

PLANNING APPLICATIONS COMMITTEE

09 DECEMBER 2021

APPLICATION NO.

DATE VALID

21/P2567

05/07/2021

Site Address:

18 Clifton Road, Wimbledon Village, London SW19 4QT

Ward:

Village

Proposal:

ERECTION OF A SINGLE STOREY REAR EXTENSION, PORCH EXTENSION, RECONSTRUCTION OF EXISTING GARAGES, FRONT BOUNDARY WALL AND CHANGES TO THE EXTERNAL FENESTRATION. RAISED GARDEN TERRACE.

Drawing Nos.

P_01 (Rev A); P_02P; P_03 (Rev A); P_04; P_05; P_06; P_07; P_08; CON_08; CR024 (R1); CR020

Contact Officer:

Calum McCulloch

RECOMMENDATION

GRANT Planning permission subject to conditions

CHECKLIST INFORMATION

Is a screening opinion required	No
Is an Environmental Statement required	No
Press notice	Yes
Site notice	Yes
Design Review Panel consulted	No
Number of neighbours consulted	23
External consultations	0
Internal consultations	0
Controlled Parking Zone	Yes - VO's

1. INTRODUCTION

- 1.1 This planning application has been brought before the planning committee due to the nature and number of objections received.

2. SITE AND SURROUNDINGS

- 2.1 The application site comprises a four storey detached building dating from 1880. The site benefits from a large front garden with a number of single storey outbuildings.
- 2.2 The site is located within the Wimbledon West Conservation Area.
- 2.3 The dwelling is not Nationally or Locally Listed.
- 2.4 Planning permission was previously granted for refurbishment works to original house, including conversion of 4 flats back to single family home and demolition of existing garage block (reference 21/P2567).

3. CURRENT PROPOSAL

- 3.1 The application seeks planning permission for:
- The erection of a single storey rear extension.
 - New porch extension.
 - Construction of new garden outbuilding on the site of existing garages.
 - Changes to the external fenestration, including new dormer windows
 - New raised garden terrace

4. PLANNING HISTORY

- 4.1 21/T2510 - Group of trees located towards bottom end of rear garden: Common Oak; Leyland Cypress; Holm Oak; Holly; Common Ash; Common Oak; Common Yew; and a self-set group of Holly, Elder, Hawthorn -all to be removed to open up and allow access to rear section of garden - Tree Works Approved - 09/08/2021
- 4.2 21/P2449 - APPLICATION FOR DISCHARGE OF CONDITION 3, 5, 7 & 8 ATTACHED TO LBM PLANNING PERMISSION 20/P2899 RELATING TO THE REFURBISHMENT WORKS TO ORIGINAL HOUSE, INCLUDING CONVERSION OF 4 FLATS BACK TO SINGLE FAMILY HOME AND DEMOLITION OF EXISTING GARAGE BLOCK - Discharge of Conditions Approved in full - 26/08/2021
- 4.3 20/P2899 - REFURBISHMENT WORKS TO ORIGINAL HOUSE, INCLUDING CONVERSION OF 4 FLATS BACK TO SINGLE FAMILY HOME AND DEMOLITION OF EXISTING GARAGE BLOCK - Grant Permission subject to Conditions - 09/04/2021
- 4.4 14/P0394 - DEMOLITION OF EXISTING GARAGES AND ERECTION OF A ONE AND A HALF STOREY BUILDING WITH A BASEMENT AND ACCOMMODATION WITHIN THE ROOFSPACE WITH DORMERS, VENTS AND SKYLIGHTS TO PROVIDE STORAGE & LEISURE FACILITIES AND

GUEST ACCOMMODATION ANCILLARY TO 18 CLIFTON ROAD - Withdrawn Decision - 28/03/2014

- 4.5 13/P2810 - APPLICATION FOR A CERTIFICATE OF LAWFULNESS IN RESPECT OF THE CONTINUED RETENTION OF EXISTING PORTAKABINS IN CONNECTION WITH BUILDING WORKS - Issue Certificate of Lawfulness - 05/12/2013
- 4.6 11/P0968 - APPLICATION FOR A CERTIFICATE OF LAWFULNESS IN RESPECT OF TEMPORARY INSTALLATION OF PORTAKABINS IN CONNECTION WITH PROPOSED BUILDING WORKS - Issue Certificate of Lawfulness - 30/06/2011
- 4.7 10/P2646 - APPLICATION FOR A CERTIFICATE OF LAWFULNESS IN RESPECT OF TEMPORARY INSTALLATION OF PORTA CABINS IN CONNECTION WITH PROPOSED BUILDING WORK - Refuse Certificate of Lawfulness - 11/11/2010
- 4.8 Various Tree Works

