

<b>Planning Board</b>	<b>Agenda Item: 7</b>
<b>6 July 2021</b>	<b>Reference No: 21/0914/F</b>

**Applicant: Greenwich Builds**  
**Agent: Fuse Architects**

<b>Site Address:</b> Land located at Thanington Court and adjacent to 93- 109 Restons Crescent, Eltham, SE9	<b>Ward:</b> Eltham South <b>Application Type:</b> Full Planning Permission
--	--

## **1.1 Recommendation**

1.1 That Planning Board resolve to grant planning permission for the proposed development outlined as follows:  
Construction of 2x3-bed dwellinghouses (Class C3) together with associated car parking and landscaping

1.2 Subject to:

i. To authorise the Assistant Director of Planning & Building Control to:

- make any minor changes to the detailed wording of the recommended conditions as set out in this report (Appendix 2), its addendums and the minutes of this Planning Board meeting, where the Assistant Director of Planning & Building Control considers it appropriate, before issuing the decision notice.

## **2.1 Summary**

2.1 Detailed below is a summary of the application:

<b>The Site</b>	
Site Area (ha)	0.04 ha
Heritage Assets	None
Tree Preservation Order	No
Flood Risk Zone	Zone 1
Controlled Parking Zone	No
PTAL Zone	1b

<b>Proposed Building</b>	
Building height (metres)	9.8m

No. of storeys	3
----------------	---

<b>Housing</b>	
Units proposed	2x 3b5p
Affordable Housing/ Tenure Split	100% social rent
Complies with Technical housing standards – nationally described space standard and London Plan standards?	Yes

<b>Transportation</b>		
Car Parking	No. existing car parking spaces	0
	No. Proposed Car Parking Spaces	2
Cycle Parking	No. Proposed Cycle Parking	4
	Complies with policy	Yes

<b>Sustainability / Energy</b>	
Reduction in CO2 Emissions over the Building Regulations Part L 2013 Target Emission Rate	102.85%

<b>Public Consultation</b>	
Number in Support	0
Number of objections (Addressed in section 6 of the report)	1

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 as set out in section 1 of this report.

### **3.0 Relevant Planning History**

3.1 There is no relevant planning history on this site.

## 4.0 Site Description

- 4.1 The application site is triangular in shape and consists of an area of hard standing approximately 0.04 hectares. There are 6 trees located within the red line and 9 around the perimeter. The site is located at the rear of Thanington Court off Restons Crescent and is vacant with no built structures on the site.
- 4.2 The site is hoarded on the southern boundary with timber and brick boundary walls on the west and east boundaries respectively. The eastern boundary of the site forms the borough boundary between the Royal Borough of Greenwich and the London Borough of Bexley.



**Figure 1 Borough boundary (red Greenwich, blue Bexley)**

- 4.3 There is a significant level change from Parish Gate Drive outside the eastern boundary and the southern boundary of the site at Thanington Court. The surrounding area is predominantly residential in character with two storey semi-detached and terraced dwellings in addition to 3 and 5 storey flat blocks.



**Figure 2 Site Location Plan**

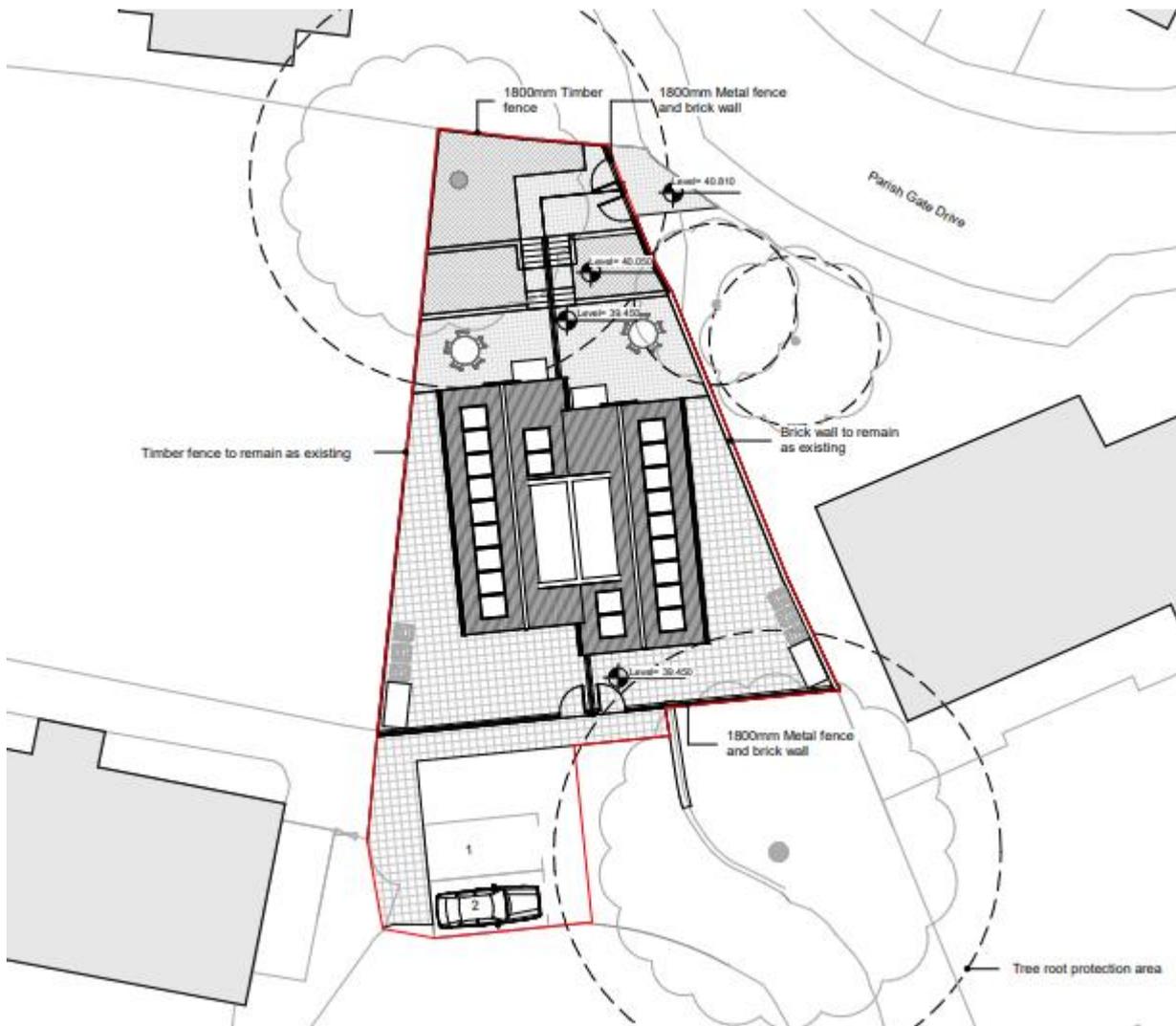
4.4 The site has a PTAL rating of 1b (which is considered to be poor on a scale of 1-6 with 6 being the highest) and is also located within a Flood Risk Zone of 1 which indicates a low risk of flooding from river and fluvial sources.

