

# Planning Committee Meeting

13<sup>th</sup> December 2018

Agenda Item 7

SDNP/18/02850/FUL

Proposed erection of 5 dwellings and new access  
onto Long Furlong Road



# Introduction

- The site & surroundings
- Proposals

## Considerations in the report:

Principle of development

Dark night skies

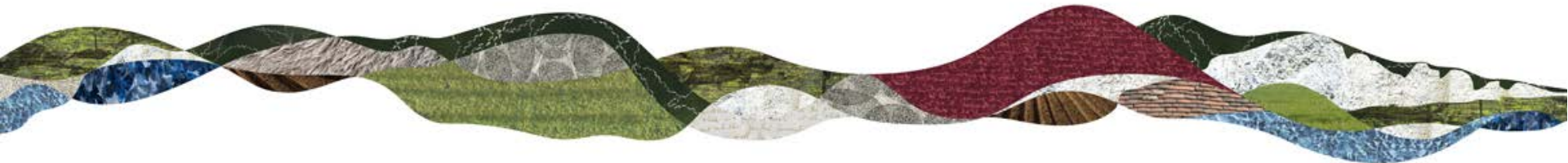
Ecology

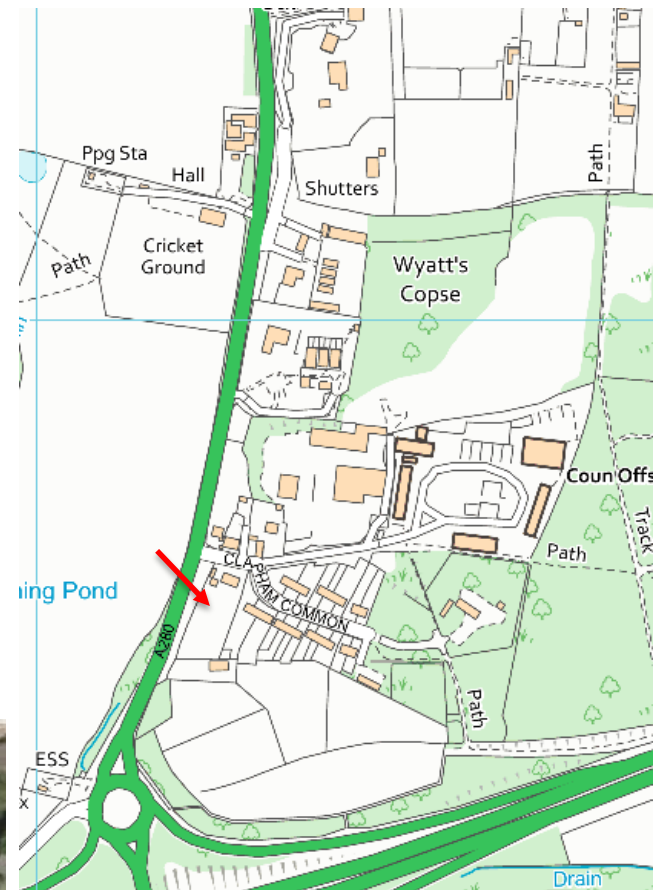
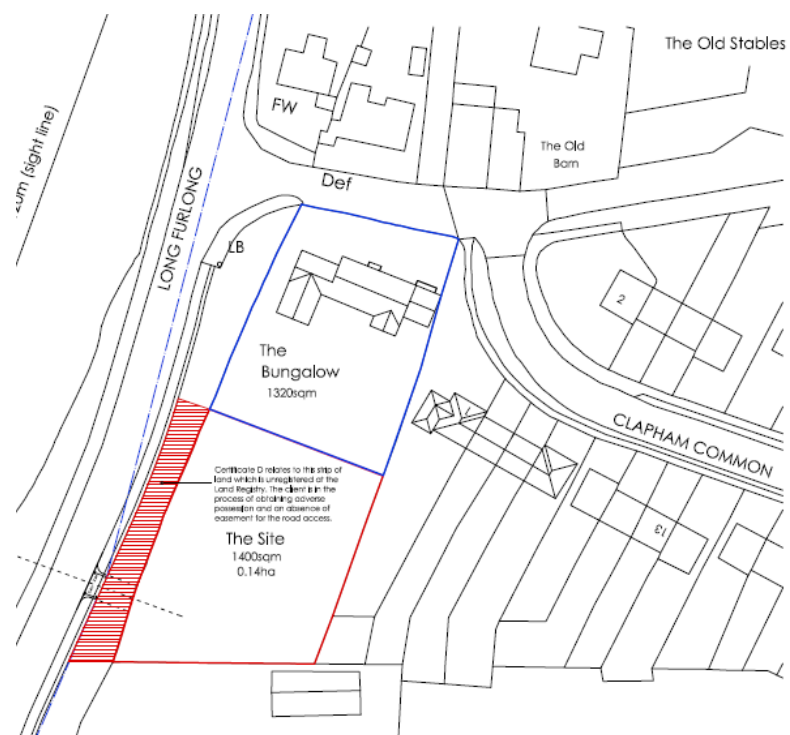
Trees

