

Eltham and Kidbrooke Area Planning Committee	Agenda Item: 5
26 November 2019	Reference No: 19/1463/F

Applicant: The Glenmore Arms Limited

Agent: Rolfe Judd Planning

Site Address: The Glenmore Arms 41 Edison Grove Plumstead SE18 2DW	Ward: Shooters Hill Application Type: Full Planning Permission
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I. Recommendation

1.1 The Committee is requested to grant Full Planning Permission as outlined below:

- Change of use of vacant basement and ground floor Public House (Class A4) to Residential (Class C3) use (3 x 2-bed units), alterations to the ground floor front facade and previously approved rear and side extensions, with associated vehicle parking and bicycle storage, including enclosed waste and recycling storage.

Subject to:

- (i) Conditions set out in Appendix 2.

2. Summary

2.1 Detailed below is a summary of the application:

The Site -	
Site Area (m ²)	948m ²
Local Plan Allocation	No
Heritage Assets	No
Tree Preservation Order	No
Flood Risk Zone	No

Proposed Ground Floor of Building	
Floor area (m ²)	187m ²

Housing		
Dwelling Mix	2-bed (no. / %)	3 / 100%
Housing Standards	Complies with Technical housing standards – nationally described space standard and London Plan standards?	Yes

Non-Residential Uses		
Existing Use(s)	Existing use (Classes)	Public House (A4 use)
	m ²	187m ²
Employment	Existing Number of Jobs	Nil. (vacant)
	Proposed number of jobs	Nil. (residential use)

Transportation		
Car Parking	No. Existing Off-Street car parking spaces	6
	No. Proposed Off-Street Car Parking Spaces	8
	Proposed Parking Ratio	A total of 8 car parking spaces on site, equating to 1 car parking space per dwelling.
Cycle Parking	No. Proposed Cycle Parking	A total of 12 cycle parking spaces on site, equating to 2 Cycle Space per 2 bed dwelling and 1 Cycle Space per 1 bed/studio.
	Complies with policy	Yes
Public Transport	PTAL Rating	1b

Public Consultation	
Number in Support	13
Number of objections	9
Main issues raised in objections	<ul style="list-style-type: none"> • <i>Loss of a pub</i> • <i>Loss of employment use</i>

- 2.2 The report details all relevant national, regional and local policy implications of the scheme, including supplementary planning guidance.
- 2.3 The application is considered acceptable and is recommended for approval, subject to satisfactory completion of conditions set out in the report.

Site Plan



Figure 1: Site locality

3. **Site and Surroundings (in detail)**

- 3.1 The application site is located on the south east corner of Edison Grove and Combside in Plumstead. The area is predominantly residential in nature, built up of 2-storey terrace and semi-detached houses

- 3.2 The application site is not located within a conservation area and is not a statutorily or locally listed building.
- 3.3 The area has been locally designated an 'Area of Special Character'.
- 3.4 The application site contains the 'Glenmore Arms' building which occupies the middle of a large plot (approximately 914sqm) and traditionally comprises a 2-storey detached public house. The rear garden features several mature trees and substantial greenery which provide a level of privacy between properties. The pub is set back from the street with a front garden that allows for the parking of several cars. There is a change in level from where the pub garden is located, dropping by approximately 1.7m and which is accessed by a set of steps.
- 3.5 It is noted that in 2017 planning permission was approved for the conversion of the upper floors of the public house to flats. This resulted in the rear garden space being subdivided into two areas; one a beer garden and one a communal residential garden. This approval also includes side and rear extensions, which have also been included in the scope of this current application.
- 3.6 The site has a PTAL rating of 1b (poor), on a scale of 0-6b with 6b being the highest. There is an existing bus stop close to the pub which is serviced by bus route 51 and two school routes 625 and 658.