5. CONSULTATION

- 5.1 A standard 21-day consultation procedure was carried out with neighbours consulted by letter and a Conservation Area Site notice displayed.
- 5.2 An initial 5 objections were received from neighbouring properties.
- An objection (dated 8th August) was received from the occupants of no. 8 Southside Common on the following grounds:
 - Concerns regarding conflict of interest
 - Concerns that Clifton Road is subject to covenants that limit alterations that can be undertaken within 20 feet of Clifton Road
 - Objects to the removal of mature trees in the rear garden, in particular G30, T32 and T33
 - Concerns rebuilding of the garages is subterfuge for the building of two cottages that was previously withdrawn.
 - Any proposal should limit the height of the porch to 10 feet to comply with covenants.
 - Concerns the dormer windows would result in a lack of privacy and overlooking.
 - Object to side dormer
 - Concerns regarding the scale of the proposed single storey rear extension
 - An objection (dated 9th August) was received from the occupier of no. 20 Clifton Road on the following grounds:
 - Concerns not all the required drawings are provided.
 - Concerns regarding the scale of the proposed single storey extension.
 - Concerns regarding loss of daylight and sunlight to the downstairs window.

- Concerns regarding moving the existing side door of no. 18 to a new position opposite the kitchen window of no. 20 with potential to result in harmful overlooking.
- An objection was received from the occupants of no. 24 Clifton Road on the following grounds:
 - Concerns reference to re-construction of garages is inaccurate.
 - Concerns there would be insufficient room for vehicles to access garages.
 - Concerns regarding the height of the building.
 - Concerns regarding the loss of parking and highway safety.
 - The garages should be maintained as functioning garages or parking spaces.
 - Concerns the garages have asbestos.
 - Concerns regarding loss scale of single storey rear extension and overlooking from new raised terrace.
 - Concerns regarding the loss of trees
- An objection (dated 17th August) was received from the occupier of no. 19 Lauriston Road noting the following points:
 - Concerns regarding loss of light in respect of no. 20 Clifton Road from the new building.
- An objection was received from the occupier of no. 21 Lauriston Road (dated 17th August) noting the following points:
 - Concerns regarding scale of no 21 Lauriston Road and the impact on no. 20 Clifton Road.

5.3 It was brought to Officers attention that the following plans were not uploaded to Merton's website during the initial consultation. This included drawing P_06; P_07; P_08 and P_09. This was due to an administrative error by the Council.

5.4 Drawing P_01 (Proposed Site Plan) and P_03 (Proposed Upper Ground Floor Plan) were also amended more accurately to describe the replacement building on the site of the existing garages as garden room. Drawing P_10 was also provided at the request of officers to show the existing and proposed side elevation on the north-western boundary.

5.5 Subsequently a 14-day re-consultation was administered informing neighbours that new plans had been added and inviting comment. One comment was received from the occupant of 17 South View Clifton Road requesting the top floor be provided. The top floor was accordingly uploaded to the Merton Planning explorer by Officers. Otherwise, four objections following the re-consultation were received:

- A second objection (dated October 17th) was received from the occupant of no. 20 Clifton Road noting the following:
 - Concerns the full plans were not originally provided.
 - Concerns that re-consultation was not carried out on the amended plans

- Concerns regarding loss of light
 - Concerns regarding overlooking from new side door to no. 18
 - Concerns regarding use of 'garden room' for entertaining and the impact on amenity of no. 20.
 - Concerns of overlooking from dormers.
 - Concerns regarding the scale of additions proposed and the associated impact on the Conservation Area
- A second objection (dated October 17th) was received from the occupant of no. 19 Lauriston Road noting the following:
 - All previous concerns stand
 - The proposed garden room is similar to a proposal previously withdrawn from a recent planning application and is even further unsuitable for a Conservation Area
- A second objection (dated October 17th) was received from the occupants of no. 8 Southside Common noting the following:
 - Concerns the rear extension will harm the amount of daylight for neighbours and result in harmful overlooking.
 - Concerns the garden room is an independent dwelling and the naming is misleading
- A second objection (dated October 16th) was received from the occupants of 24 Clifton Road noting the following:
 - All previous concerns still stand.
 - The plans are materially incorrect and misleading. They show the existing garages rising half a metre about our boundary fence, when in fact they are only 10cm above the fence at most (level with the eaves of the shed of no. 24). The newly disclosed plan has raised the wall from level with our (already high) fence to well over a metre above it. This proposed new wall would run for over 30 feet along our boundary and cause unacceptable loss of amenity by shading and overshadowing.
 - Concerns the loss of parking spaces would cause an unacceptable increase of congestion and danger to children and residents.