Access, parking, traffic

Design and landscape

Surrounding amenities







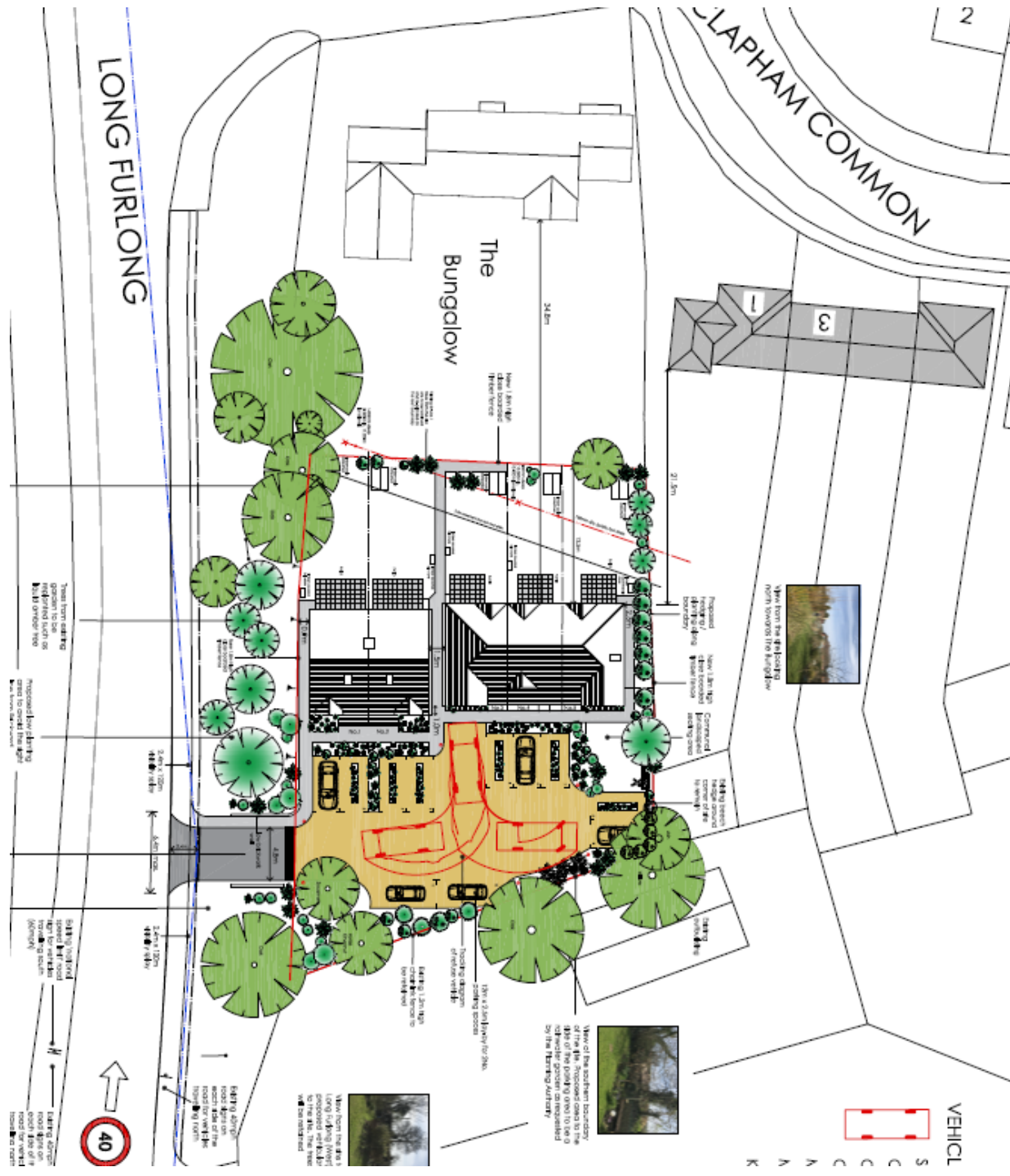






