



Revive
Renovations

Planning Applications, Drawings & Appeals
Maximising Property Value for Homeowners
Unmodernised Property Sourcing

PLANNING STATEMENT

124 SUNNYHILL ROAD, LONDON, SW16 2UN

June 2024



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1. INTRODUCTION

- 1.1 This planning statement has been prepared by Revive Renovations in support of an application for full planning permission submitted on behalf of Handy Heros/ Sunnyhill Road Limited ('the applicant').
- 1.2 The proposal seeks the demolition of existing dwelling and erection of a four-storey (including rooms in the roof and at basement level) building to provide 7 self-contained flats at 124 Sunnyhill Road, London, SW16 2UN.
- 1.3 This statement sets out the planning justification for the proposed development and assesses the proposals against national planning policy, the development plan and relevant supplementary planning guidance documents. This document should be read in conjunction with all other supporting documentation.





2. SITE & SURROUNDING CONTEXT

- 2.1 The application site is a Victorian two-storey, detached property, in use as a single dwellinghouse, with associated amenity space to the front and rear of the property. The property has a dual pitched roof with front dormer and chimneys projecting above the ridge. The building is constructed in yellow stock brick with red brick banding and window surround detailing. The front garden is enclosed by a low level timber fence and the rear garden slopes away from the rear elevation. The building is in a poor state of repair and is in need of modernisation/ redevelopment.
- 2.2 The application site is located on the south side of Sunnyhill Road within the London Borough of Lambeth.
- 2.3 The site is not located within a Conservation Area, nor is the building statutorily or locally listed.
- 2.4 The surrounding area is predominantly residential in character comprising a mixture of styles, ages, scales and designs.
- 2.5 The site has a PTAL rating of 3, indicating a moderate level of public transport accessibility.
- 2.6 The site is located within a Flood Risk Zone 1 which has a low probability of flooding and the site is not located within a Critical Drainage Area.



3. PLANNING HISTORY

Application Site

- 3.1 The recent planning history of the site is an important material planning consideration to the proposal. The most relevant is set out in chronological order below.
- 3.2 On the 11th of April 2023, full planning permission (23/01185/FUL) was granted for the demolition of existing house, reduction in ground level to rear garden and the erection of 2 x three-bedroom semi-detached houses.
- 3.3 On the 4th of April 2023, a lawful development certificate application (23/01468/LDCP) was refused for the erection of a hipped roof extension with a rear roof extension incorporating a Juliet balcony, the removal of chimneys and the installation of one side and one front roof lights. The application was refused due to the proposed development requiring the full demolition and rebuilding of the property, which the Council noted, does not fall under permitted development (Part 3, Clause 9 'Permitted Development' of the Town and Country Planning (General Permitted Development) (England) Order 2015).
- 3.4 On the 7th of July 2023, full planning permission (23/01542/FUL) was refused for the demolition of the existing property and rebuilding to match along with the erection of ground floor and first floor rear extensions as well as erection of rear dormer together with the installation of 2 rooflight to the front roof slope with reinstatement of 2 ground floor side windows.

The application was refused based on lack of optimum residential density, failing to preserve local distinctiveness and unacceptable transport impacts.
- 3.5 The proposal seeks to make best use of the previously development site, providing high quality energy and water efficient dwellings that will contribute positively to the Borough's housing needs and the character of the area.



4. THE PROPOSED DEVELOPMENT

- 4.1 Full planning permission is sought for the proposed redevelopment of the site following the demolition of the existing dwelling. The application proposes the construction of a four-storey building delivering 7 self-contained flats with associated amenity space, air source heat pumps, solar panels, hard and soft landscaping, drainage, boundary treatments, bicycle storage, waste storage and associated works.
- 4.2 The proposed building is to comprise of a lower ground floor with 3 upper levels, including rooms in the roof space. The proposed building is to be of modern architectural design finished yellow stock brick slips, a grey zinc roof with grey windows and doors.
- 4.3 The proposed residential accommodation will consist of 2 x 1 bed (1-person) units; 2 x 2 bed (3-person) units and 3 x 3 bed (4 person) units. All units are proposed to be single storey and will all have access to a private terrace/balcony.
- 4.4 As per the recently approved scheme (23/01185/FUL) the development proposes no new pedestrian or vehicular access to or from the public highway.
- 4.5 Cycle parking is proposed in the form of purpose-built cycle stores in front and rear gardens/ terraces.
- 4.6 For full details on the proposed development please refer to the other plans and documents that accompany this submission. Including:
- Full suite of existing and proposed floor plans, elevations, sections and roof plans by Revive Planning and Renovations Ltd;
 - 3D Renders by Revive Planning and Renovations Ltd
 - Fire Statement by Revive Planning and Renovations Ltd
 - Biodiversity Statement by Eco Studio XV Ltd;
 - Energy and Sustainability Statement by Eco Studio XV Ltd;
 - Internal and External Daylight and Sunlight Assessment by T16 Design Ltd
 - Sustainable Drainage Assessment by Geosmart Information Ltd;
 - Flood Risk Assessment by Geosmart Information Ltd.