4. Relevant Planning History

- 4.1 The Glenmore Arms, 41 Edison Grove, Plumstead, London, SE18 2DW

17/1805/F - Construction of a part 1/part 2-storey rear and side extension with loft conversion to facilitate the formation of 5 residential units (2 x studios, 2 x 1-bed, 1 x 2-bed) on first and second floors including associated landscaping works (Amended description). **Approved** 04/08/2017.

19/0234/F - Change of use of vacant ground floor Public House (Class A4) to Residential (Class C3) use (1x 1-bed, 1x 2-bed and 2x Studio units), alterations to the ground floor front facade and previously approved rear and side extensions, with associated vehicle parking and bicycle storage, including enclosed waste and recycling storage. **Withdrawn** 15/03/2019.

5. Proposals (in detail)

Background

- 5.1 The application was originally reported to the Woolwich and Thamesmead Area Planning Committee meeting on the 23rd July 2019. The item was deferred by Members in order to allow them to undertake a site visit and for further exploration of planning considerations.
- 5.2 Since the abovementioned meeting taking place and before reporting the application back to the Woolwich and Thamesmead Area Planning Committee on the 22th October 2019, Officers were made aware that the application site fell within a ward (Shooters Hill) of the Eltham and Kidbrooke Area Planning Committee rather than the Woolwich and Thamesmead Area Committee. The item was subsequently withdrawn from this meeting.
- 5.3 At the time of writing this report and in agreement with the Committee Chair, a site visit for the Members of the Eltham and Kidbrooke Area Committee is scheduled to take place with on the 23th November 2019.

Scope of planning application

- 5.4 The current application seeks full planning permission for the following:
- Change of use of vacant basement and ground floor Public House (Class A4) to Residential (Class C3) use (3 x 2-bed units);
 - Alterations to the ground floor front facade and previously approved rear and side extensions; and
 - Associated vehicle parking and bicycle storage, including enclosed waste and recycling storage (Resubmission).
- 5.5 The proposed units would be spread across the ground floor and within the proposed side and rear extensions. Each of the three units would be 2 bedroom 3 person units. Units 1 and 2 would not have direct access to private amenity space, instead additional Gross Internal Area (GIA) has been included into the size of these units. Whereas, Unit 3 would have a narrow outdoor area along the side of the unit which leads to an area at the rear of private open space. All units would also have access to a 213m² communal open space in the rear garden.
- 5.6 The following main changes have been made following the previously withdrawn application:
- Reduction from 4 units to 3 units
 - Inclusion of additional marketing information
 - Correction of inconsistencies in the viability report
 - Inclusion of peer reviewed viability report

- Removal of bedrooms facing the proposed car parking
- Additionally landscaping

5.7 Further amendments and additional supporting information have been submitted and made available on the Council's website following concerns expressed by Officers and objectors.

5.8 Further amended drawings have been submitted and included the following changes:

- Inclusion of front entrances to the dwellings
- Reduction from 2 bedroom / 4 person units to 2 bedroom / 3 person units for proposed units 1 and 2, to ensure adequately sized units
- Removal of car parking spaces to improve the outlook of proposed Units 2 and 3
- Inclusion of private amenity space for proposed Unit 3

5.9 The Council's procured Peer Reviewed Viability Report (independently reviewed by BNP Paribas) was made publically visible on the Council's website on 24th July 2019 and is included as Appendix 4. The report concludes,

“We have reviewed the report prepared by C&C in addition to the additional submitted information, which seeks to demonstrate that the site is not commercially viable as a public house. In summary, we do not consider that the C&C conclusions are unreasonable on the basis of the extensive marketing history of the site, the costs associated with the refurbishment of the site and the financial projection prepared by C&C.”

5.10 A Cover Letter prepared by the applicant has been circulated to Members of the Eltham and Kidbrooke Area Planning Committee. The letter outlines the existing available documents supporting the application, and discusses the actions the applicant has taken since Members deferred the case at the Woolwich and Thamesmead Area Planning Committee in July 2019.