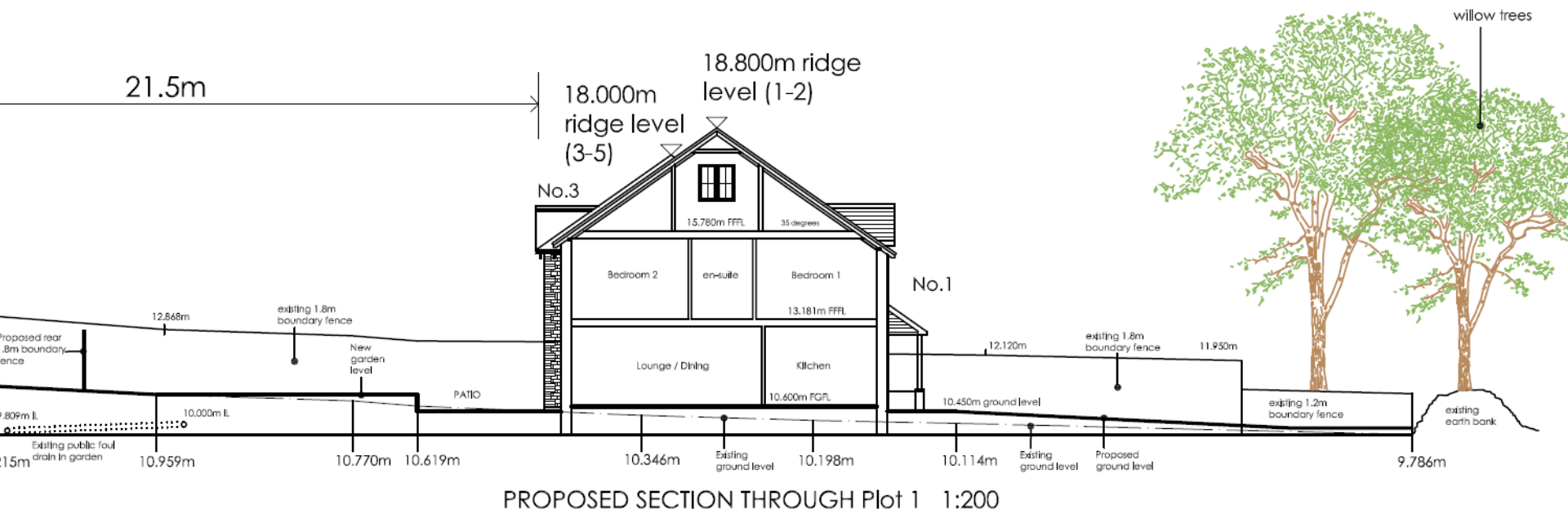
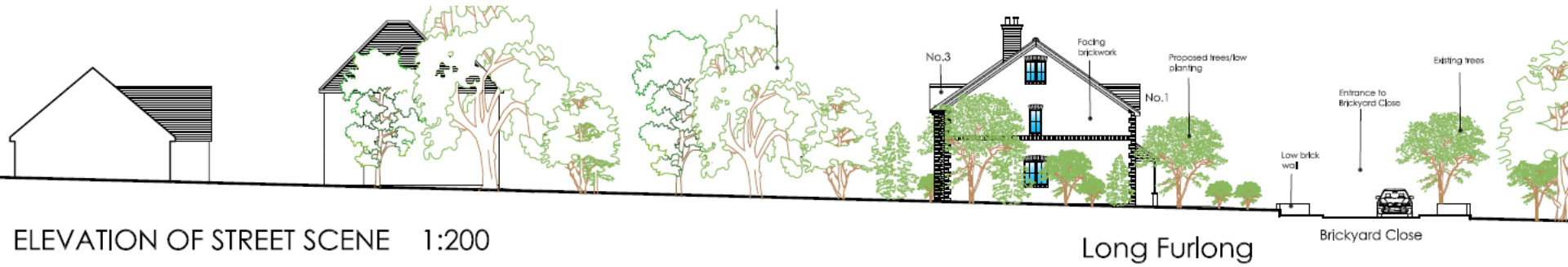
# Proposals

