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London Borough Croydon

Scale 1: 1067



1 SUMMARY OF APPLICATION DETAILS

Ref: 16/06394/FUL
 Location: 39a and 39b Chatsworth Road CR0 1HF
 Ward: Fairfield
 Description: Demolition of existing buildings: erection of a two storey building with accommodation in basement and roofspace comprising 2x1 bedroom, 4x2 bedroom and 1x4 bedroom flats: provision of associated parking and bike storage
 Drawing Nos: 1729/13B, 1729/14A, 1729/15A, 1729/16A, 1729/17, 1729/18A, 1729/19A, 1729/21A,
 Applicant: Mr Victor Coombes
 Agent: Mr Brian Madge
 Case Officer: Christopher Grace

	1 bed	2 bed	3 bed	4 bed
Houses	2	4	0	1
Flats	0	0	0	0
Totals	2	4	0	1

Type of floorspace	Amount proposed	Amount retained	Amount lost
Residential	657 sq.m	0 sq m	0 sq m
Number of car parking spaces		Number of cycle parking spaces	
1		13	

1.1 This application is being reported to Planning Committee because objections above the threshold in the Committee Consideration Criteria have been received.

2 RECOMMENDATION

- 2.1 That the Planning Committee resolve to GRANT planning permission.
- 2.2 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission, conclude a S.106 Agreement and impose conditions [and informatives] to secure the following matters:
- 2.3 S.106 Agreement to cover the following obligations
 - Restriction of on-street car parking permits for future occupiers of the development

Conditions

- 1) Built in accordance with approved plans
- 2) Materials to be submitted for approval
- 3) No additional windows to be inserted in the walls of the building
- 4) Details to be provided:-

- a) Finished floor levels
- b) Hard and soft landscaping – including species
- c) Boundary treatment – including private amenity space enclosures between the the ground floor units.
- d) Vehicle site lines along Beech House Road
- 5) Refuse storage requirements
- 6) Cycle storage requirements
- 7) Disabled parking
- 8) Demolition and construction method statement
- 9) 19% reduction in carbon emissions
- 10) 110 litre water consumption target
- 11) Details of security lighting
- 12) Details of SUDs measures
- 13) Commence within 3 Years

Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport, and

Informative

- 1) CIL - granted
- 2) Site notice removal
- 3) Code of Practice regarding small construction sites
- 4) Highways works to be made at developer's expense

Any [other] informative(s) considered necessary by the Director of Planning

- 2.4 That the Planning Committee confirms that adequate provision has been made, by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.

3 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 The proposal would involve demolition of the existing two storey semi-detached houses at 39a and 39b Chatsworth Road, the excavation to provide a basement level and construction of four storey detached building to providing 7 flats. The proposed 7 flats would comprise of 2x1bedroom, 4x2 bedroom and 1x4 bedroom units (657sq.m internal floorspace).
- 3.2 The proposed detached building would be set back from the front facing Chatsworth Road, from the side along Beech House Road and from the rear boundary with 39 Chatsworth Road to the north and 19 Beech House Road to the west. The proposed building would broadly follow the frontage of the existing buildings but would extend further towards the west (towards the rear of the site). The proposed building would be a maximum of 12m in height (7.5m at eaves), 20m in depth and 13.5m in width.
- 3.3 The proposed building would be constructed of the following materials: - decorative red stock brick, red tiled roof, cast stone window heads, cils and features, white upvc windows and timber doors.

- 3.4 The proposal would include a single disabled car parking space with access off Beech House Road; cycle storage within secured unit's in the rear garden and refuse stores off Beech House Road
- 3.5 The proposal would also include extensive landscaping with a private garden area to the four-bedroom flat. In addition there would be hard landscaping and concrete paving to the single parking area and pedestrian routes and new boundary treatment with a variety of tree/shrub planting in and surrounding the site boundary.

Amendments:

- The proposed drawings have been amended to reduce the number of flats from 8 to 7 - introducing a four-bedroom family sized unit with private garden.
- The proposal has been amended to remove a front light-well along Beech House Road, reduce floorspace at basement level and internal reconfiguration of flats.
- The proposal has been amended to include storage for 13 bicycle spaces increased from 8 spaces.