5.11 To support their application Direct Marketing Letters to Local Pubs have been submitted by the applicant as concerns were raised by objectors at the Woolwich and Thamesmead Area Planning Committee that insufficient marketing was initially undertaken. The applicant has provided copies of 37 letters which were sent to pub owners and/or pub operators directly marketing the public house and provided the estate agents listing link and contact details should they be interest to discuss further. The letter advises any response would be forwarded to Officer as they come in. At the date of writing this report, Officers to date have been forwarded 7 responses from a mix of local and national public house operators who commented that they

were not interested in entering into discussions about operating the public house. The reasons in the current responses include:

- No more capacity for other projects
- This public house is no longer viable
- Location is to standalone from other typical High Street uses
- Only a few locals would support the pub and it was hard to attract customers (past operator of the Glenmore Arms)
- No interest in leasing properties

5.12 An additional Accessibility Diagram (PL04) has been submitted as it has been questioned by Members of the Woolwich and Thamesmead Area Planning Committee whether the proposed flats would be accessible for all persons with the community. A drawing has been submitted indicating how the proposed flats would be fully Part M4(3) compliant – wheelchair user dwellings (including the provision of accessible car parking, level access and suitable internal manoeuvring areas for wheelchair users).

5.13 In addition Walking Distance Diagrams to Two Local Pubs have been submitted by the applicant as concerns were raised by Members that the loss of The Glenmore Arm would result in the community being unable to easily access a public house in the locality. The applicant has submitted two diagrams demonstrating the walkability (estimated walking time and distance) from The Glenmore Arms to The Green Man and Who'd a Thought It public houses. Google maps estimates that it would take 8 minutes to walk to The Green Man and 13 minutes to walk to Who'd A Thought It from The Glenmore Arms.

5.14 Items mentioned in paragraphs 5.9 to 5.13 have been included as Appendixes 4 to 8.

6. Consultation

6.1 The application since being submitted in April 2019 has been subject of public consultation, comprising of a site notice and twenty-four (24) individual letters, sent to individual occupiers in the vicinity of the application site. This also included consultation with the adjoining London Borough of Bexley.

6.2 Council Departments

6.2.1 A summary of the consultation responses received along with the officer comments are set out in table below:

Details of Representation	Summary of Comments	Officers comments
Transport and Highways	No objection is raised	Noted - further discussion relating to Transport and highways is within Section 14 of this report
Waste Services	No objection is raised	Noted - further discussion relating to Waste is within Section 15 of this report

6.3 Adjoining Boroughs

6.3.1 A summary of the consultation responses received from the adjoining borough, along with the officer comments are set out in table below:

Details of Representation	Summary of Comments	Officers comments
London Borough of Bexley	<p>No objection in relation to design, impact on amenities or Highways impact.</p> <p>Owing to the NPPF and The London Plan policies relating to the loss of a pub, without strong justification the principle of the development would be unacceptable.</p>	Noted - issues relating to the principle of the development are assessed in Section 9 of this report.

6.4 Local Residents and Businesses

6.4.1 A summary of the consultation responses received from Local Residents, along with the officer comments are set out in table below:

Summary of Comments	Officers comments
Loss of public house/community asset.	Issues relating to the loss of the pub are assessed in Section 9 of this report.
Falsities and unrealistic details in the marketing history.	Issues relating to the marketing history are assessed in Section 9 of this report.
Lacklustre marketing attempts.	Issues relating to the marketing history are assessed in Section 9 of this report.
Loss of employment.	Issues relating to the employment are assessed in Section 9 of this report.
Fabrication, conjecture and lies within viability study.	Issues relating to the marketing history are assessed in Section 9 of this report.

7. Planning Context

7.1 This application needs to be considered in the context of a range of national, regional and local planning policies and Supplementary Planning Guidance / Documents.