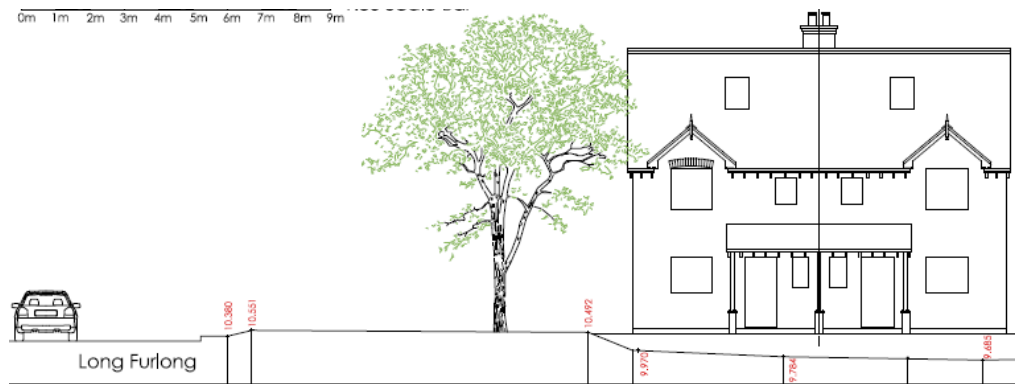
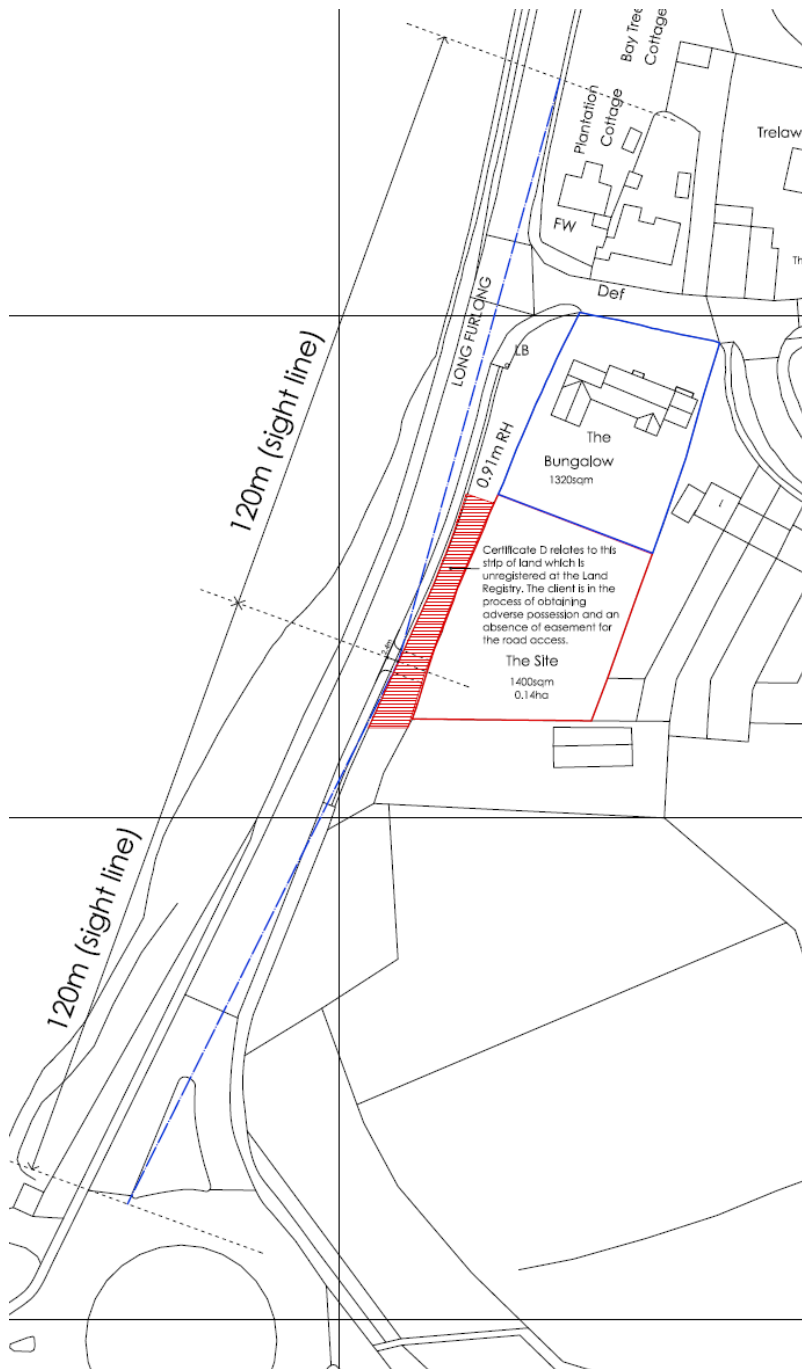
- 5 dwellings – 2x no.4 beds, 2x no.3 beds, 1x no.2 bed.
- Two storey, semi detached and terraced.
- New access onto Long Furlong Road.
- Communal courtyard ~ 11 spaces.
- New landscaping and retention of significant trees.
- 2.5m distance from boundary with no.1 Clapham Common and 21.5m from the property.