Site and Surroundings

- 3.6 The application sites comprises of a pair of semi-detached two storey inter-war houses, situated on the west side of Chatsworth Road at its junction with Beech House Road. The surrounding area is residential in character and comprises of large Victorian and Edwardian buildings along both sides of Chatsworth Road and is generally characterised by buildings with front and rear gardens.
- 3.7 The site is located within the Croydon Opportunity Area (Southern and Old Town Character Area), the Chatsworth Road Conservation Area and Area of High Density Archaeology Priority Zone and an area of Surface Water Flooding (1:1000yrs). There are no protected trees identified within the site or immediate surroundings (although prior notification is required should owners of land in conservation areas wish to carry out works to trees).

Planning History

- 3.8 The following planning decisions are relevant to the application:-

3.9 39 Chatsworth Road (Implemented).

11/03161/P - Alterations; conversion to form 3 two bedroom and 6 one bedroom flats; erection of single/two storey rear/side extensions and formation of lightwell for basement area; erection of dormer extensions in front and rear roof slopes and provision of bin and cycle stores

39A Chatsworth Road

16/00290/P– Refused permission for demolition of existing building; erection of two storey building with accommodation in roof-space comprising 1 three bedroom, 4 one bedroom and 3 two bedroom flats; provision of associated parking (Reason: design by reason of bulk, scale and mass failing to preserve conservation area and inadequate floorspace).

The subsequent planning appeal was dismissed in September 2016 on grounds of incongruity along Beech House Road frontage harmful to character and appearance of conservation area).

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 4.1 The proposed new building would preserve and enhance the character and appearance of the conservation area and would not harmfully affect the appearance of the street scene along Chatsworth Road and Beech House Road.
- 4.2 The proposed new building would not have a detrimental effect on the residential amenities of the adjoining occupiers and would provide an acceptable living environment for the future occupiers.
- 4.3 The development would provide an appropriate level of parking for the proposed development, encourage sustainable modes of transport other than the car, incorporate safe and secure vehicle access to and from the site and would have an acceptable impact on the highways network.
- 4.4 The development would incorporate sustainability requirements and incorporate sustainability technics as part of the overall drainage strategy.

5 CONSULTATION RESPONSE

- 5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.
- 5.2 The following were consulted regarding the application:

6 LOCAL REPRESENTATION

- 6.1 The application has been publicised by way of one or more site notices displayed in the vicinity of the application site. The number of representations received from neighbours, local groups etc. in response to initial consultation notification and publicity of the application were as follows:

No of individual responses: 18 18 Objecting: Supporting: 0

No of petitions received: None (however 10 of the 18 letters exactly the same)

In response to revised drawings:-

No of individual responses: 0 0 Objecting: Supporting: 0

No of petitions received: None

- 6.2 The following issues were raised in representations. Those that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

Summary of objections	Response
<i>Principle of development</i>	
The existing houses should be refurbished and retained.	The principle of residential development on this site is considered to be acceptable and would

	make effective use of a brownfield site. Refer to paragraphs 8.2-8.4 of this report.
<i>Scale and massing</i>	
Out scale discordant feature exacerbated by scale, depth in rear garden and corner prominence; does not go far enough.	Officers consider that the proposal would be acceptable in terms of scale, massing and would form an acceptable transition in scale between the application site and the surrounding buildings. Refer to paragraph 8.5 to 8.16 of this report.
<i>Appearance</i>	
Appearance out of keeping with area; building line exceeds that set by adjoining sites; in appropriate design detract from Chatsworth Road Conservation area due to dominance in height	The proposed design of the building is considered to be acceptable. The proposal would involve repair and reconstruction of existing boundary treatment. Refer to paragraph 8.8 and 8.15 of this report.
<i>Standard of accommodation</i>	
Lack of amenity space for occupiers	Officers consider the proposal would provide a reasonable level of accommodation including amenity provision in line with London Plan standards. Refer to paragraph 8.24 -8.25 of this report.
<i>Transport</i>	
Removal of space for at least 5 cars and provide parking for a single car lead to more pressure on on-street parking.	In view of the PTAL level, officers consider the level of on-site parking and bicycle provision to be appropriate and that detailed planning conditions would secure suitable and safe vehicle movement to and from the site. Refer to paragraph 8.26-8.28 of this report.