6. POLICY CONTEXT

National Planning Policy Framework 2019

- Chapter 4 Decision-making
- Chapter 11 Making effective use of land
- Chapter 12 Achieving well-designed places
- Chapter 15 Conserving and enhancing the natural environment
- Chapter 16 Conserving and enhancing the historic environment

London Plan 2021

- D1 London's form, character and capacity for growth

- D4 Delivering good design
- HC1 Heritage conservation and growth
- G7 Trees and woodlands
- T3 Transport capacity, connectivity and safeguarding
- T4 Assessing and mitigating transport impacts
- T6 Car parking
- T6.1 Residential parking

Merton Core Strategy 2011

- Policy CS 8 Housing Choice
- Policy CS 9 Housing provision
- Policy CS 13 Open space, nature conservation, leisure and culture
- Policy CS 14 Design
- Policy CS 15 Climate Change
- Policy CS 20 Parking, Servicing and Delivery

Merton Sites and Policies Plan 2014

- DM O2 Nature Conservation, Trees, hedges and landscape features
- DM D1 Urban design and the public realm
- DM D2 Design considerations in all developments
- DM D3 Alterations and extensions to existing buildings
- DM D4 Managing heritage assets
- DM T2 Transport impacts of development
- DM T3 Car parking and servicing standards

7. PLANNING CONSIDERATIONS

7.1 The planning considerations for the proposed development relate to the following:

- Design, Character and appearance of the Wimbledon West Conservation Area
- Neighbour Amenity
- Trees
- Transport and parking

Design, Character and appearance of the Wimbledon West Conservation Area

7.2 London Plan policies D1, D4 and HC1, Core Strategy policy CS14 and SPP Policies DMD2, DMD3 and DMD4 require proposals to conserve and enhance heritage assets, as well as respect the appearance, scale, bulk, form, proportions, materials and character of the original building and their surroundings, including Conservation Areas.

Single storey rear extension and raised terrace

7.3 The proposed single storey extension would be L-shaped with a depth ranging from 5.57m to 7.14m. The extension would feature a flat roof with a parapet wall height of 4.95m. The extension would have a traditional appearance

finished in part matching brickwork, part render with timber sash windows. The design would be sympathetic to the traditional character of the original dwelling. Furthermore, the scale of the extension would be subservient to the main dwelling and would not harm the character of the dwelling or surrounding Conservation Area, taking into consideration the residual garden space and the proportions of the existing dwelling. The adjoining raised terrace would also be in proportion with the host dwelling and garden area.

Loft conversion

- 7.4 Three modest dormers are proposed on the rear elevation and a larger dormer proposed on the north-west side elevation. The size of the rear dormers would not unduly dominate the roof profile and their appearance would appear in keeping with main house. The side dormer, although a larger addition, is acceptable given it would be set back from the front elevation by 3.43m and would not be significantly visible from the street scene

Porch extension

- 7.5 The scale, form of the appearance of the porch is considered acceptable. It would be appropriately finished in brick with detailing to respond to the house.

Changes to the windows and doors

- 7.6 The proposed changes to the doors windows would be sympathetic to the appearance of the house and are considered acceptable by Officers. This includes the construction of a secondary bay window at ground floor level on the side elevation, the new first floor window inserted into the south-east side elevation and the ground floor level side access.

Proposed outbuilding replacing garages

- 7.7 The proposed outbuilding would have a similar footprint as the existing garages however, it would be taller. Its total depth would be 9.87m with a height of 3.1m. The scale of the outbuilding would be broadly similar to the existing garages to be removed and although taller, is not considered to have a detrimental impact on the visual amenity of the area.