# Site cross sections





EXISTING SECTION  
THROUGH SITE  
AND LONG FURLONG  
1:50



PROPOSED SECTION THROUGH SITE  
AND LONG FURLONG 1:50





# Plots 1 & 2



No.1

No.2

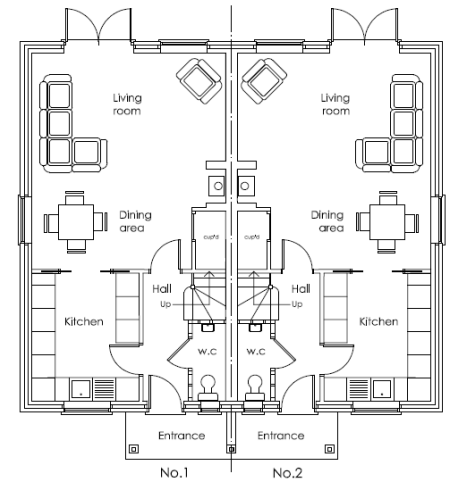
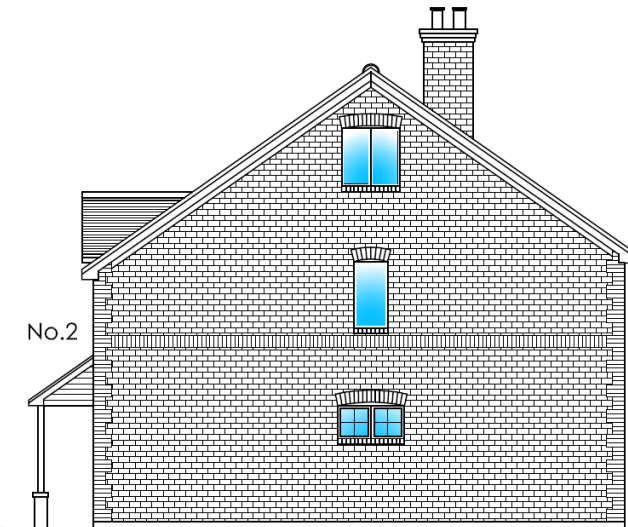


