of new housing provision, designing out crime, local character, public realm, architecture and heritage assets. These policies require new development to be sensitive to the character of the surrounding area in terms of design, bulk, scale and the use of materials. They also require development to be sensitive to the capabilities of the site.
- 8.18 Furthermore, policy DEV2 of the IPG, supported by policy SP10 of the Core Strategy and DM24 of the MD DPD (Submission Version 2012 with modifications) seek to ensure new development creates buildings and spaces that are of high quality in design and construction, are sustainable, accessible, attractive, safe and well integrated with their surroundings.
- 8.19 The application site consists of one drying room which is approximately four storeys high with one principle façade at Ford Street (north) which is of a brick construction with UPVC windows. The existing site is accessed via three separate stair cores which lead onto shared walkways.
- 8.20 To the north of the site lies Dethick Court a four story brick building, to the south lies Dalton House a three storey building of a traditional brick construction design and era and to the west lies a brick built tower block.
- 8.21 The new building comprises of four storeys and will extend above the existing building (as shown in the image below), but it does not extend higher than the existing plant rooms and lift overrun. It will be of a modern design with brick elements to complement the existing brick structure and cladding panels, the cladding panels forms a shroud element which envelopes the building creating a design feature in its own right. Each of the floors proposed will have a glazed balcony with private amenity space at ground floor level.



Image 1: Proposed elevation

- 8.22 The palette of materials proposed will include facing brick, cladding panels, opaque frameless glazed balcony and black composite windows.
- 8.23 The four story building to replace the existing drying rooms would be acceptable in townscape terms. The mass, bulk and scale including height of the proposed new building would be appropriate to the existing building and streetscape and it is envisaged that the new contemporary design would complement the existing building.
- 8.24 Given the sympathetic design approach, the local context, the proposal would respond well within the local context and would not appear visually overbearing at street level. Subject to conditions to ensure a high quality materials and finishes, the proposal would accord with policy SP10 of the Core Strategy (2010), Policy DM24 of the Managing Development (Submission Version 2012 with modifications), saved policies DEV1 and DEV9 of the Unitary Development Plan (1998) and Policy DEV2 of the Interim Planning Guidance (2007). These policies seek to ensure developments respect the integrity of the host building and are appropriate to the site context.

Amenity

- 8.25 Policy SP10 (4) of the adopted Core Strategy (2010), Policy DM25 in the Managing Development DPD (Submission Version 2012 with modifications), policies DEV2 and DEV50 of the UDP (1998) and Policy DEV10 of the Interim Planning Guidance (2007), seek to ensure that developments protect and where possible improve the amenity of existing and future residents which includes visual privacy, overshadowing, outlook, noise and vibration levels.

Sunlight and Daylight

- 8.26 Given the location of the site as an infill development and the separation distance between the proposal and no's 137 – 243 St Stephens's Road, it is considered that on balance, there

would not be a significant loss in sunlight/daylight and over shadowing than already exists. It should also be noted that all windows facing Ford Street consist of a shared walkway and overhang in front of each window which reduces any sunlight/daylight to the windows.

- 8.27 It is therefore considered that the proposed development would accord with policy SP10 of the Core Strategy, saved policy DEV2 of the UDP and policy DEV1 of the IPG, in terms of daylight and sunlight.

Private Amenity Space

- 8.28 Saved UDP policy HSG16 requires that new development should make adequate provision for amenity space, this is re-affirmed in IPG Policy HSG7.
- 8.29 Policy DM4 of the Managing Development DPD (Submission Version 2012 with modifications) specifically advises that applicants seek to provide a minimum of 5 sq m of private outdoor space for 1-2 person dwellings and an extra 1 sq m should be provided for each additional occupant.
- 8.30 The proposed flats are all provided with private amenity space in the form of balconies which meet the minimum standard requirements. As such the proposal would accord with save policy HSG16 of the Unitary Development Plan (1998), Policy DM4 in the Managing Development DPD (Submission Version 2012 with modification) and Policy HSG7 of the Interim Planning Guidance (2007) These policies seek to ensure that high quality, useable amenity spaces are incorporated into new developments.