4.5 The site is not located in a conservation area or located within the proximity of other heritage assets.

**5.0 Proposal**

5.1 The proposed development is for the construction of 2x 3b5p dwellings together with the provision of 2 parking spaces. The proposed dwellings would be 3 storeys and constructed to wheelchair accessibility level of M4(2).

5.2 Each unit would have a garden area of 111.4m<sup>2</sup> and 91.6m<sup>2</sup>. Access would be provided from Parish Gate Drive to the east of Thanington Court to the south.



**Figure 3 Proposed site plan**

5.3 The buildings would have pitched roofslopes a red brick finish with dark metal balustrades and windows. A darker brick is proposed for decorative elements around the windows. New boundary walls consisting of a light brick with railings are also proposed around the eastern and southern boundaries of the site.



**Figure 4 Proposed southern elevation**

## 6.0 Consultation

### **Statutory Consultees**

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

<b>Details of Representation</b>	<b>Summary of Comments</b>	<b>Officers comments</b>
<b>Thames Water</b>	No Comments	Noted

### **Council Departments**

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

<b>Details of Representation</b>	<b>Summary of Comments</b>	<b>Officers comments</b>
<b>Waste Services</b>	No objections.	Noted
<b>Design</b>	No objections	Noted
<b>Environmental Protection</b>	No comment.	Conditions relating to contamination, verification and remediation are proposed. (Refer to Appendix 2 for the wording).

<b>Occupational Therapist</b>	Acceptable in principle, no objections subject to confirming detailed layouts at design stage which would be secured by condition.	Conditions have been included to ensure the development meets the accessible design requirements (Refer to appendix 2 for the full wording of these).
<b>Sustainability</b>	No objections subject to securing detailed information regarding carbon calculations, energy savings and biodiversity improvements.	Conditions are proposed in Appendix 2.
<b>Transportation and Highways Officer</b>	No objections	Noted

#### **Other**

<b>Bexley Council</b>	No objections subject to works related to the pedestrian access via Parish Gate Drive within Bexley are carried out satisfactorily in contact with street scene services	Noted. The applicant has been made aware and will contact the relevant department. The boundary treatment design is otherwise considered to be acceptable.
-----------------------	--	--

#### **Public Consultation**

- 6.3 A total of 53 letters were sent to surrounding properties and 2 site notices were also displayed near the site. One objection has been received which is summarised below.
- 6.4 The Eltham Society were also consulted, and no comments were received.

<b>Summary of Comments</b>	<b>Officers comments</b>
<ul style="list-style-type: none"> <li>Adverse effect on the residential amenity, due to noise, increased vehicle movements, noise from future residents, disturbance, overlooking, loss of privacy and overshadowing</li> </ul>	<ul style="list-style-type: none"> <li>The impact on residential amenity is assessed in section 12 of this report and due to the modest number of units proposed, respectful height and massing, there would not be any significant impacts on neighbouring residential amenity</li> </ul>

<ul style="list-style-type: none"> <li>• Increased strain on parking</li> </ul>	<ul style="list-style-type: none"> <li>• The proposed development for two units would not result in significant increase in parking</li> </ul>
<ul style="list-style-type: none"> <li>• Loss of light</li> </ul>	<ul style="list-style-type: none"> <li>• A daylight/ sunlight assessment has been submitted which demonstrates that there would be no significant loss of light</li> </ul>
<ul style="list-style-type: none"> <li>• Density is too high and loss of green space</li> </ul>	<ul style="list-style-type: none"> <li>• The site is not designated green space and the proposed density is considered appropriate for the sit with all space requirements met.</li> </ul>
<ul style="list-style-type: none"> <li>• Design not in keeping with the area</li> </ul>	<ul style="list-style-type: none"> <li>• The design which incorporates pitches roofslopes and redbrick is considered to respect the streetscene and in comparison, to the existing unused site would result in an enhancement.</li> </ul>
<ul style="list-style-type: none"> <li>• Development is overbearing and loss of views</li> </ul>	<ul style="list-style-type: none"> <li>• The proposed development does not directly obstruct neighbouring habitable windows. The three-storey height which matches building heights in the area would be in keeping with the surrounding development.</li> </ul>

## 7.0 Planning Context

7.1 This application is considered in accordance with national, regional and local planning policies and Supplementary Planning Guidance / Documents.