7 RELEVANT PLANNING POLICIES AND GUIDANCE

- 7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan: Strategic Policies 2013 (CLP1), the Croydon Replacement Unitary Development Plan 2006 Saved Policies 2013 (UDP) and the South London Waste Plan 2012.
- 7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in March 2012. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Achieving sustainable development (Chap 1)
- Promoting sustainable transport (Chap 9)
- Delivering a wide choice of high quality homes (Chap 6)
- Requiring good design (Chap 7)
- Meeting the challenge of climate change, flooding and coastal change (Chap10).
- Conserving and enhancing the natural environment (Chap 11)

The main policy considerations raised by the application that the Committee are required to consider are:

Consolidated London Plan 2015 (LP):

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 5.2 Minimising carbon dioxide
- 5.3 Sustainable design
- 5.12 Flood risk management
- 5.14 Water quality and wastewater infrastructure
- 5.17 Waste capacity
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.13 Parking
- 7.21 Woodlands and trees
- 7.4 Local character
- 7.6 Architect

Croydon Local Plan: Strategic Policies 2013 (CLP1):

- SP2 Homes
- SP2.2 Quantities and locations
- SP2.5 Mix of homes by size
- SP2.6 Quality and standards
- SP4.1 Urban design and local character
- SP7.4 Biodiversity
- SP6.1 Environment and Climate Change
- SP6.2 Energy and carbon dioxide reduction
- SP6.6 Sustainable design and construction
- SP4.2 Flooding
- SP6.6 Waste management
- SP8.1 Transport and communication
- SP8.6 Sustainable travel choice
- SP8.15 Parking

Croydon Replacement Unitary Development Plan 2006 Saved Policies 2013 (UDP):

- (UD1) High Quality and Sustainable Design
- (UD2) Layout and Siting of New Development
- (UD3) Scale and Design of New Buildings

- (UD7) Inclusive Design
- (UD8) Protecting Residential Amenity
- (UD13) Parking Design and Layout
- (UD14) Landscape Design
- (UD15) Refuse and Recycling Storage
- (EP5-EP7) Water – Flooding, Drainage and Conservation
- (NC4) Woodland, trees and Hedgerows
- (T2) Traffic Generation from Development
- (T3) Pedestrians
- (T4) Cycling
- (T8 and T9) Parking
- (T11) Road Safety
- (H2) Supply of new housing
- (UC3) Development proposals in Conservation Areas
- (UD9 and H10) Residential Density

7.3 There is relevant Supplementary Planning Guidance as follows:

- Croydon Opportunity Area Planning Framework
- Housing Supplementary Planning Guidance March 2016 (DCLG Technical Housing Standard (2013)).
- Chatsworth Road Conservation Area. Appraisal and Management Plan (2015) Conservation Area General Guidance (2013)

8 MATERIAL PLANNING CONSIDERATIONS

8.1 The main planning issues raised by the application that the committee must consider are:

1. Principle of development
2. Townscape and visual impact.
3. Residential amenity/Daylight & Sunlight for neighbours
4. Housing/Mix/Tenures
5. Housing Quality/Daylight & Sunlight for future occupiers
6. Transport
7. Sustainability
8. Waste
9. Flooding

Principle of Development

8.2 In considering this proposal, the local planning authority has had regard to delivering a wide choice of homes in favour of sustainable development in line with the principles of paragraph of the NPPF, Policy 3.3 of the London Plan relating to increase housing stock; Policy SP2.1 of the Croydon Local Plan in providing a choice of housing for all people at all stages of life and Policy H2 of the Croydon Unitary Development Plan in supplying new housing.