- Transport Technical Note by Crosby Transport Planning Ltd.
- Basement Impact Assessment and Construction Management Plan by Quorum Consulting Engineers Ltd

5. PLANNING POLICY CONTEXT

5.1 This section provides an overview of national and local planning policy relevant to the determination of the planning application, as well as any other relevant national or local planning guidance.

LEGISLATION

Planning and Compulsory Purchase Act 2004

5.2 Section 38 of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

NATIONAL PLANNING POLICY

National Planning Policy Framework (2023)

5.3 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It is a material planning consideration in formulating local planning policies and taking decisions on planning applications.

5.4 At the heart of the NPPF is a presumption in favour of sustainable development (paragraphs 7-14) and paragraphs 8,9 & 11 are helpful in applying this presumption.

5.5 Paragraph 11 sets out how this is to be applied. It states that, for decision-taking, this means:

- Approving development proposals that accord with an up-to-date development plan without delay; or
- Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:



- The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

- 5.6 The NPPF introduces three objectives to ‘Sustainable Development’ (Economic, Environmental & Social – paragraph 8), and advises that they are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives). The applicant considers that the development meets all three threads of sustainable development.
- 5.7 Further, the decision-taker is required to consider whether the development accords with an up-to-date development plan – and if it does planning permission should be granted unless material considerations indicate otherwise. The applicant considers that the development accords with the development plan.
- 5.8 Finally, the decision-taker is required to determine whether there are any relevant development plan policies, or the policies which are most important for determining the application, are out-of-date and if not, grant permission unless:
- The application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole.
- 5.9 Section 5 refers to delivering a sufficient supply of homes. Paragraph 60 reiterates the Government’s objective of significantly boosting the supply of homes and states the importance of a sufficient amount and variety of land to come forward where it is needed and that land with permission is developed without delay.
- 5.10 Section 9 refers to promoting sustainable transport and at paragraph 108 states that *‘transport issues should be considered from the earliest stages of development proposals, so that; opportunities from existing or proposed transport infrastructure are realised and opportunities to promote walking, cycling and public transport use are identified and pursued.’*



- 5.11 Paragraph 109 advises that significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.
- 5.12 Section 12 refers to well designed and beautiful places. Paragraph 135(a) states that development should function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. Further, paragraph 135 (c) states that planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.
- 5.13 Section 14 refers to climate change and flooding. Paragraph 157 states that new development should support the transition to a low carbon future in a changing climate. Paragraph 159 (b) sets out that new development should be planned in ways that can help to reduce greenhouse gas emissions, such as through its location, orientation and design.

National Planning Practice Guidance

- 5.14 The National Planning Practice Guidance (NPPG) was launched in March 2012 as a web-based resource to bring together planning practice guidance for England in an accessible and usable way.
- 5.15 The NPPG sets out guidance on a wide range of topics including, but not limited to, the historic environment; design; the determination of applications; flood risk; the natural environment; planning obligations; transport and planning conditions.
- 5.16 To conclude, the golden thread running through the NPPF is a presumption in favour of sustainable development. The proposed development is sited in an inherently sustainable location making the best use of land available. It is, therefore, subject to the detailed consideration in section 7 of this statement and all other supporting documents, wholly in keeping with the concept of sustainable development detailed within the NPPF.

LOCAL PLANNING POLICY

- 5.17 For the purpose of this application, the adopted Development Plan for the London Borough of Lambeth comprises the London Plan (2021), the Lambeth Local Plan (2021)



(LLP) and the Lambeth Supplementary Planning Documents (SPD) and Supplementary Planning Guidance (SPG).