- **National Planning Policy Framework (NPPF - 2019)**
- **Technical Housing Standards - Nationally Described Space Standard** (Department for Communities and Local Government – March 2015)
- **The London Plan (March 2016)** - Full details of relevant policies refer to Appendix 3.
- **The Royal Greenwich Local Plan: Core Strategy with Detailed Policies (“Core Strategy” - 2014)** - Full details of relevant policies refer to Appendix 3.
- Full details of relevant SPD / Documents refer to Appendix 3.

8. Material Planning Considerations

8.1 This section of the report provides an analysis of the specific aspects of the proposed development and the principal issues that need to be considered in the determination of the planning application (Ref: 19/1463/F):

- Principle of development;
- Quality of living environment provided for future residents;

- Residential mix
- Design
- Residential Amenity;
- Transport and Access;
- Waste
- Community Infrastructure Levy (CIL);
- RBG CIL; and
- Implications for Disadvantaged Groups

9. **Principle of Development**

New housing and loss of public house

- 9.1 The application site, being the ground floor, is currently unoccupied and has been for some time, with the previous use of the site as a public house (Use Class A4) ceasing in 2016. The site has therefore been vacant since 2016 following the closure of the public house.
- 9.2 The Royal Borough of Greenwich makes a major contribution to London's Housing provision, having the third largest target for new housing of all London Boroughs. It is vital that the Royal Borough's unique housing needs are met, while still contributing to the overall London housing numbers. The borough's current target for the plan period is for a minimum of 26,850 net additional dwellings over the 10-year period 2015 - 2025 (an average of 2,685 per year, as set out in the London Plan 2016). The current application for 3 residential units would positively contribute to the Borough's housing target and London in general if found acceptable and permission approved.
- 9.3 Government targets seek to achieve a high percentage of new build on previously developed land. London Plan Policy 3.3 emphasises the use of brownfield land for the delivery of new housing. The Core Strategy also recognises that new development on brownfield sites has an important role in delivery of the sustainable development. Policy H1 supports residential redevelopment on environmentally suitable sites, the policies also promotes the re-use of previously developed land and outlines that 99% of new dwellings will be provided on such land. As such, the proposed use of the land accords with current national, strategic and local plan policy.

- 9.4 Paragraph 92 in Section 8 – Promoting healthy and safe communities of the NPPF, states planning policies and decisions should plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments. It also states that planning policies and decisions should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs.
- 9.5 Policy EA(b) outlines that the Royal Borough supports the retention of pubs that have a community role and will resist the change of use or demolition except where continued use as a pub is no longer economically viable. It goes on to state that evidence must be submitted to clearly demonstrate that reasonable attempts have been made to actively market the site as a pub for at least two years.
- 9.6 Moreover, the applicant has provided marketing evidence in the form of a viability report, marketing history report and a marketing report as evidence to demonstrate that the use of the premises as a public house is no longer viable. The report viability, prepared by Christie & Co, concludes that owing to the level and quality of competition which exists within walking distance of the premises, the unavoidable significant upfront investment required, and length of current closure, the building would not have a long term viable future as a public house.
- 9.7 The proposal would result in the loss of a public house. The pub is located in a suburban area which does not have any other supporting commercial uses within close proximity. Additionally, three other pubs, being The Green Man, Foresters Arms and Who’d A Thought It, are located within walking distance from the application site (0.7 miles). The applicant has provided supplementary evidence to confirm that it would take 8 minutes to walk to The Green Man and 13 minutes to walk to Who’d A Thought It from The Glenmore Arms. These pubs have a greater customer potential as their locations lends them for greater exposure than the Glenmore Arms as they are in areas such as along the green chain walk, adjacent to main roads, and/or within close proximity to other commercial uses, whereas the setting of the Glenmore Arms is not.
- 9.8 During the application process the Council engaged BNP Paribas to peer review the Christie & Co viability report. BNP Paribas concluded that the recommendations in the Christie & Co viability report were not unreasonable on the basis of:

- the extensive marketing history of the site;
- the costs associated with the refurbishment of the site; and
- the financial projection prepared by Christie and Co.