- **National Planning Policy Framework (NPPF – 2018)**
- **National Planning Practice Guidance**
- **Technical Housing Standards – Nationally Described Space Standard (Department for Communities and Local Government – March 2015)**
- **The London Plan (March 2021)** - 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.
- For full details of relevant SPD / Documents refer to Appendix 3.

## **8.0 Material Planning Considerations**

8.1 This section of the report provides an assessment of the proposed development and the principal issues that need to be considered in the determination of the planning application (Ref: 21/0914/F):

- Principle of Development (section 9)
- Housing (section 10)
- Design (section 11)
- Impact on neighbouring amenity (section 12)
- Standard of Accommodation (section 13)
- Environmental Health (section 14)
- Transport and Highways (section 15)
- Biodiversity (section 16)
- Sustainability (section 17)
- Mayoral Community Infrastructure Levy (MCIL) (section 18)
- RBG CIL (section 19)
- Implications for Disadvantaged Groups (section 20)
- Conclusion (21)

## **9.0 Principle of Development**

### Residential use

- 9.1 The National Planning Policy Framework (NPPF) requires the delivery of a wide choice of high-quality homes and to boost significantly the supply of housing and development of brownfield sites. The Core Strategy (2014) sets a housing delivery target of 2,595 per year with the London Plan setting a target of 2,824 per year.
- 9.2 There are also 20,000 households on the Council waiting list across 1-bed units, 2-bed units and family housing. It is clear therefore that there is significant demand for housing and in particular social housing across the borough which is not currently being met.
- 9.1 Policy H(c) sets out clear requirements to prevent new infill development from adversely affecting the local environment and character.
- 9.2 The proposed 2 social rented residential units would make a valuable contribution to the delivery of additional housing within Greenwich, in particular social housing of which there is a significant demand, boosting the supply of housing in accordance with the NPPF in accordance with the objectives of the London Plan and Royal Borough of Greenwich's (RBG) Core Strategy.

9.3 The use of brownfield land is also welcomed and as detailed below would respect the character of the area and would not significantly impact the residential amenity of surrounding residents. The principle of residential development is therefore considered to be acceptable.

## **10.0 Housing**

10.1 Policy H2 of the Core Strategy encourages a full range of housing choice and policy H3 states that affordable housing should be provided for developments of 10 or more.

10.2 Policy H5 of the Core Strategy (2014) and Policy D7 of the London Plan (2021) requires 10% of the dwellings to be built to full wheelchair standards detailed in Building Regulations requirement M4 (3) 'wheelchair user dwellings' and that that 90% of units meet Building Regulations requirement M4 (2) 'accessible and adaptable dwellings'.

10.3 The proposed scheme consists of 2x 3b5p dwelling houses and are 100% affordable units provided at social rents. They would be made available to residents on the Council's Housing Register. This is acceptable and would contribute to addressing the significant housing need in the borough.

10.4 All units would be constructed in line with part M4(2) wheelchair accessibility which is also welcomed. The Council's Housing Occupational Therapist has reviewed the layouts of the proposed dwellings and in principle agree that the requirements can be met. Full details would be secured by condition.

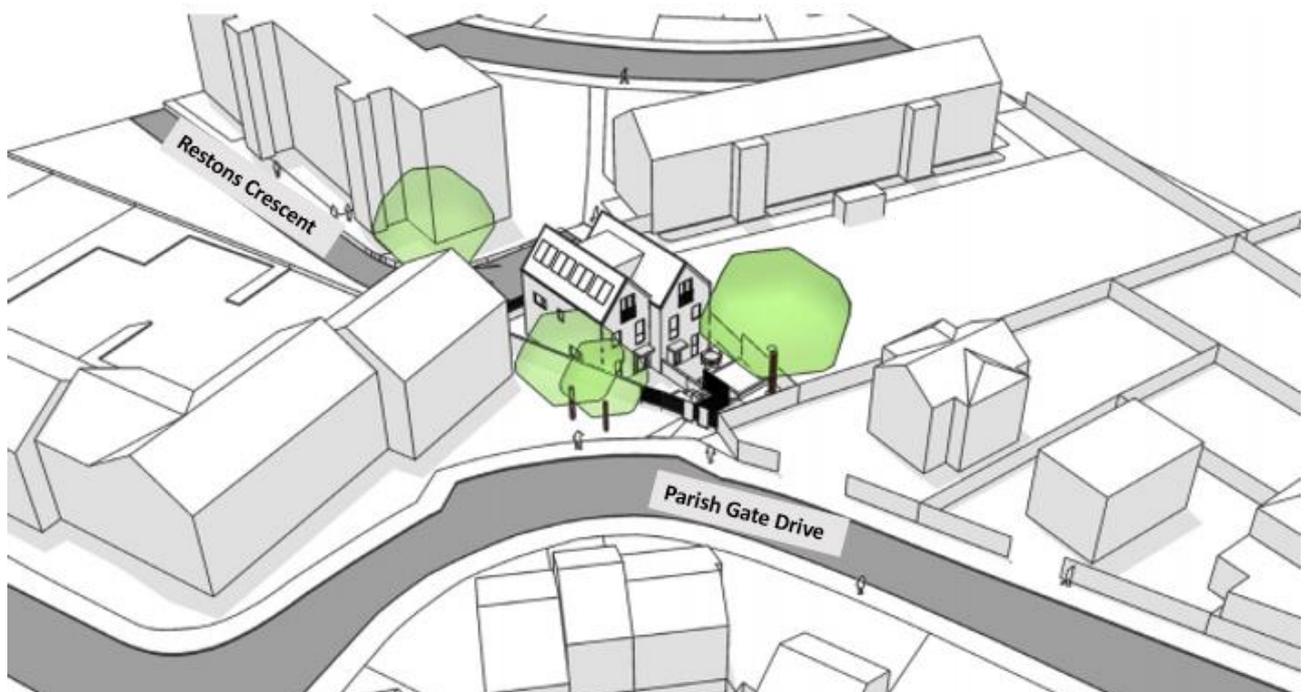
10.5 The proposed housing mix and tenure is therefore considered to be acceptable and the high level of affordable housing and family units is welcomed.