London Plan 2021

5.18 The London Plan (2021) is the spatial development strategy for London. Chapter 4, and in particular policy H1, recognises the pressing need for more homes in London in order to promote opportunity and identifies a need to take into account local context and character in optimising housing output. The London Plan requires that housing development schemes provide for a mixed and balanced community and provide good standards of amenity in accordance with minimum space standards.

5.19 Other London Plan Policies of relevance to this application are:

- Policy GG1: Building Strong and Inclusive Communities
- Policy GG2: Making the Best Use of Land
- Policy GG4: Delivering the Homes Londoners Need
- Policy D1: London's Form, Character and Capacity for Growth
- Policy D3: Optimising Site Capacity Through the Design-Led Approach
- Policy D5: Inclusive Design
- Policy D6: Housing Quality and Standards
- Policy D10: Basement Development
- Policy H1: Increasing Housing Supply
- Policy H4: Delivering Affordable Housing
- Policy H10: Housing Size Mix
- Policy G1: Green Infrastructure
- Policy G5: Urban Greening
- Policy G6: Biodiversity and Access to Nature
- Policy G7: Trees and Woodlands
- Policy SI 2: Minimising Greenhouse Gas Emissions



- Policy SI 8: Waste Capacity and Net Waste Self-sufficiency
- Policy T1: Strategic Approach to Transport
- Policy T5: Cycling
- Policy T6.1: Residential Parking

Lambeth Local Plan 2021

5.20 The Lambeth Local Plan sets out the vision, strategic objectives and policies for development in Lambeth over 15 years to 2035 covering housing, jobs, town centres, infrastructure (such as health facilities and schools), transport, environment, historic buildings and the quality of the built environment. In order to accommodate Lambeth's growing population, the document is clear in that it considers housing a priority land use in Lambeth, with schemes expected to optimise the housing potential of suitable under-used or vacant sites.

5.21 The following policies are relevant to the proposed development:

- Policy D2: Presumption in favour of sustainable development
- Policy D4: Planning Obligations
- Policy H1: Maximising Housing Growth
- Policy H2: Delivering Affordable Housing
- Policy H4: Housing Mix in New Developments
- Policy H5: Housing Standards
- Policy T1: Sustainable Travel
- Policy T3: Cycling
- Policy T6: Parking
- Policy EN4: Sustainable Design and Construction
- Policy EN6: Sustainable Drainage Systems and Water Management
- Policy EN7: Sustainable Waste Management
- Policy Q2: Amenity





- Policy Q5: Local Distinctiveness
- Policy Q8: Design Quality: Construction Detailing
- Policy Q9: Landscaping
- Policy Q11: Building Alterations and Extensions
- Policy Q12: Refuse/Recycling Storage
- Policy Q13: Cycle Storage
- Policy PN4: Streatham

Lambeth Supplementary Planning Documents (SPD's) and Guidance (SPG's)

5.22 Lambeth Supplementary Planning Documents (SPD's) and Guidance (SPG's) provide additional advice and guidance on the policies of the Local Plan and how the Council will apply these. The following are relevant to the consideration of this application:

- Lambeth Design Guide SPD (2023)
- Lambeth Development Viability SPD (2017)
- Refuse and Recycling Storage Design Guide (2023)
- Waste Storage and Collection Requirements – Technical Specification (2013)



6. PRE-APPLICATION FEEDBACK

PRE-APPLICATION FEEDBACK	AMENDMENT UNDERTAKEN
<p>Design: <i>“However, certain concessions to its loss were made in the design and materials of the new building – these included replicating the decorative slating of the existing distinctive roof, using reclaimed existing fabric including bricks as far as possible and sourcing locally distinctive materials. The proposals were considered to comply with LLP Policies Q5 ‘Local distinctiveness’ and Q7 ‘Urban design: new development.’ These benefits are lost with the current proposals and claims of replicating local distinctiveness would be weakened by the submitted supporting material which indicates a near identical scheme has been implemented in many different areas of London where the local vernacular may differ.”</i></p>	<p>The proposed slates have been replaced with decorative slates that match the slates on the roof of the building on site at present. Bricks will be used to match as closely as possible the existing properties bricks.</p>
<p>Design: <i>“If the design could be modified to place less emphasis on the floor levels this would be advantageous in terms of creating a more in keeping addition to the local townscape. Furthermore, the proposed full height glazing is likely unnecessary as occupiers would likely screen these windows to prevent views from the street.”</i></p>	<p>The horizontal decorative bands have been removed and windows reduced in size and design changed to match sash windows within the street.</p>
<p>Front Lightwell: <i>“It is also not clear how evident the front lightwells with high glass screens would be from the street. Basement development is not characteristic of the area and should be as discreet as possible, particularly when viewed from the public realm in keeping with LLP Policy Q27 and Part 5 of the Lambeth Design Guide.”</i></p>	<p>The glass balustrade removed and walk on glass installed with grills for ventilation and escape hatch. Railings to match those in the street are proposed to the side of the lightwells.</p>