8.3 The application site comprises of a pair of two storey houses which are to be replaced by a single four-storey building which would maximise the potential of the site but retain its residential use/character. A previous planning application for a similar development was refused permission in 2016 (LBC Ref 16/00290/P) due to its

design and standard of accommodation. The Planning Inspectorate in dismissing the subsequent appeal did not rule out the principle of further residential development on this site. Instead the appeal was dismissed on the complexity of the Beech House Road frontage. The applicants have sought to address the design issues associated with the new building which will be discuss below.

- 8.4 On balance therefore, it is considered that subject to an appropriately scale of development in line with NPPF requirements of sustainability and good design, and with regard to amenity considerations and conserving the natural environment, there is no objection in principle to the introduction of further residential accommodation in this location.

Housing Tenure

- 8.5 The proposed development would provide a combination of 1, 2 and 4 bedroom accommodation. The proposed site is situated within the Croydon Opportunity Area where there is an aspiration for 45% of new housing accommodation to be three or more bedrooms, thereby setting a preferred mix on individual sites through the CLP detailed policies and proposals. Whilst the proposed mix would not meet this requirement, the provision of a single four-bedroom unit family sized unit with 60% two bedroom and 30% one bedroom is regarded in this instance to be reasonable, in line with the principles of the NPPF, in delivering a wide of choice of quality homes and London Plan Policies 3.8 Housing Choice, 3.9 Mixed and Balance Communities. The 4 bed unit would also have exclusive access to a rear garden.

Townscape and visual impact and consideration of density

- 8.6 The surrounding area is predominantly residential in character with a mixture of dwelling houses and several developments containing flats (including 39 Chatsworth Road the north) in the vicinity of the site.
- 8.7 A major consideration of this proposal is the scale and form of development and its impact on the street-scene and the character and appearance of the Chatsworth Road Conservation Area.
- 8.8 Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, requires that, when granting planning permission with respect to any buildings or other land in a conservation area, the local planning authority should pay special attention to the desirability of preserving or enhancing the character or appearance of that area and to special regard to the desirability of preserving the building, or its setting. In this context, "preserving", means doing no harm.
- 8.9 The Court of Appeal has determined that, in order to give effect to the statutory duty under section 72(1), in respect of development proposed to be carried out in a conservation area, a decision-maker must give a high priority to the objective of 'preserving or enhancing the character or appearance of the area', when weighing this factor in the balance with other 'material considerations' which have not been given this special statutory status.
- 8.10 If any proposed development would conflict with that objective, there will be a strong presumption against the grant of planning permission, although, in exceptional cases the presumption may be overridden in favour of development which is desirable on the ground of some other public interest. However, if a development would not

conflict with that objective, the special attention required to be paid to that objective will no longer stand in its way and the development will be permitted or refused in the application of ordinary planning criteria.

- 8.11 However, it does not follow that if the harm to the significance of such heritage assets is found to be less than substantial, the balancing exercise referred to in paragraph 134 of the National Planning Policy Framework should ignore the overarching statutory duty imposed by section 72(1). Whilst such a finding will lessen the strength of the presumption against granting planning permission, it does not follow that the strong presumption against the grant of planning permission has been entirely removed.
- 8.12 A number of neighbours have raised concern over the height and size of the proposed building and its impact on the immediate surroundings. Policies UD2, UD3 and UC3 of the Council Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013 states that development will be permitted provided they reinforce and respect the existing development pattern and special heritage of the site.
- 8.13 The Chatsworth Road Conservation Area contains a substantial grouping of late Victorian and Edwardian houses, many of which are of a high architectural quality. However the existing buildings are described as having a neutral impact on the character and appearance of the conservation area. The existing buildings are in need of renovation and provide the smallest set of pairing in this grouping of properties between 39-58 Chatsworth Road. The previous application to remove these buildings was considered acceptable (in principle) by the Planning Inspectorate. It therefore follows that the removal of the buildings would be acceptable, subject to the quality of any replacement.
- 8.14 The principle concern of the previous proposal surrounded the complexity of the proposed development with its two frontages along Chatsworth Road and Beech House Road. The Planning Inspector referred to the complicated arrangement of the two principle elevations. It was this aspect which the Inspector agreed was discordant and was exacerbated by the building's proposed scale, depth and prominence given its corner location (demonstrated by the height of the competing rear outrigger). The siting of the previously proposed building, further forward of the neighbouring properties along this stretch of Chatsworth Road, further exacerbated the uncomfortable relationship expressed by the two frontages.
- 8.15 The current proposal however has introduced a less prominent and subservient elevation along Beech House Road. The rear half of the proposed building has been reduced in height from 12.5m to 11m and 10.9m to 9.6m, compared to the previous scheme and the side entrance along Beech House Road has been set back/recessed. The projecting bay window has also been reduced in height from 7.6m to 5.7m and its prominence along Beech House Road diminished. In line with the Inspector's comments, the main front section along Chatsworth Road has been pulled back in line with properties along this side of the road. This has helped to reduce the prominence of the side entrance along Beech House Road. The proposal would still maintain the two storey element and pitch roof design with accommodation within the roof space in line with several properties along this side of Chatsworth Road. The proposed reduced scale and presence is now considered to be acceptable.