No.2



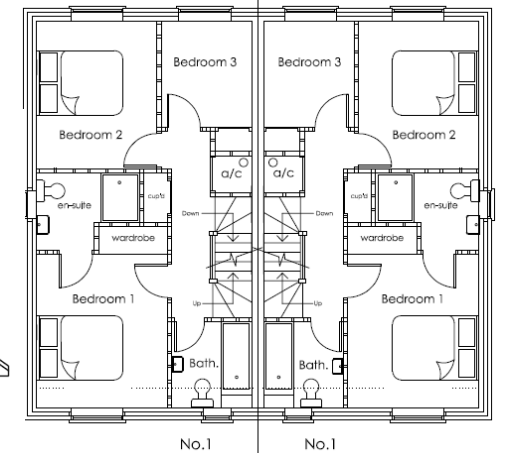
No.2

No.1



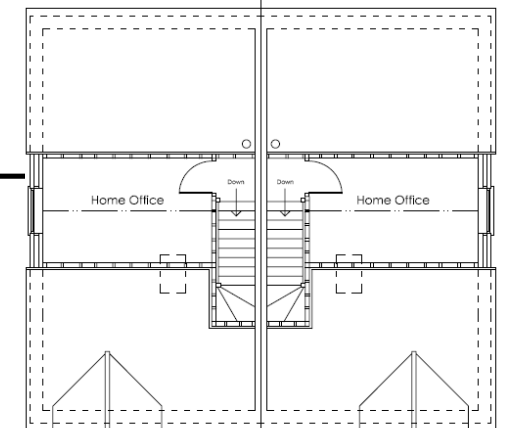
No.1

No.2



No.1

No.1



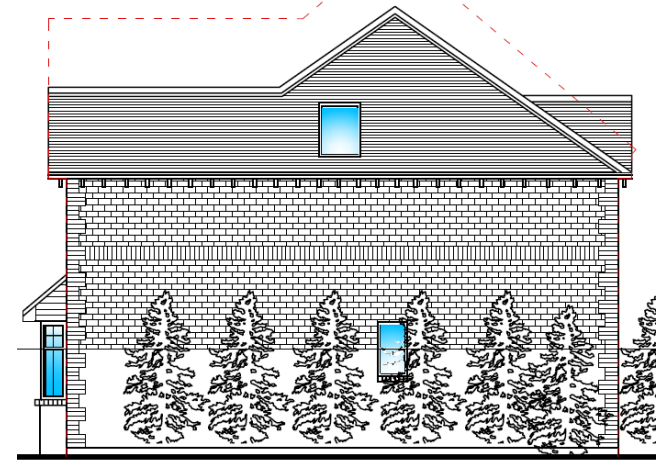
# Plots 3 to 5



No.3

No.4

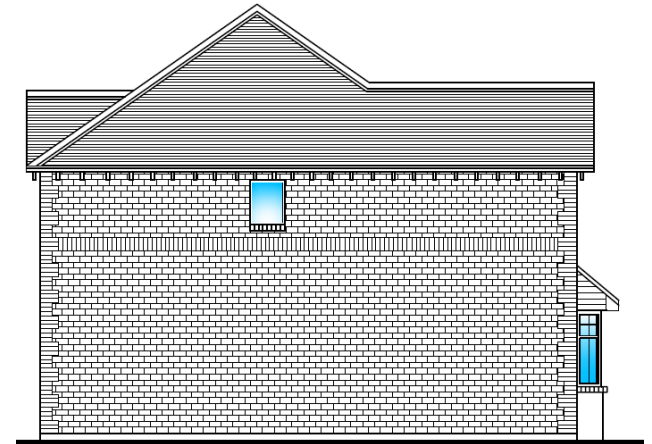
No.5



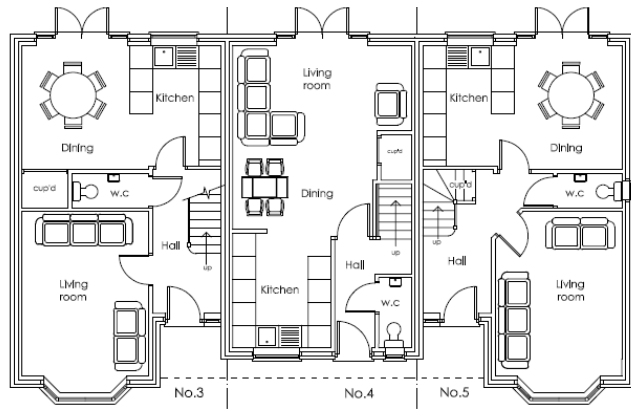
No.5

No.4

No.3



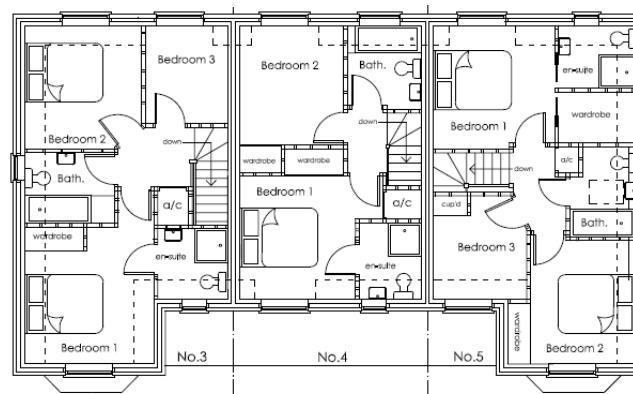
No. 3



No.3

No.4

No.5



No.3

No.4

No.5





# North and south elevations



# Considerations

## Principle of development

- Within Settlement Policy Boundary
- Neighbourhood Plan permits 'windfall' development, subject to HD4 criteria.

## Design and landscape impact

- Makes best use of land and not an unduly cramped form of development.
- Acceptable architecture and built form.
- Visible from Long Furlong Road but wider views are limited.
- Appropriate landscaping could be achieved with protection of retained trees.

## Impact on neighbouring amenities

- Access and traffic
- Noise and disturbance
- Overlooking
- Proximity of development to adjacent residential boundary.





# Recommendation

That planning permission be granted subject to conditions set out in Paragraph 10.1 of the report.