## **11.0 Design**

11.1 The NPPF, Policies D3, D4 and D5 of the London Plan (2021) and policies H(c) and DHI of the Core Strategy (2014) requires new dwellings to be of high quality and enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape.

11.2 The surrounding area is residential in character with existing properties ranging from 2-5 storeys with a mix of roof types constructed with red and yellow bricks.

- 11.3 The proposed development which would consist of 2x three storey townhouses would integrate successfully within the surrounding context being of a similar height and massing to the surrounding buildings. The proposed siting also creates a successful transition between the 3 storeys flats to the north and 5 storey flats to the south east.
- 11.4 The proposed development would be visible from Parish Gate Drive and Restons Crescent. The overall height and massing, materiality, pitches roof and siting which follows the curve of Parish Gate Drive would result in a harmonious addition to the streetscene and is an appropriate design for this infill site.



**Figure 5 Proposed aerial view looking north east**

- 11.5 A red brick is proposed as the primary facing material with windows proposed in metalwork and contrasting darker brick used as decorative features around the windows. The use of red brick and pitched roof slopes would help to connect the development with the surrounding area as similar materials are used with the decorative brick and fenestration providing a contemporary aesthetic to the buildings' appearance.



**Figure 6 Proposed CGI looking south from Parish Gate Drive**

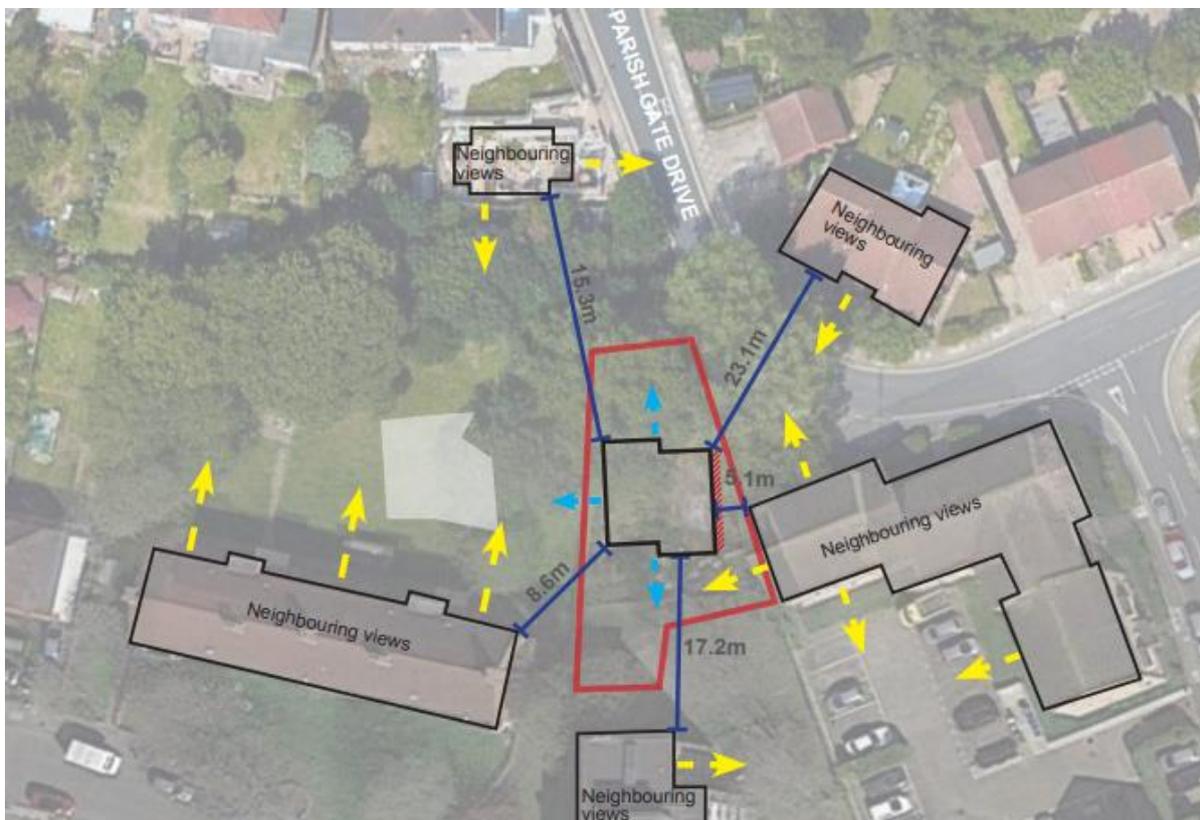
- 11.6 With regards layout, the proposed buildings are arranged to create as much active frontage as possible towards Parish Gate Drive and Restons Crescent with access to servicing located on Restons Crescent within Greenwich to provide access for waste collection.
- 11.7 Two (2) car parking spaces are proposed to the south of the site and would be accessed from Restons Crescent, no objections are raised to this and would be in keeping with existing vehicular access in the area.
- 11.8 Conditions are recommended for details of materials to ensure that they are high quality (refer to Appendix 2 for the full wording).
- 11.9 The proposed development is considered to be of a high- quality design and the layout, scale, bulk and massing would integrate well with the existing and proposed surrounding development.
- 11.10 For these reasons the design of the proposed development and its impact on the townscape is considered to be acceptable and complies with relevant national and local policies.