- 9.9 BNP Paribas also note in the review that the public house would not benefit from living accommodation income that the previous occupiers would have had as the upper floors have been converted into flats and that this would have a detrimental impact on demand and viability for the site.
- 9.10 In relation to the NPPF, given the context and future commercial viability of the pub, the time it has been closed (since September 2016), and the location of the other surrounding pubs currently in operation, it is considered the loss of the public house in this part of the borough would not result in a loss of a valued facility or service and would not reduce the community's ability to meet its day-to-day needs.
- 9.11 Having regard to London Plan and Local Plan policies, the existing public house is considered to not have a significant heritage, economic, social or cultural value to the local community. The accompanying marketing history and viability reports (including the peer review) demonstrates that the public house is not positioned to have a long term viable future as a public house and other uses should be explored.
- 9.12 Policy EA(a) of the Local Plan specifically states that,
- 'non employment uses will only be permitted on vacant employment site where it can be demonstrated that marketing on a fair price and terms for at least two years indicates there is no realistic prospect of any form of employment arising'.*
- 9.13 To comply with this policy, the site has been marketed by the applicant for more than two years as a public house. Whilst it is acknowledged that the site received enquiries regarding other employment uses on the site, such as, A1, A5 and D1 given the disconnected nature of the site from other commercial parades and main thoroughfares, and the low density nature of the surrounding area, other commercial uses on the site are unlikely to be supported. Additionally, it is noted that this site is not a designated protected employment site within the borough which seeks to safeguard specific employment uses.
- 9.14 The proposed loss of the existing public house and conversion to a residential use is therefore considered acceptable in principle, and would comply with Policies HI, EA(a) EA(b) and DHI of the Core Strategy and Policies 7.4 and 7.6 of the London Plan in so far as they require new residential development

to respect the character of the surrounding environment and have an understanding of local characteristics. However, while the principle of the loss of the existing basement and ground floor public house use may be considered acceptable, any replacement use would need to be found acceptable against other material planning considerations such as providing satisfactory living conditions and being acceptable in design terms with regard to these policies. These matters will be assessed later in the report.

10. Quality of Living Environment provided for future residents

10.1 The current application seeks permission for three (3) residential units, consisting of three two-bedroom units.

10.2 London Plan Policy 3.5 Quality and design of housing developments requires all housing developments to be of the highest quality internally, externally and in relation to their context and to the wider environment, taking account of strategic policies. Policy 7.2 outlines that all new development in London to achieve the highest standards of accessible and inclusive design and supports the principles of inclusive design. Both of these are supported by Core Strategy Policy H5

10.3 The following table shows how this size of unit compares with the requirements of the Technical Housing Standards – Nationally Described Space Standard’s (2015) standards:

Unit	Beds/Person	Req. Private Open Space	Req. GIA	Req. private open space + req. GIA	Proposed GIA	Compliant
1	2b 3p	6sqm	6l	67sqm	72	Yes
2	2b 3p	6sqm	6l	67sqm	72	Yes
3	2b 3p	6sqm	6l	N/A	69	Yes

10.4 The Technical Housing Standards – Nationally Described Space Standard’s (2015) standard require each unit to be provided with 2m² of internal storage space. Each proposed unit proposes to provide internal storage space in excess of these requirements. Additionally, the basement area, which was previously used as a cellar associated with the public house, is proposed to be used for storage space. This would result in an additional 81m² of shared storage space for the units and this will be secured by condition to ensure the basement level is not used for habitation purposes as it is not considered suitable at present.