Refuse

- 8.31 Policy 5.17 of the London Plan, Policy DM14 of the Managing Development DPD (Submission Version 2012 with modifications), Policy SP05 of the Core Strategy (2010), Saved Policies DEV55 and DEV56 of the UDP (1998) and Policy DEV15 of the Interim Planning Guidance (2007) require developments to make suitable waste and recycling provision within developments.
- 8.32 There is an existing refuse storage area at ground floor level of Jossiline Court and this provision will be upgraded and relocated to accommodate the new flats waste/refuse. The Council's Waste Management Team have assessed the proposed refuse provision and consider it to be acceptable for the estimated level of waste to be generated within the development.
- 8.33 It is considered that the proposal is acceptable in terms of refuse storage and collection, which accords with saved policy DEV55 of the Unitary Development Plan (1998), Policy DM14 of Managing Development DPD (Submission Version 2012 with modifications) and policy DEV15 of the Interim Planning Guidance (2007) which requires waste and recycling facilities to be adequate to service the site.

Transportation and Highways

Car Parking

- 8.34 Policy 6.9 of the London Plan (2011), policy SP09 of the Core Strategy (2010), Policies DM22 and DM23 in the Managing Development DPD (submission version 2012 with modifications), and policy DEV19 in the Interim Planning Guidance (2007) seek to facilitate more walking and cycling as part of new developments and create a safer environment for cyclists.

- 8.35 The application site is located in an area of relatively low public transport accessibility (PTAL 2) and daytime and evening parking occupancy on nearby St Stephens Road is 25% and 31% respectively (13 bays occupied out of 51).
- 8.36 In this case the Highways Officer has not recommended a car parking and permit free agreement be secured as there is sufficient capacity to accommodate additional vehicles in the local area.

Cycle Parking

- 8.37 London Plan (2011) Policies 6.1 and 6.9 seek to promote sustainable modes of transport, accessibility, and reduce the need to travel by car. Policy 6.3 also requires transport demand generated by new development to be within capacity.
- 8.38 Policy SP09 of the Core Strategy (2010), Policies DM22 and DM23 in the Managing Development DPD (Submission Version 2012 with modifications) and policy DEV16 of the Interim Planning Guidance (2007) re-affirms this aim and also emphasises the need to provide better facilities and a safer environment for cyclists.
- 8.39 The applicant has not shown any provision of on-site cycle parking for the new residential units. However, given the constraints of the site, the implementation of cycle stands would be difficult to achieve. As such given the constraints of the site it is not considered that this would justify a reason for refusing the scheme.

Energy and Sustainability

- 8.40 London Plan energy policies aim to reduce carbon emissions by requiring the incorporation of energy efficient design and renewable energy technologies. Policy 5.2 and 5.7 state that new developments should achieve a reduction in carbon dioxide emissions of 40%. IPG policies DEV5 and DEV6 and CS policy SP11 have similar aims to the London Plan policies.
- 8.41 In terms of the sustainability, the new proposal will be designed to achieve Code Level 4 and photovoltaic panels will be installed on the roof.
- 8.42 The energy strategy approach embraces the 'lean-clean-green' energy hierarchy and demonstrates a significant contribution to reducing CO₂ emissions, which subject to condition would accord with the above policy objectives.

Localism Act (amendment to S70(2) of the TCPA 1990)