Front boundary

- 7.8 The front boundary comprises powder coated metal railings with brick piers measuring 1.9m high. The boundary treatment would be a significant enhancement on the existing boundary treatment.
- 7.9 Considering the above in the round, the proposed development is considered to have an acceptable design and would preserve the character and appearance the Conservation Area subject to conditions met.

Neighbour Amenity

- 7.10 Sites and Policies Plan Policy DM D2 seeks to ensure that the potential impact of new development has regard for neighbour amenity.

Impact on no. 20 Clifton Road

- 7.11 No. 20 Clifton Road is an extended cottage directly adjacent to the application

site. The property was originally a garage and was converted to form a house in 1949. This property has no rear garden. An objection has been raised in respect of this property with concerns there would be a harmful impact in terms of daylight and sunlight. Officers acknowledge the proposed single storey extension would result in some increased sense of enclosure and loss of light in respect of two windows on the south east side elevation of no. 20. However, the kitchen forms part of an open plan layout with an adjoining dining room which receives light from the west. Furthermore the reduction in light received from the north east would be offset to some extent by an increased light gained from the south west due to the removal of trees at the front of no. 18. The proposed extension would be sited 3.0 m away from the north-west boundary. On balance, therefore, Officers do not consider the impact in relation to the two kitchen windows would be harmful in respect of loss of light or outlook. Concerns from residents have also been raised regarding the potential overlooking from the proposed new side access toward the window at no. 20. Officers do not consider this relationship harmful in planning terms as there is an existing level of inter-visibility between the kitchen window and the side alleyway. The proposed second floor dormer would not result in harmful overlooking towards no. 20 given these windows serve a landing and would be obscure glazed. The proposed new outbuilding rear terrace would be visible from a first floor rear facing bedroom window. This relationship would be similar to the existing situation in respect of the garden and garages of no. 20 and therefore not considered harmful.

Impact on no. 24 Clifton Road

- 7.12 No. 24 Clifton Road is located two doors down from the application site to the north-west. The garden of this property shares a boundary with the application site as it dog-legs round the back of no. 20. The proposed outbuilding measuring 3.14m x 9.84m would be visible from the garden of no. 24. However, given the outbuilding would be single storey and located some distance away from no. 24's principle amenity areas to the north-west, officers do not consider the proposal harmful. Officers consider there would be no harmful overlooking relationship resulting from the rear outdoor paved seating areas due to the presence of the proposed outbuilding and 2m boundary fence.

Impact on no. 12 Clifton Road

- 7.13 Officers do not consider there would be a harmful relationship in respect of no. 12 which is in use as a care home. This is because the front building line of no. 12 roughly accords with the rear building line of no. 18 thereby limiting any material increase in enclosure. The applicant proposes a new first floor window in the south-east side elevation. This window is not considered to cause harmful overlooking towards no.12 as it would replace an existing window.

Impact on no. 8 Southside Common, 19 and 21 Lauriston Road

- 7.14 The proposed development would be visible from no. 8 Southside Common, no. 21 and 19 Lauriston Road. However, there would be no material harm to these properties given significant separating distances to the rear elevations of these properties.

- 7.15 Taking the above into consideration in the round, officers consider there would

be no material harm to neighbour amenity and therefore is compliant with Merton SPP Policy SPP DMD2.