- 10.5 Proposed Units 1 and 2 do not have private amenity space and therefore in accordance with the Technical Housing Standards – Nationally Described Space Standard’s (2015) standard an increase in GIA has been provided to these 2 individual units to compensate for the lack of private amenity. Shared communal space totalling 213m² would be provided for the proposed and existing flats. This communal space would be located so that the privacy of the ground floor flats is not impacted on, would not be accessible to the public and would also retain the existing character of the rear garden.
- 10.6 Standard 18 of the Mayoral SPD (2016) clearly states that design proposals should demonstrate how habitable rooms within each dwelling are provided with an adequate level of privacy in relation to neighbouring property, the street and other public spaces.
- 10.7 The kitchen, living and dining rooms of all units would have dual aspect windows allowing for sufficient ventilation and intake of light. The bedrooms are all single aspect because of practical requirements within the existing building and to ensure privacy.
- 10.8 Standard 8 of the Mayoral Housing SPG requires main entrances to flats to be clearly visible and identifiable as well as accessible from the public realm. The applicant initially proposed access to all units to be at the rear of the building, however after having discussions with the applicant amended plans were submitted which relocated accesses to the front of the building. This will ensure the building retains an active street frontage, creates a sense of address and casual surveillance opportunities for residents.
- 10.9 Part M4(2) of the Building Regulation, Policy 3.8 of The London Plan and H5 of the Local Plan requires reasonable provision for people to gain access to and use the dwelling and its facilities. This includes ensuring the dwelling can meet the needs of occupants with different needs including some older or disabled people and to allow adaption of the dwelling to meet the changing needs of occupants over time. The proposal indicates either compliance (step free access to each dwelling etc.) with the regulations or can be complied with via the inclusion of a condition of approval.
- 10.10 In light of the above assessment the individual residential units would provide an acceptable standard of living accommodation for future occupiers of the new development in meeting Policies 3.5 and 7.2 of The London Plan and Policy H5 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies.

11. Residential Mix

11.1 The current application seeks the following housing mix:

Unit type / size	Total (%)
2-bed	3 (100%)
Total	3(100%)

11.2 Policy H2 of the Local Plan states that,

‘a mix of housing types and sizes will be required in all developments including conversions and should contain a proportion of 3, 4 and 4+ bedroom units.’

11.3 Considering that the proposal is limited to the ground floor, the first and second floor flats granted in the earlier Permission should also be considered when calculating the residential mix for the entire site. Policy H2 also mentions that small and medium sized family dwellings should be protected from sub-division and conversion. The proposal would result in the following housing mix for the site:

Unit type / size	Total (%)
Studio	2 (25%)
1-bed	2 (25%)
2-bed	4 (50%)
Total	8 (100%)

11.4 It is noted that the proposed building was a public house and therefore there would be no loss of small or medium sized dwellings through the conversion. Additionally, the proposed dwelling mix, although not providing any 3, 4 and 4+ dwellings, would be suitable considering the proposal would be a re-use of an existing dwelling and is located in an area where the predominant dwelling type is 3, 4, and 4+ bedrooms dwellings. The proposal would provide a suitable mix of dwelling types and as such would comply with Policy H2 of the Local Plan.

12. Design

12.1 Royal Greenwich Local Plan; Core Strategy with Detailed Policy (2014) Policy DH1 requires developments to be of high quality design positively contributing to the both the built and natural environment. Elements such as architecture, landscape setting and topography are some considerations which help to inform a high quality of design for a new development. The above is supported and summarised by London Plan Policies 3.5, 7.4 and 7.6.

