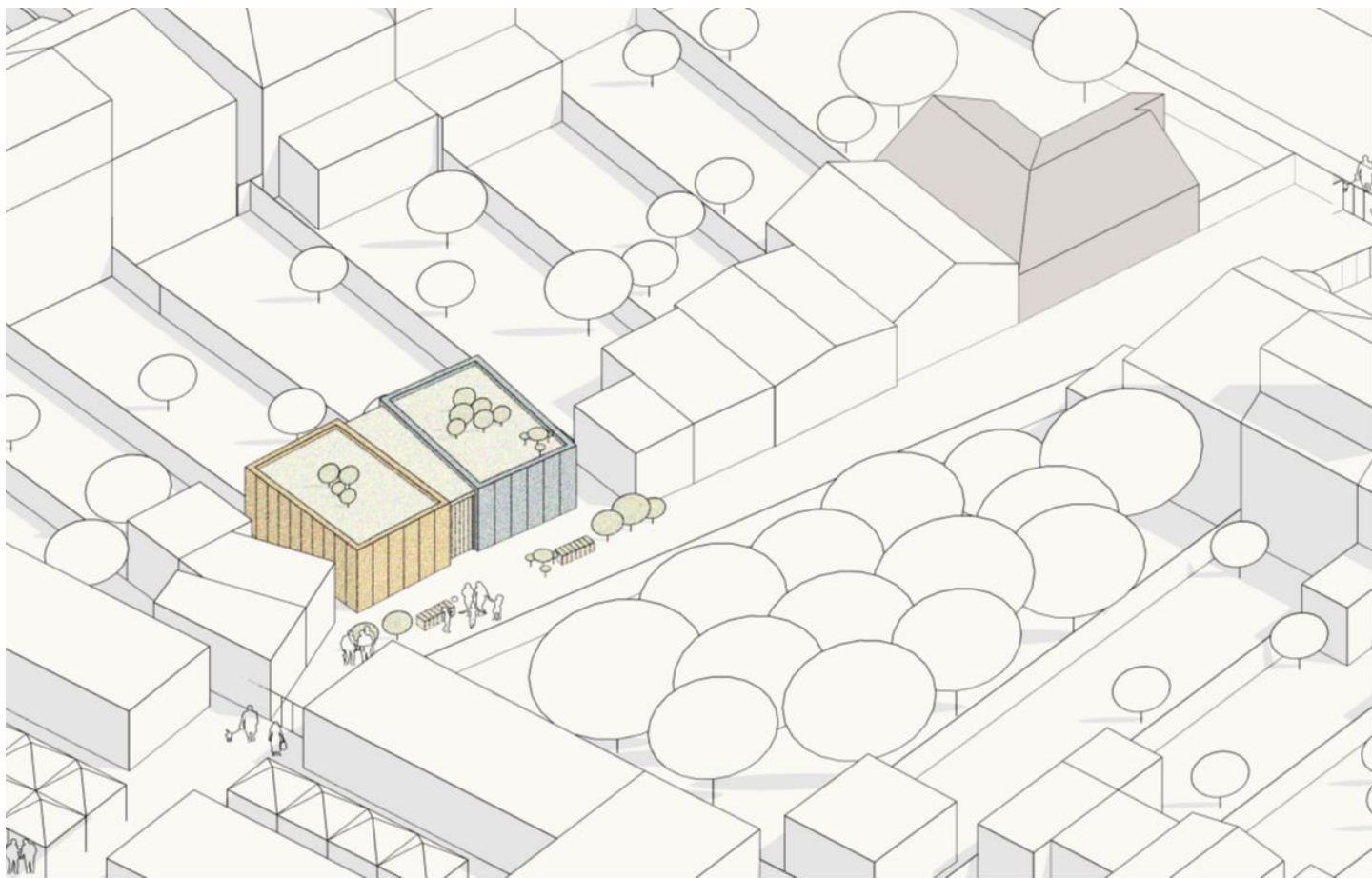


Land to the rear of Cannon Hill Lane – Private Client

Cannon Hill Lane, Merton



On behalf of our client, planning permission was secured under delegated powers for two new dwellings on a constrained, small backland site.

The site forms part of a rear access track and includes rear garden sheds found at the back of the host houses fronting Cannon Hill Lane. The site was particularly sensitive due to the constrained nature, and existing neighbouring amenity, and its location within Flood Zone 2.

Planning Potential undertook a comprehensive pre-application process, working alongside SB Studios and wider technical team to compile and submit the planning application. As part of this process, Planning Potential also prepared and submitted a Flood Sequential/Exception Test due to the site's location in Flood Zone 2.

The sensitivities of the site made achieving permission particularly challenging. Planning Potential successfully navigated the determination period, collaborating with council officers to address and alleviate their concerns.

The dwellings have come forward through a design-led approach, responding to the backland nature and proposing a considerate, highly sustainable development offering high-quality accommodation, which include a basement level.

Working alongside Communications Potential, Planning Potential were able to secure permission under delegated powers, despite local objection.

Summary of achievements:

- Leading the pre-application process
- Project management, and the preparation and submission of a planning application
- Undertaking and submitting a Flood Sequential/Exception Test
- Negotiation and liaison with the Local Planning Authority
- Securing full planning permission under a delegated decision

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