

- 3 The proposed development of the site represents a reduction in the amenity enjoyed by the surrounding residents particularly in The Grove, whose outlook from their homes and gardens will be fundamentally adversely affected by the introduction of the buildings on the site, in locations which are on a higher ground level thereby exacerbating this effect. This is considered to be contrary to the saved Unitary Development Plan (2004) Policies H7, H8 and ENV39.
- 4 The extent of useable private garden area available for the occupiers of the large family home proposed on Plot 3, is considered to be unacceptable. A significant proportion of the rear garden will be covered by the canopy of the retained Cedar tree, under which little will grow. Fears about branch drop, or actual branch drop, will limit the available area of this garden by the occupying family. Due to the tree canopy and the orientation of the site, only a reduced area of the garden will receive direct sunlight for a part of the middle of the day. For all of these reasons, the size of useable private garden for this house is considered to be unacceptable, contrary to saved Unitary Development Plan (2004) Policies ENV39 and H7.

INFORMATIVES :-

- 1 To assist applicants the Local Planning Authority has produced policies and written guidance, all of which together with national and London wide policy, is available on the Council's website. A pre-planning application advice service is also offered and encouraged. In this instance the pre application advice provided by the LPA was taken into account in many respects, but upon full assessment of the proposed development, it has been concluded that the submitted application does not accord with planning policy and guidance. The LPA acted in a proactive manner, offering suggested improvements to the scheme to comply with policies and written guidance and these have been incorporated by the applicant. Notwithstanding the amendments which were incorporated, the scheme remains unacceptable. The LPA delivered the decision in a timely manner, in accordance with previous advice given and acted in accordance with the requirements of the NPPF.
- 2 This decision has been taken on the basis of the documents and plans submitted with the application being plan number 15134 S101 C, S102 B, S103 C, /C101A, /C102A, P101 H, P102 Q, P105 D, P110 H, P111 B, P112 D, P113 D, P114 D, P115 D, P120 A and P121 B.

Yours faithfully

Susan M. Clark

Head of Development Control