<p>Front Planting: <i>“In the submitted Computer Generated Images there appears to be generous screening provided by mature and healthy hedge planting above the front boundary. This may not be achievable in winter months, will take a while to be established, and will require careful maintenance.”</i></p>	<p>The planting to the front will be mature Privet evergreen hedging to allow for all year greenery and coverage of the front bins/bike store and lightwell.</p>
<p>Fire Escape: <i>“The scheme does not appear to have an identifiable secondary means of escape and again it would be beneficial to ensure the proposals would comply with the Building Regulations prior to submission to avoid the need for revisions after any grant of planning permission.”</i></p>	<p>A secondary means of escape via ladders has been installed to the rear of the property.</p>
<p>Ground Levels: <i>“The pre-app submission is not accompanied by section drawings showing existing ground levels or existing ground levels overlaid with the proposed, including datums.”</i></p>	<p>A section drawing has been included showing the existing and proposed ground levels.</p>
<p>Ground Levels: <i>“The lack of information about existing ground levels gives rise to a further concern in respect of basement development because the upper ground floor/entrance level would be partially under the existing front garden, at a subterranean half landing level. If it is the case that the majority of the volume for this entrance level floor would need to be excavated under the ground level then this would be considered a two storey basement which potentially conflicts with LLP Policy Q27”</i></p>	<p>As can be seen from the section drawing with the heights added less than half the height of the ground floor (1179mm deep) – where the site is at its highest soil level is not more than 50% the floor to ceiling height of the ground floor so the development cannot be considered a two-storey basement</p>
<p>Noise: <i>“The proposals also include Air Source Heat pumps. Any application coming forward should be supported by a Noise Report to demonstrate that the proposed plant would not harm neighbouring</i></p>	<p>As can be seen from the sustainability statement the Air Source Heat Pumps have been removed and replaced with energy efficient boilers and therefore a noise report is no longer required.</p>



<i>occupiers in terms of noise and vibration, to include occupiers within the proposed flatted development itself."</i>	
Bike Storage: <i>"Routes through the side of the property are not clear from the submitted information."</i>	Occupiers pushing bikes down each side of the property have been added to the drawings to demonstrate how occupants can access the bike storage on the terraces to the rear.
Refuse Storage: <i>"The proposals are for 1100L residual waste and 660L recycling with no food waste container which would not comply and it is not clear if the stores would be ventilated."</i>	A 1100 litre recyclables storage bin has been added and a food waste bin to the front of the property. All stores now show means of ventilation.

7. PLANNING ASSESSMENT

- 7.1 Planning Law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 7.2 This section assesses the proposed development against the development plan, together with any other relevant material considerations. The key considerations in assessing the proposed development are as follows:
- Principle of Development
 - Housing Mix
 - Quality of Residential Accommodation
 - Impact on the Character and Appearance of the Area
 - Residential Amenity
 - Transport
 - Waste and Recycling
 - Trees and Ecology
 - Flood risk and Drainage