## **12.0 Impact on neighbouring amenity**

- 12.1 Core Strategy (2014) Policies H5, DH(b) and Policies D3, D6, D14 and D14 London Plan (2021) states that it must be demonstrated that the proposed development 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 unneighbourly sense of enclosure, loss of privacy or overbearing impact

## Noise, Privacy, Overbearing and Sense of Enclosure

12.2 The proposed development would be located 5.1m- 23.1m from neighbouring properties as shown in the below figure.



**Figure 7 Proposed separation distances**

12.3 There would be a separation distance of 5.1m at 12-20 Parish Gate Drive and 8.6m at 93- 109 Restons Crescent. Window to window relationships here are located at oblique angles with no direct overlooking into habitable rooms. The proposed flank windows on the east elevation belonging to bedrooms and bathrooms would also be obscure glazed. Therefore, whilst there would be some overlooking at 12-20 Parish Gate Drive and 93- 109 Restons Crescent, any significant impacts would be limited due to proposed obscure glazing and oblique angles.

12.4 The remaining separation distances of 15.3m- 23.1m are sufficient to mitigate against significant overlooking and loss of privacy. The overall openness of the area and unobstructed views to the north and south would also mitigate against significant overbearing and sense of enclosure impacts.

12.5 Objections have also been raised with regards to noise impacts. The proposed residential use is in keeping with the area and therefore associated noise impacts would be commensurate and in scale with the existing environment.

12.6 Whilst it is acknowledged that the proposed development would be visible from the surrounding residential properties, the proposed separation distances, relative openness of the site and incorporation of obscure glazing to flank elevation windows would prevent any undue privacy, overlooking, overbearing and sense of enclosure impacts and existing residents would have a good level of visual amenity.

### Daylight and Sunlight

12.7 As shown in the below figure, the following properties located on Bexley Road, Parish Gate Drive and Restons Crescent figure have been tested for daylight and sunlight impacts. The properties were assessed in accordance with BRE's guide Site Layout Planning for Sunlight and Daylight: A Guide to Good Practice (2011).

12.8 As discussed in further detail below all windows and rooms tested would pass BRE guidelines.

- |                                   |                          |
|-----------------------------------|--------------------------|
| 1. 314-316 Bexley Road            | 2. 3-7 Parish Gate Drive |
| 3. 12-20 (Even) Parish Gate Drive | 4. Restons Crescent      |



### Daylight

- 12.9 For calculating daylight to neighbouring properties affected by a proposed development, the primary assessment is the vertical sky component (VSC) method of assessment together with the no sky line (NSL).
- 12.10 The VSC test measures the amount of sky that is visible to a specific point on the outside of a property, which is directly related to the amount of daylight that can be received. It is measured on the outside face of the external walls, usually at the centre point of a window. The test should be applied to the main window of each habitable room.
- 12.11 The NSL test calculates the distribution of daylight within rooms by determining the area of the room at desk / work surface height (the 'working plane') which can and cannot receive a direct view of the sky and hence 'sky light'.
- 12.12 For the above methods, the guidance suggests that existing daylight may be noticeably affected by new development if:
- Windows achieve a VSC below 27% and are reduced to less than 0.8 times their former value; and
  - Levels of NSL within rooms are reduced to less than 0.8 times their former values.
- 12.13 It is important to note that a flexible approach should be taken with regards to the BRE guidelines and the target values contained within are not mandatory. Different target values may be appropriate depending on the character of the site and the extent of the urban character.
- 12.14 The results of the VSC and NSL assessment have shown that all habitable windows and rooms tested would receive daylight levels well above the standard BRE target.

### Sunlight

- 12.15 The BRE guide explains that obstruction to sunlight may become an issue if:
- Sunlight refers to the amount of direct light received by the sun. In accordance with the BRE Guide, only windows belonging to main habitable rooms i.e. living rooms facing within 90 degrees of due south are assessed.

- The BRE establishes that the sunlight availability of the buildings may be adversely affected if the windows receive less than 25% of Annual Probable Sunlight Hours (APSH) or less than 5% Winter Probable Sunlight Hours (WPSH).