- 12.2 Policy DH(i) of the Local Plan requires that special consideration be given to sites within Areas of Special Character to safeguarding, restoration and enhancement of character, scale and quality of open spaces and associated buildings. Skylines and distant views both to and from the Areas of Special Character will be protected.
- 12.3 The internal layout and conversion of the property to units is considered acceptable considering it predominantly involves a reuse of an existing building. Minor external changes to window and door locations are proposed to suit the internal layout. These changes are considered acceptable.
- 12.4 A single storey rear and side extension to the public house was approved under planning application Ref: 17/1805/F which granted the flats on the first and second floors and the extension of the public house. As the public house has not been occupied since the issuing of this approval, the alterations to the consented extensions have been proposed as part of this application.
- 12.5 The rear extension has been constructed in accordance with the previous approval however the side extension has not and is therefore required to be assessed as part of this application.
- 12.6 The single-storey side extension proposes to wrap around the side of the building and have a 10m frontage to Combeside which includes entrances for two of the proposed units. The extension would be 4.15m high and have a maximum protrusion from the side of the original building of 5m. The side extension would have a flat roof, vertical windows and continue the brick appearance of the first floor.
- 12.7 The views of the proposal from the Combeside frontage would be enhanced as the side extension would provide an active frontage and would break up the view of the existing two storey side wall facing Combeside.
- 12.8 Overall the side extension does not create significant massing as to detract from the original scale and proportions of the building or the wider area, is a practical inclusion to accommodate the residential units, and would enhance the special character and appearance of the site.
- 12.9 The general appearance of the principal elevation and its original features would be retained apart from a couple alterations such as the infilling of the front doors with windows.

- 12.10 Low level soft landscaping is also proposed within the front gardens. The landscaping would be located so as to soften the appearance of the proposed car parking spaces along each frontage.
- 12.11 Although the proposal is located within an Area of Special Character, it is not located adjacent to open space but rather in an area which connects open space in the borough. As this area acts as a connector between the open spaces to the west and to the north, the general character of the existing area should be retained which includes large rear gardens and a walkable street scene.
- 12.12 The proposal would not result in a significant increase in the scale and bulk of the existing building and the proposal would retain the large rear garden. Additionally the proposal would result in an enhancement of the site through the refurbishment of the existing vacant building and the front garden which includes formalised car parking spaces and landscaping. As such, the proposal would not negatively impact of the Area of Special Character.
- 12.13 The proposal is considered to be appropriately designed and would comply with Policies 3.5, 7.4 and 7.6 of The London Plan and Policies DH1 and DH(I) of the Royal Greenwich Local Plan: Core Strategies with Detailed Policies.

13. Residential Amenity

Loss of sunlight/daylight, overlooking and outlook

- 13.1 Policy DH(b) of the Local Plan states that extensions will only be permitted where it can be demonstrated that the proposal does not cause an unacceptable loss of amenity to adjacent occupiers by reducing the amount of daylight, sunlight or privacy they enjoy or result in an un-neighbourly sense of enclosure. This is supported by Policy 7.6 and the Council's Residential Extensions, Basements and Conversions guidance SPD (December 2018):
- 13.2 The proposed side extension would have side windows in proposed Unit 3 however, as the extension would be single storey and the windows would be generally located 1.4m from the side boundary fence, these windows would not impact on the amenity of No. 23 Combeside.
- 13.3 Given the flank wall (No.23 Combeside) facing the application site only has a single window on the first floor, the proposed height of the extension, being 4.15m, would not create a sense of enclosure or impact upon the amount of daylight and/or sunlight upon No.23.

- 13.4 The positioning of windows along the southern elevation at ground floor would not impact upon the adjoining residential property within the London Borough of Bexley.
- 13.5 The amenity space of proposed Unit 3 would be located on the existing elevated platform in the rear garden. This space would overlook the rear gardens of properties along Combeside Road. A recommended condition of approval has been included to require this amenity space to have a privacy screen to minimise overlooking impacts.
- 13.6 As such, the external alterations and layout of the proposal would have limited impacts upon the amenity of neighbouring properties and therefore is acceptable in meeting the above policies.

Noise and disturbance

- 13.7 Core Strategy Policy E (a) will not be granted for a proposed development which would have an adverse impact on amenities of adjacent occupiers through unacceptable emission of noise and odours. This is supported by London Plan Policy 7.15.
- 13.8 In terms of impact on the adjoining occupiers, the current scheme in terms of the new residential use and associated comings and goings would not present any significant noise and disturbance issues to the occupiers of existing adjoining or adjacent properties considering the past use of the building as a public house with residential accommodation upstairs.
- 13.9 Overall, considering the predominant re-use of an existing building used previously as a public house to residential, the noise and disturbance impact on neighbouring amenity is acceptable in meeting the above policy framework.