- Fire Safety
- Energy and Water Efficiency

PRINCIPLE OF DEVELOPMENT

- 7.3 Relevant to the proposed development is the established need for the supply of housing in the London Borough of Lambeth and the provision of a wide choice of homes available to residents.
- 7.4 The London Plan (2021) identifies a pressing need for more homes in London, setting a minimum 10-year target for Lambeth of 13,350 new homes between the years 2019/20-2028/29. The plan also sets a 4,000 new home target over the plan period to be delivered on small sites.
- 7.5 Paragraph 70 of the NPPF states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area.
- 7.6 The London Plan Policy H2 sets out that Boroughs should pro-actively support well designed homes on small sites through planning decisions in order to significantly increase the contribution of small sites to meet London's housing need, diversify the housing supply chain, support small and medium sized house builders and support custom, self-build and community led housing.
- 7.7 Local Plan Policy H1 sets out that the council will seek to maximise the supply of additional homes in the borough to meet and exceed Lambeth's housing requirement by, amongst other mechanisms, encouraging development on appropriate windfall sites not identified in the development plan and supporting the delivery of well-designed new homes on small sites.
- 7.8 The application site is a small site, located in an established and readily accessible residential area. The proposed dwellings would contribute positively to Lambeth's aspiration of meeting and exceeding the housing requirement. The proposed development accords with London Plan policies H1 and H2 and Local Plan policy H1 and therefore is acceptable in principle.

HOUSING MIX

- 7.9 LLP Policy H4(a) states that the Council will support proposals which offer a range of dwelling sizes and types to meet current and future housing needs. The policy specifies



that a balanced mix of unit sizes including family sized accommodation (3 or more beds) should be provided.

- 7.10 The proposed housing mix comprises of 2 x 1 bed (1-person) units; 2 x 2 bed (3-person) units and 3 x 3 bed (4 person) units. A platform lift is proposed to enable accessible housing to be provided at ground floor level.
- 7.11 In accordance with the above policy requirements, the proposed development provides a good mix of accommodation types and sizes and is policy compliant.

QUALITY OF RESIDENTIAL ACCOMODATION

- 7.12 London Plan Policy D6 seeks to ensure that developments provide high quality and well-designed accommodation. Table 3.1 of the London Plan requires residential units to comply with the recommended internal space standards.
- 7.13 Local Plan Policy H5 states that proposals for new residential development, including new-building dwellings, should accord with the principles of good design and be expected to provide dual-aspect accommodation and appropriate external amenity space.
- 7.14 The proposed residential units are of a high quality and meet the required internal space and room size standards set out in the London Plan. The layout of each flat has been designed with well-lit and spacious living spaces, with dual aspect accommodation which will receive excellent levels of sunlight/daylight. This is confirmed the daylight assessment that accompanies submission which sets out that all proposed habitable rooms achieve the minimum British Research Establishment target daylight factor. External terraces and balcony areas are proposed which are accessible from the main living space and provide private amenity space to residential units. Whilst Lambeth does not have guidance stipulating lightwell depths, the lower ground floor units include 1.5 metre deep lightwells which are commensurate to that previously approved at 193 Auckland Hill (application reference 22/00992/FUL) and are considered to provide adequate light and outlook to the habitable rooms to which they join.
- 7.15 The proposed dwellings meet or exceed the national minimum internal space standards. The residents have access to a private terrace and/ or garden measuring at least 10 sqm. All dwellings are at least dual aspect with all habitable rooms receiving good levels of natural light through rooflights and/or windows and have a good quality outlook.



- 7.16 Ultimately, the proposal provides a high standard quality of residential accommodation and is therefore in accordance with guidance and standards set out in the development plan and national planning policy guidance.

IMPACT ON THE CHARACTER AND APPEARANCE OF THE AREA

- 7.17 Local Plan Policy Q5 states that Lambeth's local distinctiveness should be sustained and reinforced through new development. It advises that proposals will be supported where the design of development responds to positive aspects of the local context and historic character.
- 7.18 Local Plan Policy Q6 refer to urban design: public realm and advises that the council will support proposals where it provides, amongst other things, the most effective use of the site, a building line that improves upon the prevailing building line and where no harm to amenity or local character will result, good quality construction materials and landscape design.
- 7.19 Local Plan Policy Q7 states that new development will be supported if of a high-quality design, is of a bulk, scale/mass, siting, building line and orientation which preserves or enhances the prevailing local character, it includes well-considered windows and doors/entrances in street and plant and equipment is not placed on important elevations. Further, Policy Q8 seeks to ensure that proposed building designs are visually attractive.
- 7.20 The site comprises an existing building which is not considered to be of any architectural or historic significance. Furthermore, due to its dilapidated state and age of construction, the building does not currently meet environmental/ energy standards thus does not represent an efficient use of the site. The general principle of demolishing the existing building has been established by planning permission 23/01185/FUL and is considered to be acceptable.
- 7.21 The street is characterised primarily by semi-detached properties with modest front gardens enclosed by low level boundary treatment. The architectural finish of the properties on the street varies and includes window bays, canopies over doors, inset porticos, a mix of window types, a mix of brick, render and tile. Many of the properties on the street have been extended to the side and/ or rear and at roof level (figure 1). Nonetheless, the buildings follow a fairly consistent building line with modest spaces between adjacent which serves to avoid a terracing effect. The result is an urban street





made up of an eclectic mix of dwelling styles and designs that creates a visually interesting streetscape.