12.16 All rooms tested for sunlight impacts would fall within BRE guidelines for sunlight testing.

#### Overshadowing

12.17 BRE guidance states that at least 50% of open spaces should receive 2 hours of sunlight on 21st March.

12.18 The results of our overshadowing assessment show that the amenity area located to the rear of 93-103 Restons Crescent receives at least 2 hours of sun in the existing condition. In the proposed condition, the retained value will remain the same at the existing. As such, the BRE guidelines will be fully satisfied.

#### Conclusion

12.19 There would be no significant impacts to neighbouring properties in terms of impact on daylight, sunlight and overshadowing.

12.20 Due to proposed separation distances and the open nature of the site, there would also be no significant impacts relating to outlook, sense of enclosure, overlooking and overbearing and the proposed development is therefore considered to be acceptable with regards to impact on neighbouring amenity.

### **13.0 Standard of Accommodation**

#### Space Standards

13.1 Policy D6 of the London Plan (2021), Core Strategy Policy H5 (2014), The Mayor's Housing SPG (2016) and the Nationally Described Space Standard's (2015) requires housing developments to be of the highest quality internally and externally and either meet or exceed minimum space standards.

13.2 All of the proposed homes in the development would meet the minimum space standards. All units would also have access to private amenity space in the form of private gardens measuring 111.4m<sup>2</sup> and 91.6m<sup>2</sup> which exceeds the minimum requirement of 10sqm.

13.3 This is acceptable and officers are satisfied that the proposed development would meet all of the required internal space standards.

#### Daylight and Sunlight

13.4 An internal daylight and sunlight report has been carried out for the proposed units in accordance with BRE's guide Site Layout Planning for Sunlight and Daylight: A Guide to Good Practice (2011).

13.5 The guidance on daylight and sunlight provided by the BRE, Mayor of London and DCLG each suggest that the given criteria need to be interpreted flexibly and in consideration of the constraints and character of the site.

13.6 The average daylight factor (ADF) test was carried out to determine the level of daylight for the proposed residential properties. The ADF measures the overall amount of daylight in a space. The BRE guide recommends in new dwellings, the minimum ADF is 1 % for bedrooms, 1.5% for living rooms, 1.5% for living/ kitchen/diners and 2 % for kitchens.

13.7 Sunlight refers to the amount of direct light received by the sun. In accordance with the BRE Guide, only windows belonging to main habitable rooms i.e. living rooms facing within 90 degrees of due south are assessed.

13.8 The BRE establishes that the sunlight availability of the buildings may be adversely affected if the windows receive less than 25% of Annual Probable Sunlight Hours (APSH) or less than 5% Winter Probable Sunlight Hours (WPSH).

13.9 All rooms tested would meet ADF guidelines. The results of the sunlight assessment have shown that both living rooms tested would achieve the recommended levels of 25% Annual Probable Sunlight Hours (APSH). For winter sunlight (WPSH) one living room (R2) would have a slightly lower value of 3% rather than a BRE target level of 5% however given that this unit would meet all other internal space and daylight/ sunlight standards this is acceptable and overall a good standard of accommodation would be provided.

13.10 With regards to amenity spaces a combined result of 46.2% is proposed. Given that this falls marginally below the 50% target and that amenity space is provided well above the minimum requirement, this is considered to be acceptable and future residents would have access to a good quality amenity space.

13.11 In conclusion whilst the propose private amenity spaces and one living room would fall below recommended guidelines these transgressions are well within the flexible approach taken by BRE guidelines and are considered to be acceptable.

#### **14.0 Environmental Health**

##### Land Contamination

14.1 Policy E(e) of the Core Strategy states where contamination is found, development must be built and occupied safely without any adverse environment or health impacts.

14.2 The submitted land contamination phase I study report has identified potential pollution linkages associated with the previous use of the site as a Council yard. An intrusive site investigation is recommended to determine the presence and extent of contamination together with remedial measures which would be secured by condition. This approach is acceptable, and the condition would ensure that any pollution identified would be mitigated and site made appropriate for residential use.

14.3 Subject to details of further investigative measures remedial works the proposed development is acceptable with regards to land contamination.

#### **15.0 Transport and Highways**

15.1 London Plan (2021) policies T5 and T6 set out vehicle and cycle parking's standards for residential dwellings. A maximum number of 15.75 spaces is recommended for the application site which has a PTAL rating of 1b together with 23 cycle parking spaces.

15.2 Policy SI7 of the London Plan (2021) states that developments should have adequate, flexible, and easily accessible storage space and collection systems.

15.3 Core Strategy policy IM(b) and (c) and policies T3 and T4 of The London Plan (2016) also seeks to prevent negative impacts upon the highways network.

15.4 A total of 2 car parking spaces are proposed together with 4 cycle parking spaces within application site. This is acceptable and in compliance with minimum parking and cycle standards.

- 15.5 As parking would not be displaced, due to the size of the scheme and level of parking proposed, the proposed development would not have a significant impact on parking stress levels in the area. A scheme of this size would also not significantly impact the highways network or impact local traffic.
- 15.6 Refuse and servicing would be carried out from Restons Crescent with residents utilising the existing bin store and responsible for moving bins on collection day. This is acceptable and Councils refuse and highways officers have raised no objections to the scheme.
- 15.7 Construction noise impacts would be controlled through a construction method statement and a condition limiting hours of demolition and construction to 08:00 to 18:00 hours Monday to Friday, and 08:00 to 13:00 hours on Saturdays, with no noisy working audible at the site boundary being permitted on Sundays or Bank Holidays. An informative requiring reference to the Councils' Construction Site Noise Code of Practice would also be attached to the application.
- 15.8 The proposed highways, servicing and parking arrangements are therefore acceptable and accommodates the needs of existing and proposed residents without unduly impacting the surrounding road network or parking stress levels.