Trees

- 7.16 London Plan Policy G7, Merton Core Strategy Policy CS1 and Sites and Policies Plan Policy DMO2 require development proposals to conserve important trees.
- 7.17 A tree survey and impact assessment was submitted alongside the proposal.
- 7.18 13 individual and 1 group of category 'C' trees will require removal to facilitate the development. These trees are identified as T12, T13, T14, T18, T19, T20, T21, T22, T23, T24, T25, T26 and G30. Officers consider the removal of these trees acceptable given they're category C i.e. of lower quality and amenity value. It should be noted that T20 to T26 have all been previously confirmed under planning reference 20/P2899. The applicant is also proposing to replace T19 and T20 with two semi-mature oak trees which would over time improve the character of the street scene.
- 7.19 3 individual category 'B' trees and 2 individual category 'C' trees, identified as T11, T10, T27, T28, T31 are to be retained. However, the proposed new hard standing will encroach upon the trees RPA by up to a maximum of 31% within any unmade area previously uncovered. This largest impact is on T31, with all remaining impacts less than 15%. T11 would also be impacted by the proposed rear extension which would encroach upon 4.75% of this tree. It is proposed that these areas where trees are impacted by hardstanding are subject to specialised engineering systems such as a no dig construction for the hard standing, utilising a 3D cellular confinement system or similar.
- 7.20 In addition, 1 individual category 'B' tree, and 6 individual and 2 groups of category 'C' trees are planned to be removed to facilitate improvements to the landscape these are T32, T33, T34, T36, T37, T38, T39, G29 and G40. The majority of these trees were approved for removal by the Council's Tree Officer on August 9th 2021 under a Tree Works Application (Ref 21/T2510) and have been removed from the site. This is with the exception of T38, a category B tree which has been removed but was mistakenly missed from tree application 21/T2510 in error by the applicant.
- 7.21 Overall, whilst the proposal comprises the loss of trees, all of these except one are category C trees which have limited amenity value. Furthermore the applicant has sought to mitigate the loss of trees by planting 12 semi-mature trees across the site which are indicated on the proposed Soft Landscaping Plan. This includes four trees at the back of the garden which will over time provide some screening between the site and properties on Lauriston Road. Protection of the existing trees on-site would be ensured through an appropriate arboricultural method statement secured by condition. Accordingly, the proposed proposed development is acceptable in respect of London Plan Policy G7, Merton Core Strategy Policy CS1 and Sites and Policies Plan Policy DMO2 in respect of trees.

Transport and parking

- 7.22 London Plan Policy T4, Adopted Merton Core Planning Strategy (2011) CS20 (Parking, Servicing and Delivery), Sites and Policies Plan (2014) DM T2 (Transport Impacts of Developments), DM T3 (Car Parking and Servicing Standards) require developers to demonstrate that their development would not adversely affect pedestrian and cycle movements, safety, the convenience of local residents or the quality of bus movements and/or facilities; on street parking and traffic management and provision of parking to the council's current standards.
- 7.23 Some concerns have been raised by residents regarding the loss of parking due to the demolition of the garages. Officers consider the proposed parking in arrangement and capacity sufficient for a property of this size, with sufficient parking to the front and side of the dwelling house. The parking arrangement and vehicle crossover was also approved in principle under planning permission 20/P2899, which also reduced the occupancy of the dwelling with the loss of 4 flats and provision of a single dwelling house.

8. CONCLUSION

- 8.1 The proposed development is considered to preserve the character and appearance of the host building and surrounding Conservation Area. The development would not cause material harm to the amenity of neighbouring properties and would be acceptable in respect of transport and parking. The proposal would result in some loss of trees however this is considered acceptable given the majority of those lost would have lower amenity value and there would be extensive mitigating tree planting on-site. Therefore the proposal would comply with the policies above and it is recommended to grant planning permission subject to conditions.

9. RECOMMENDATION

- 9.1 Grant planning permission subject to conditions:

Conditions

1. **A1 Commencement** of development (full application)
2. **A7 Approved Plans:** The development hereby permitted shall be carried out in accordance with the following approved plans:

P_01 (Rev A);
P_02
P_03 (Rev A)
P_04
P_05
P_06
P_07
P_08
CON_08
P_09

Reason: For the avoidance of doubt and in the interests of proper planning.

- B3 External Materials as specified:** The facing materials to be used for the development hereby permitted shall be those specified in the document entitled 'Details of Materials' (dated November 2021) written by Andrew Harper Architects unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance of the development and to comply with the following Development Plan policies for Merton: policy D4 and HC1 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014

- D11 Construction Times:** No demolition or construction work or ancillary activities such as deliveries shall take place before 8am or after 6pm Mondays - Fridays inclusive, before 8am or after 1pm on Saturdays or at any time on Sundays or Bank Holidays.

Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties and ensure compliance with the following Development Plan policies for Merton: policy D14 of the London Plan 2021 and policy DM EP2 of Merton's Sites and Policies Plan 2014.

- Tree Protection:** No development [including demolition] pursuant to this consent shall commence until an Arboricultural Method Statement and Tree Protection Plan, drafted in accordance with the recommendations and guidance set out in BS 5837:2012 have been submitted to and approved in writing by the Local Planning Authority and the approved details have been installed. The details and measures as approved shall be retained and maintained, until the completion of all site operations.

Reason: To protect and safeguard the existing retained trees in accordance with the following Development Plan policies for Merton: policy G7 of the London Plan 2021, policy CS13 of Merton's Core Planning Strategy 2011 and policies DM D2 and 02 of Merton's Sites and Policies Plan 2014.