Figure 1: Google Street View Images Dated March 2023 showing the mix of architectural styles and finishes found on the street.

7.22 The proposed building is of similar width as the existing building, is set back from the highway and the shared boundaries with the neighbouring buildings, with a ridge height and width matching that of the previously approved semi-detached dwellings on the site. The depth and scale of the building would be commensurate to that of the flats at 120-122 Sunnyhill Road. The building would appear, from the street, as a pair of semi-





detached dwellings. The building is of modern design, articulated by front projecting bays, regular fenestration, feature brickwork and a stepped rear façade, all of which provide visual interest (figure 2).



Figure 2:

CGIs of the proposed building when viewed from Sunny Hill Road.



- 7.23 The building is to be finished in yellow stock brick with a with grey windows and doors, and traditional slate tiles, in keeping with the range of materials found on the street.
- 7.24 The proposed refuse and cycle stores are integrated into the design such that they would not appear dominant or incongruous in the street scape. The proposed soft landscaping enhances the appearance of the frontage and provides visual relief on an otherwise hard surface dominated street.
- 7.25 The proposal constitutes high quality design that improves the appearance of the site and the contribution it makes to the character of the area. The proposal accords with local plan policies Q5, Q6, Q7 and Q8.

RESIDENTIAL AMENITY

- 7.26 Local Plan policy Q2 requires development to protect the amenity of neighbours and will only be supported if visual amenity from adjoining sites is not unacceptably compromised, acceptable standards of privacy are provided, adequate outlook is provided. The policy continues to set out that this should be achieved whilst avoiding any undue sense of enclosure, unacceptable levels of overlooking and unacceptable impact on levels of daylight and sunlight on the host building and adjoining property. The policy further states that residential amenity should not be adversely affected through the impacts of noise.
- 7.27 The most affected neighbours are the neighbouring flats at 120-122 Sunny Hill Road and no. 126 Sunny Hill Road. The flats have high level or windows serving circulation space in the east facing elevation. The neighbour at no. 126 has rear facing habitable windows and side facing habitable windows in its rear outshot. The proposed side facing windows are secondary windows which can be obscured glazed and fixed closed to prevent adverse neighbour amenity impacts arising from overlooking and loss of privacy.
- 7.28 The proposed external balconies and terraces located to the rear of the property are set far enough from facing neighbouring properties not to unreasonably overlook these neighbours. If deemed necessary, suitably worded planning conditions could be imposed to secure suitably designed privacy screens.
- 7.29 The proposed outrigger at first and second floor level is set back from the shared boundaries with the neighbours by approximately 2.5 metres and mediates between the rear outriggers at no.120- 122 and no.126. The properties on this side of Sunny Hill Road are south facing and the primary amenity areas are considered to be the area



immediately behind the rear elevation. The proposal has been designed to ensure the neighbours outlook is not unreasonably impact by the proposed development.

- 7.30 The Daylight and Sunlight report, that accompanies the submission, demonstrates that the rear and side facing habitable windows of no.126 Sunnyhill Road and the front facing windows of no. 103 and no. 105 Sunnyhill Road would continue to receive acceptable levels of light, in line with the British Research Establishment's Vertical Sky Component Test. The proposal would not have any adverse impacts on light entering neighbouring windows or primary amenity space.
- 7.31 Due to the relationship between the building, the neighbour buildings and their amenity space, the proposal would not result in overbearing impacts.
- 7.32 The proposed development would not give rise to any unacceptable neighbour amenity impacts and accords with Local Plan policy Q2.