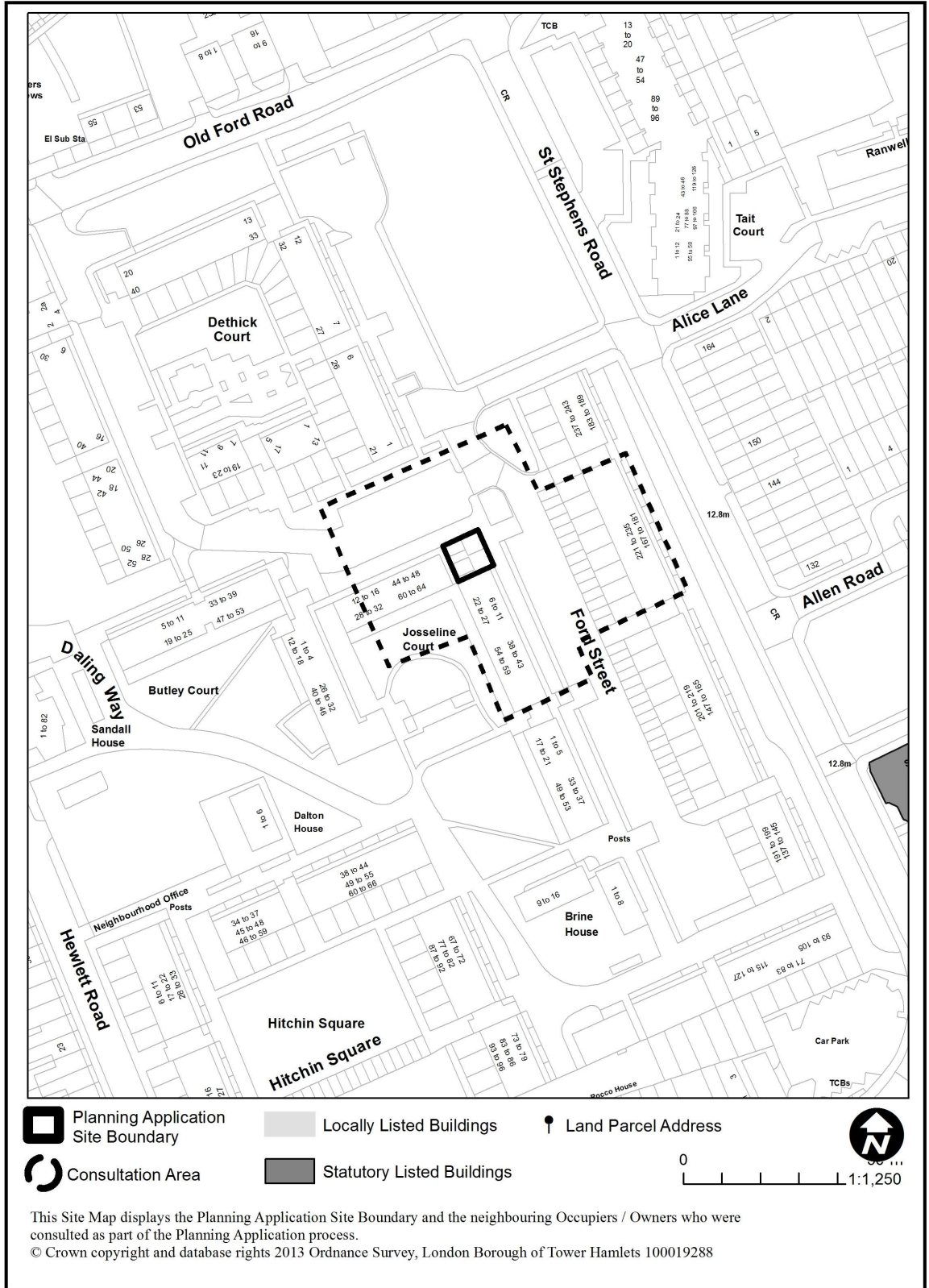
- 8.43 Section 70(1) of the Town and Country Planning Act 1990 (as amended) entitles the local planning authority (and on appeal by the Secretary of State) to grant planning permission on application to it. From 15th January 2012, Parliament has enacted an amended section 70(2) as follows:
- 8.44 In dealing with such an application the authority shall have regard to:
- a) The provisions of the development plan, so far as material to the application;
 - b) Any local finance considerations, so far as material to the application; and
 - c) Any other material consideration.
- 8.45 Section 70(4) defines “*local finance consideration*” as:
- a) A grant or other financial assistance that has been, or will or could be, provided to a relevant authority by a Minister of the Crown; or
 - b) Sums that a relevant authority has received, or will or could receive, in payment of Community Infrastructure Levy.
- 8.46 In this context “grants” will include the New Homes Bonus.
- 8.47 The New Homes Bonus was introduced by the Coalition Government during 2010 as an incentive to local authorities to encourage housing development. The initiative provides unring-fenced finance to support local infrastructure development. The New Homes Bonus is based on actual council tax data which is ratified by the Communities and Local Government (CLG), with additional information from empty homes and additional social housing included as part of the final calculation. It is calculated as a proportion of the Council tax that each unit would generate over a rolling six year period.
- 8.48 Using the Department for Communities and Local Government’s New Homes Bonus Calculator, and assuming that the scheme is implemented/occupied without any variations or amendments, this development is likely to generate approximately £4,493 within the first year and a total of 26,957 over a rolling six year period.
- 8.49 Regarding Community Infrastructure Levy considerations, following the publication of the London Mayor’s Community Infrastructure Levy, Members are reminded that the London Mayoral CIL is now operational, as of 1 April 2012. This scheme will be liable for CIL.
- 8.50 These issues now need to be treated as material planning considerations when determining planning applications or planning appeals.

ANY OTHER ISSUES

None

CONCLUSION

- 8.51 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 Boundary
- Locally Listed Buildings
- Land Parcel Address
- Consultation Area
- Statutory Listed Buildings

This Site Map displays the Planning Application Site Boundary and the neighbouring Occupiers / Owners who were consulted as part of the Planning Application process.

© Crown copyright and database rights 2013 Ordnance Survey, London Borough of Tower Hamlets 100019288