- F8 Site supervision:** The details of the Arboricultural Method Statement and Tree Protection Plan shall include the retention of an arboricultural expert to supervise, monitor and report to the LPA not less than monthly the status of all tree works and tree protection measures throughout the course of the construction period. At the conclusion of the construction period the arboricultural expert shall submit to the LPA a satisfactory completion statement to demonstrate compliance with the approved protection measures.

Reason: To protect and safeguard the existing retained trees in accordance with the following Development Plan policies for Merton: policy G7 of the London Plan

2021, policy CS13 of Merton's Core Planning Strategy 2011 and policy DMO2 of Merton's Sites and Policies Plan 2014.

7. **B4 Details of Surface Treatment:** No development shall take place until details of the surfacing of all those parts of the site not covered by buildings or soft landscaping, including any parking, service areas or roads, footpaths, hard and soft have been submitted in writing for approval by the Local Planning Authority. No works that are the subject of this condition shall be carried out until the details are approved, and the development shall not be occupied / the use of the development hereby approved shall not commence until the details have been approved and works to which this condition relates have been carried out in accordance with the approved details.

Reason: To ensure a satisfactory standard of development in accordance with the following Development Plan policies for Merton: policies D4 and HC1 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D1 and D2 of Merton's Sites and Policies Plan 2014.

8. **Landscaping:** All hard and soft landscape works shall be carried out in accordance with the approved details as shown on drawing CR024 (R1) and CR020 unless otherwise agreed by the Local Planning Authority. The works shall be carried out in the first available planting season following the completion of the development or prior to the occupation of any part of the development, whichever is the sooner, and any trees which die within a period of 5 years from the completion of the development, are removed or become seriously damaged or diseased or are dying, shall be replaced in the next planting season with others of same approved specification, unless the Local Planning Authority gives written consent to any variation. All hard surfacing and means of enclosure shall be completed before the development is first occupied.

Reason: To enhance the appearance of the development in the interest of the amenities of the area, to ensure the provision sustainable drainage surfaces and to comply with the following Development Plan policies for Merton: policy G7 of the London Plan 2021, policies CS13 and CS16 of Merton's Core Planning Strategy 2011 and policies DM D2, F2 and O2 of Merton's Sites and Policies Plan 2014.

9. Before the development hereby permitted is first occupied, the loft dormer windows in the north-west side elevation shall be glazed with obscured glass and shall be maintained as such thereafter.

Reason: To protect the amenity of neighbouring occupiers in accordance with Merton SPP (2014) Policy DMD2.

10. The proposed garden room/outbuilding adjacent to the boundary of no. 20 Clifton Road shall be used for no other purpose other than that ancillary to the main dwellinghouse.

Reason: To protect the amenity of neighbouring occupiers in accordance with Merton SPP (2014) Policy DMD2.

11. Access to the flat roof of the single storey rear extension hereby permitted shall be for maintenance or emergency purposes only, and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

Reason: To safeguard the amenities and privacy of the occupiers of adjoining properties and to comply with the following Development Plan policies for Merton: policies D3 and D4 of the London Plan 2021, policy CS14 of Merton's Core Planning Strategy 2011 and policies DM D2 and D3 of Merton's Sites and Policies Plan 2014.

12. **Informative:** The implementation of a vehicle crossover will be subject to a separate Vehicle Crossover Application with the Council. Applications for crossovers sited within controlled parking zones will be required to meet the criteria outlined the [Vehicle Crossover Information Pack](#) . If it is necessary to remove an existing on street parking space an amendment to the Traffic Order will be required. All fees must be paid by the applicant to cover the council's costs in advertising and consulting on the proposal and will also significantly delay the process of approving a crossover application. The council may refuse an application where it is considered that the removal of too many onstreet spaces or provision of too many crossovers would lead to insufficient on street space being available. The approval of a crossover would be subject to the outcome of a statutory consultation and therefore cannot be guaranteed. Should street furniture need to be re-located, this shall be at the expense of the applicant.

13. **Informative:** No surface water runoff should discharge onto the public highway including the public footway or highway. When it is proposed to connect to a public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required (contact no. 0845 850 2777).

14. **Informative:** No waste material, including concrete, mortar, grout, plaster, fats, oils and chemicals shall be washed down on the highway or disposed of into the highway drainage system.

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