TRANSPORT

- 7.33 London Plan Policy T4 sets out that the cumulative impacts of development on public transport and road network capacity should be taken into consideration and mitigated. The policy continues to set out that development proposals should not increase road danger. Policy T5 requires cycle parking to be provided in new development that is fit for purpose and well located. Policy T6.1 sets out that parking in new residential development should not exceed the maximum parking standards set out in table 10.3 of the plan.
- 7.34 Local Plan Policy T1 promotes sustainable patterns of development that minimise the need to travel and maximise trips made by sustainable modes of transport. Policy Q13 sets out the Council's requirements in respect to cycle parking, which align with London Plan Policy T5. Policy T6 sets out that the Council will apply London Plan Policy T6 to promote a reduction in car ownership and private car trips and require residential developments to make car club memberships available to future occupants.
- 7.35 The site is located in an area with a PTAL rating of 3 and therefore is reasonably accessible by public transport. The nearest bus stops are within is a 600 metre walk from the site providing regular services on 13 routes. The nearest rail stations are located within 1.3 kilometres of the site, providing access to underground and overline train services across London and beyond, making it a viable transport option for the future occupants. The site is not located in a controlled parking zone, therefore the majority of existing properties in the area rely on on-street vehicle parking.



- 7.36 The application is supported by a transport technical note that includes the results of a parking stress survey of the surrounding highway network. The survey concludes that the study area had a 72.9% parking stress level, which is below the 85% threshold that is usually used to determine areas of high parking stress. Based on 2011 census data, the proposed flats would generate up to 3 additional vehicles (2 above the previously consented scheme). The surrounding road network would have sufficient capacity to accommodate the parking demand generated by the proposed development.
- 7.37 The proposal includes 12 cycle parking spaces in accordance with adopted standards and charging points for electric bicycles and scooters. Restrictions on future car parking permit eligibility and car club membership could be secured by legal agreement. The proposal encourages the use of sustainable modes of transportation and does not harm highway safety in line with the aspirations of London Plan Policies T4, T5 and T6.1 and Local Plan Policies T1, Q13 and T6.

WASTE AND RECYCLING

- 7.38 Local Plan Policy Q12 requires new developments to provide adequate and conveniently located waste and recycling storage and collection arrangements. The Lambeth Waste & Recycling Storage and Collection Requirements, Technical Specification for Architects & Developers (2023) provides useful information on waste and recycling storage requirements, collection arrangements and layout guidance.
- 7.39 Lambeth requires dwellings with up to 2 bedrooms to have 90 litres of waste storage capacity and 55 litres of recycling storage capacity. Dwellings with 3 bedrooms or more are required to have 140 litres of waste storage and 110 litres of recycling storage capacity. The proposal includes a 1100 litre refuse bin in a secure store for waste and a 660 litre bin for recycling, which is sufficient to meet the requirements of the proposed 7 dwellings. The bins are proposed to be located to the front of the site, which is convenient for both the future occupants and the collection operatives. The proposed waste storage and collection arrangements accord with Local Plan Policy 12 and Lambeth's Waste Storage and Collection Requirements guidance.

TREES AND ECOLOGY

- 7.40 London Plan Policy G1 states that development proposals should incorporate appropriate green infrastructure. Policy G5 goes on to state that this should be done by incorporating measures such as landscaping (including trees), green roofs, green walls and nature



based sustainable urban drainage and sets a target score urban greening factor score of 0.4 for residential development.

- 7.41 Local Plan Policy G6 sets out that new development should achieve a biodiversity net gain.
- 7.42 There are understood to be no trees on site or close to the site boundaries that are subject to statutory protection. The existing trees on site are of poor health and quality, therefore are proposed for removal. Owing to the distant proximity of existing retained trees to the proposed building, the proposal would not adversely impact the root protection areas of nearby trees. The proposal retains a large proportion of the existing rear garden and includes a soft landscaping scheme comprising flower rich perennial planting, hedges and 12 new trees, an intensive green roof and bird and bat boxes. The biodiversity report that accompanies the submission confirms that the proposal achieves an urban greening factor score of 0.48, 30.26% net uplift in habitat units and a 40.2% uplift in hedgerow units, exceeding policy requirements.
- 7.43 The proposal accords with London Plan Policies G1 and G5 and Local Plan Policy G6.