## **16.0 Biodiversity**

- 16.1 Policies G5, G6 and G7 of the London Plan (2021) and policy OS4 of the Core Strategy (2010) seek wherever possible to ensure that development makes a positive contribution to the protection, enhancement, creation and management of biodiversity.
- 16.2 A preliminary Ecological Assessment was commissioned to carry out a search for protected or notable species including not limited bats, birds, reptiles, plants and toads.
- 16.3 The results of the surveys show that the site is dominated by non-native scrub, scattered trees, with smaller areas of poor quality vegetation and hardstanding. The assessment also did not find any evidence of roosting bats or reptiles.
- 16.4 Overall the biodiversity value of the site has been assessed to be of low value with the trees present having a low to negligible potential for birds and bats. Bird and bat boxes are proposed which would enhance the biodiversity of the site with relation to animal species. Recommendations for incorporating log piles and standing deadwood to provide favourable habitat are also proposed.

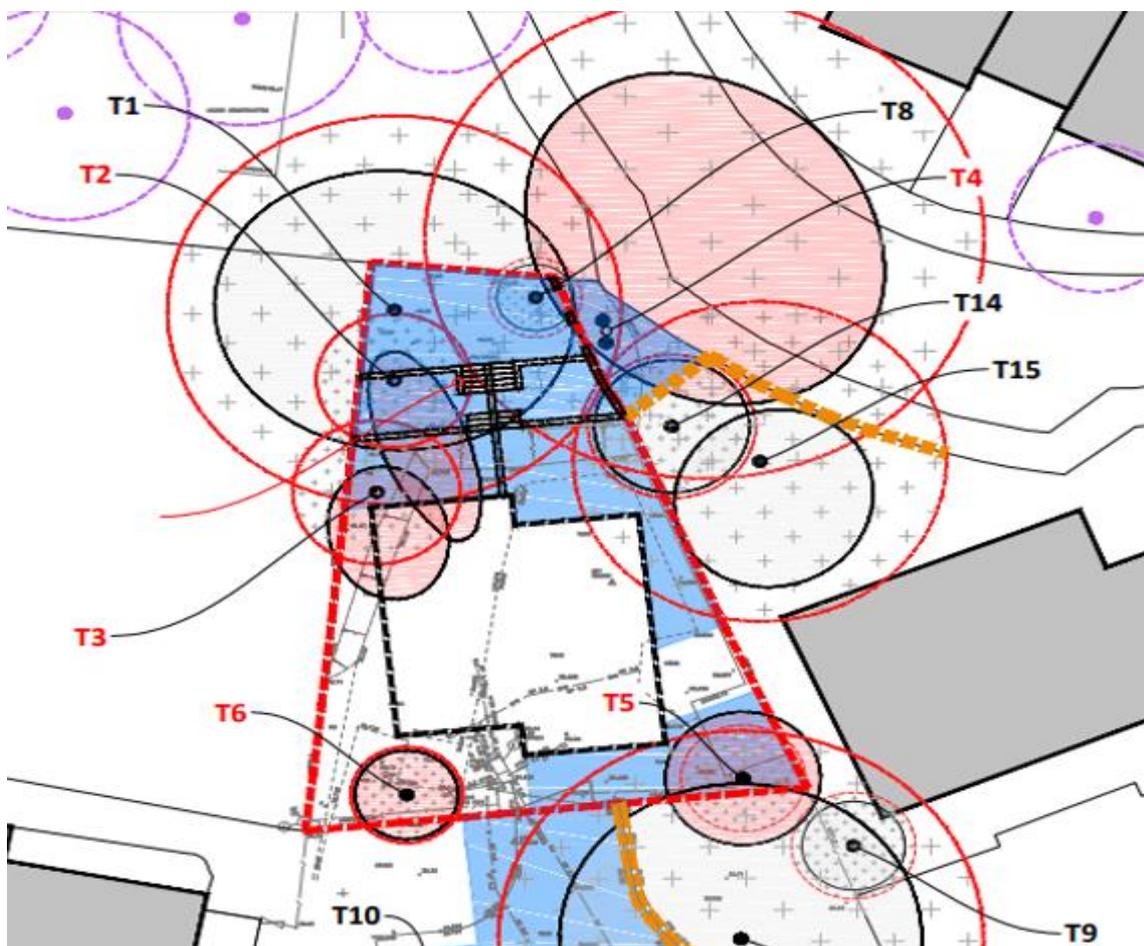
16.5 The biodiversity measures are acceptable with suitable mitigation measures in place. Full details would be secured by condition.

### Trees

16.6 An arboriculture report has been submitted in support of the application. The report has been prepared in accordance with document BS5837 Trees in relation to design, demolition and construction (2012). Trees are categorized in A, B, C and U values. Category A trees are considered to be of the highest value, category B of moderate value, category C of a lower value and category U consisting of trees which are dead, dying or unsuitable for retention.

16.7 The arboricultural report has identified a total of 15 trees (6 on site and 9 surrounding) including a number of mature trees. A total of 5 trees are shown as being removed as a direct result of the consideration of responsible estate management proposals, and to make the site and surrounding area safe.

16.8 Trees T2, T3, T4, T5 and T6 as shown in the below figure would be removed and 3 replacement trees planted. With the exception of T5 all trees proposed to be felled also have a life expectancy of less than ten years.