14. Transport and Access

- 14.1 Policy IM(c) of the Core Strategy with Detailed Policy (2014) and Policy 6.13 of the London Plan 2016 requires parking provision.
- 14.2 Eight (8) off-street car parking spaces have been proposed within the front garden. 2 car parking spaces take access from Combeside and 6 car parking spaces take access from Edison Grove. The off-street car parking equates to one space per dwelling for all the flats on site. This proposed parking layout and provision complies with Local Policy and has received no objection from the Transport and Highways Department.

- 14.3 Policy 6.9 of The London Plan and Policies IM(b and IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies requires a single cycle space per dwelling with one bedroom or less and 2 cycle spaces per dwelling with two or more bedrooms.
- 14.4 12 (twelve) secure cycle storage spaces have been proposed. 10 cycle storage spaces would be located along the southern boundary adjacent to the side access along the southern boundary and 2 cycle storage spaces would be located in the rear communal garden along the southern boundary of the site. Considering the existing and proposed units types on site, 12 spaces meets the cycle parking requirement of The London Plan.

15. Waste

- 15.1 Policy DH1 of the Royal Greenwich Local Plan clearly states that any new development should have a high quality design which clearly demonstrates on site waste management including evidence of waste reduction, use of recycled materials and dedicated recyclable waste storage space; there is also separation of commercial and residential waste within lockable compartments. This is supported by Policy H5.
- 15.2 The plans show sufficient waste provision which is secure and separate recyclables, organic and landfill waste. The waste provision would be located in the front garden along Edison Grove. No objection has been received from the Waste officer and the location and number of refuse bins provided is convenient for waste collectors and residents of the new development in accordance with Core Strategy Policy DH1 and London Plan Policy H5.

16. Mayoral Community Infrastructure Levy 2 (CIL2)

- 16.1 The Mayor has introduced a London-wide Community Infrastructure Levy (MCIL2) to help implement the London Plan, particularly Policies 6.5 and 8.3. The Mayoral CIL2 formally came into effect on 1st April 2019, and it will be paid on commencement of most new development in Greater London that was granted planning permission on or after that date. The Mayor's CIL2 will contribute towards the funding of Crossrail. The Mayor has arranged boroughs into three charging bands. The rate for Greenwich is £25 per square metre.
- 16.2 The current application is liable to this requirement.

17. RBG CIL

- 17.1 The Royal Borough adopted its Local Community Infrastructure Levy (CIL) charging schedule, infrastructure (Regulation 123) list, instalments policy and exceptional circumstances relief policy on the 25th March 2015 and came into effect in Royal Greenwich on the 6th April 2015.
- 17.2 The current application is liable to this requirement.

18. Implications for Disadvantaged Groups

- 18.1 There are no specific implications identified for the application.

19. Conclusion

- 19.1 The proposed scheme comprising a loss of a public house and conversion of the ground floor into three residential units and the basement floor into associated storage space is considered acceptable in land use terms and be policy compliant as it would contribute to the local and London Plan housing targets. It has also been demonstrated that the future of the pub is not commercial viability and the alternative would bring a vacant premises back into gainful use. The overall design of the extensions has been carefully conceived in order to preserve the character of the building, while also limiting the potential impacts upon neighbouring amenity.
- 19.2 Accordingly, it is recommended that permission be granted for application reference 19/1463/F, in line with Section I of this report.

Background Papers: National Planning Policy Framework (NPPF – 2019)
The London Plan (2016)
Royal Greenwich Local Plan: Core Strategy with
Detailed Policies (2014)
Residential extensions, basements and conversions
guidance supplementary planning document (SPD)
(December 2018)

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