FLOOD RISK AND DRAINAGE

- 7.44 LLP Paragraph Q27 states that in determining proposals for basement and other underground development, the Council will require an assessment which demonstrates that the development is safe from all forms of flooding and does not increase the risk of flooding or land instability elsewhere.
- 7.45 The application site is located in flood zone 1 of the environment agency flood risk for planning and therefore is of low risk from fluvial flooding. The site is not in an area identified on the environment agencies flood risk mapping as being at risk of surface water flooding. Lambeth's Strategic Flood Risk Assessment confirms that the site is not located in a critical drainage area.
- 7.46 The sustainable drainage assessment submitted with the application confirms that it is not feasible to discharge surface water to an existing water course or via soakaways. It sets out that through rainwater harvesting, permeable paving, the inclusion of a green roof and an attenuation tank to attenuate 19.29 cubic metres of surface water, the proposed surface water drainage system would be suitable during a 1 in 100 year plus



40% climate change allowance event. The discharge rate to the public sewer would be 1 litre per second which is as close to greenfield rate as possible.

- 7.47 The proposal would not increase flood risk on site or elsewhere, the development accords with Local Plan Policy Q27.

FIRE SAFETY

- 7.48 London Plan Policy D12 state that development proposals should achieve the highest standards of fire safety.
- 7.49 The proposed building will meet current building regulation requirements in respect to fire safety and provide appropriate means of fires escape. Fire tender access and the occupant evacuation point is envisaged to via Sunnyhill Road, as per the existing arrangement. The proposal will be fire safe in accordance with London Plan Policy D12.

ENERGY AND WATER EFFICIENCY

- 7.50 London Plan Policy SI 2 requires non major residential development to achieve a minimum reduction of at least 15 per cent through energy efficiency measures.
- 7.51 LLP Policy EN4 states that all developments will be required to meet high standards of sustainable design and construction, relating to the scale, nature, and form of the proposal. Proposals should demonstrate that sustainable design standards are integral to the design, construction and operation of the development.
- 7.52 The submitted Energy Statement demonstrates that a sequential approach to emissions reduction has been adopted for the proposal in line with the energy hierarchy detailed in the London Plan, assessing in turn the feasibility of reducing the energy demand of the building, using energy more cleanly and applying renewable technologies.
- 7.53 The proposed development will ultimately achieve a reduction of 40% in carbon dioxide emissions for all regulated emissions under the Be Lean/ Be Clean scenario and reduction of 32% CO2 reductions under the Be Green scenario, resulting in a 72% reduction in carbon emissions above 2021 Building Regulations Part L requirements. Energy efficiency measures proposed include air source heat pumps and photovoltaic panels and high levels of insulation and air tightness.
- 7.54 Through the provision of energy and water efficient fittings and the rainwater harvesting, the proposal is envisaged to achieve the 105 litre/per person/ per day higher water efficiency target.



- 7.55 The proposal exceeds the policy requirements set out in London Plan policy SI 2 and policy EN4.

AIR QUALITY

- 7.56 London Plan Policy SI1 sets out that new residential development should seek to achieve air quality neutral.
- 7.57 The proposed development is car free. The building is to be heated by air source heat pumps, therefore there will be low levels of operational carbon emissions resulting from the development. The proposal accords with London Plan Policy S11.

8. SUMMARY & CONCLUSION

- 8.1 The application seeks permission for the proposed redevelopment of the site involving demolition of existing property and erection of four storey building to provide 7 residential units at 124 Sunnyhill Road, London, SW16 2UN.
- 8.2 The development will help meet an identified demand for high quality residential accommodation within this location, resulting in new homes whilst best optimising the use of previously developed land.
- 8.3 The proposed development would accord with the general principles of the National Planning Policy Framework. The site is located within an inherently sustainable location, in close proximity to existing public transport services and the proposed development includes cycle parking, thus is consistent with the objectives of the NPPF and the development plan. The proposed development is a high-quality, site-specific design that will enhance the character and appearance of the site and its contribution to the surrounding area and established streetscape.
- 8.4 Careful consideration has been given to the nature of the site, including its relationship to its immediate surroundings, and the amenities of neighbouring occupiers. Accordingly, the development provides a well-designed scheme which responds positively to its surrounding townscape and neighbouring development, whilst making an effective use of this site.



- 8.5 In summary, the proposed development fulfils the three dimensions of sustainable development as defined by the NPPF and therefore the presumption in favour of sustainable development applies. The proposal is fully in accordance with national and local planning policy in all other regards.
- 8.6 This Planning Statement should be read in conjunction with the other supporting documentation and drawings which have been submitted as part of the application.