**Figure 8 Tree removal plan**



**Figure 9 Trees T2, T3 and T4 to be removed**

- 16.9 Trees T2 and T3 are located on the western boundary of the site and are visible from the public realm. Due to severe lean to the south these are suppressed by tree T1 and would unlikely be healthy specimens. As a result, no objections are raised to the removal of these trees due to site constraints which impact on health and longevity.
- 16.10 Tree T4 is visually prominent from the street scene and is categorised as having 4 major limbs overhanging the footpath with some signs of rot. Due to the severe leaning and size of the tree, it is recommended for removal due to public health reasons. On this basis no objections are raised towards the removal of this tree.
- 16.11 Tree T5 is a category C tree and due to its proximity to the adjacent building and gable end windows and is recommended for removal. In addition to this due to shading caused by other trees its quality would be limited and would continue to cause a nuisance to neighbouring residential properties, obscuring windows and requiring constant pruning. As a result, no objections are raised towards the removal of this tree.



**Figure 10 Trees T5 and T6 to be removed**

16.12 Tree T6 is in poor condition with a life expectancy of less than 10 years and for this reason is recommended for removal.

16.13 It is acknowledged that the trees to be felled with particular reference to tree T4 make a positive contribution to the streetscene and provide an overall green character to the area, however there are mitigating circumstances as detailed above related to the overall health, lifespan and public safety which justify their loss.

16.14 Some visual impact would be mitigated by the planting of 3 additional trees however despite the loss of trees, the high quality design of the proposed dwellings would result in an overall enhancement to the streetscene in comparison to the existing vacant, hard surfaced site. Due to the presence of a number of trees and planting in and around the immediate area the existing green character would also be retained.

16.15 Further to this, it is considered that the public benefit of the proposed development and provision of 2 family social rented homes would outweigh the harm to the streetscene caused by the loss of the proposed trees.

16.16 The Council's ecology officer has reviewed the application and raises no objections and overall the proposed tree retention and planting measures are acceptable.

16.17 Therefore, in consideration of the health of the trees to be felled, management and public safety considerations together with the public benefits of the scheme the scheme is considered to be acceptable with regards to the loss of trees on site.

## **17.0 Sustainability**

### Energy

17.1 The NPPF and the London Plan (2021) Policy SI 2 seeks an overall reduction in carbon dioxide emissions whilst Policy SI 2 and Royal Greenwich Policy EI state proposals should make the fullest contribution to minimising carbon dioxide emission in accordance with the energy hierarchy.

17.2 Baseline emissions have been assessed for Building Regulations 2013 Part L1A and Part L2A. To comply with Royal Greenwich Local Plan and London Plan policies the domestic component of the proposed scheme will have to meet zero carbon and the non-domestic element, a minimum reduction onsite of 35% in regulated CO<sub>2</sub> emissions over Building Regulations 2013 Part L.

17.3 The proposed development would achieve a reduction in CO<sub>2</sub> emissions of 102.85% which exceeds the minimum 35% required by Part L 2013. This has been achieved by proposed passive design measures, heating and hot water systems in the form of ASHPs and a 7.4kWp solar PV system.

17.4 Water efficient sanitary fittings would be installed in all residential units and would achieve an internal water consumption rate of below 105 l/p/d w. This aspect of the development would be secured by condition.

17.5 This is acceptable and subject to condition securing detailed information of energy savings, officers raise no objections to this element of the proposal.

## **18.0 Mayoral Community Infrastructure Levy (MCIL)**

18.1 The Mayor has introduced a London-wide Community Infrastructure Levy (CIL) to help implement the London Plan, particularly policy T9. The Mayoral CIL formally came into effect on 1st April 2015, 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.

18.2 The current application is liable to this requirement however as the proposed development is for social housing would be liable for relief.

## **19.0 RBG CIL**

19.1 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.

19.2 The application is liable to this requirement, however as the proposal is for affordable housing would be eligible for an exemption.

### Implications for Disadvantaged Groups

19.3 The implications for disadvantaged groups identified below are an integral part of the consideration of the development and community benefits as set out in the report:

- Delivery of 2 family sized social rented units,
- Carbon neutral scheme
- High quality design

## **20.0 Conclusion**

20.1 The application is for 2 social rented units. This would make a valuable contribution to the delivery of additional housing within Greenwich, in particular social housing of which there is a significant demand. It is also considered that the design of the development will secure a high quality living environment and complies with the design/ place shaping principles that have been established to guide the redevelopment of the area.

20.2 The proposals are therefore acceptable and will make a positive contribution towards delivering social housing for the borough. Accordingly, it is recommended that permission be granted for application reference 21/0914/F, in line with Section 1 of this report.

**Background Papers:**

National Planning Policy Framework (March 2018)

The London Plan (2021)

Mayors Housing SPG (2016)

Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014)

Technical Housing Standards – Nationally Described Space Standard (2015)

Accessible London: Achieving an inclusive environment SPG (October 2014)

Report Author: Hoa Vong, Senior Principal Planner

Tel No.: 020 8921 2621

Email: [hoa.vong@royalgreenwich.gov.uk](mailto:hoa.vong@royalgreenwich.gov.uk)

Reporting to: Victoria Geoghegan, Assistant Director Planning & Building Control

Tel No.: 020 8921 4296

Email: [victoria.geoghegan@royalgreenwich.gov.uk](mailto:victoria.geoghegan@royalgreenwich.gov.uk)