- 8.16 The proposed building has been designed to include many of the characteristics and architectural features found in adjoining buildings. The proposed building would include decorative board, dormer design, pitch roof gable end, similar contrasting brick and timber doors the details of which would be controlled by condition. The proposed building would be set back sufficiently along Chatsworth Road to maintain a reasonable garden depth of between 4m and 6m, in line with similar properties found within the Chatsworth Road Conservation Area. The rear half of the building would be suitably positioned with reasonable separation between it and the rear of neighbouring properties to the north and east along Beech House Road. Overall, the proposal would represent a considered contextual response appropriate to this corner site and the adjacent historic context and is considered to be acceptable.
- 8.17 Overall the proposal would introduce a new building would not detract from the area. Whilst the mass and height would be more noticeable when compared with the existing buildings, it is considered that the proposal would be generally in keeping and sympathetic to its surroundings. The demolition and redevelopment of the site (in the form presented proposal) is in keeping with the character and appearance of the conservation area and would not cause further harm to this designated heritage asset. It is therefore considered that significant alterations have been undertaken to this proposal to ensure that it would now be in accordance with London Plan policies, 3.5 quality and design of housing, 7.4 Local character and 7.6 Architecture; CLP1 policies SP2.2 quantities and locations, SP4.1 urban design and local character and UDP policies UD1 high quality sustainable design, UD2 Layout and siting of new development, UD3 scale and design of new buildings, UC3 conservation areas and the Chatsworth Road Conservation Area. Appraisal and Management Plan (2015) Conservation Area General Guidance (2013). Subject to details regarding sample materials, this part of the proposal is acceptable.

Residential Amenity Daylight/Sunlight, Overlooking, Privacy, Outlook, Noise, construction for neighbours.

- 8.18 The proposed building would be located between 3.1m to 7m from the south facing flank elevation of the neighbouring building at 39 Chatsworth Road 2m to 3.5m from this neighbouring boundary fence. The proposal would introduce a new 1.8m high boarded timber boundary fence with this neighbouring property. Whilst the proposed building would be south of this neighbouring property, the bulk of the proposal would be adjacent to the flank elevation of 39 Chatsworth Road. Whilst the proposed two-storey outrigger would have some impact on afternoon light to the rear garden for these occupiers, this element of the proposal would be further away from 39 Chatsworth Road, with reasonable separation and openness existing to the rear of this neighbouring property. The proposal would therefore not result in undue loss of amenity in terms of sunlight/daylight for existing occupiers of the flats at 39 Chatsworth Road. The proposed windows in the flank elevation towards 39 Chatsworth Road would be to secondary kitchen/living room windows, staircases/corridors, bathroom and two bedroom windows within the four bedroom flat. A condition requiring these windows to include an element of obscured glazing would safeguard the amenity of the occupiers of the neighbouring property in terms of outlook, overlooking and privacy.
- 8.19 The proposed building would be 9m east of the flank elevation of with 19 Beech House Road and whilst the proposal would result in some overshadowing of early morning sunlight to the side and rear garden of this neighbouring property, this is likely to be for a small time during the morning and this neighbour is unlikely to be

unduly impacted in terms of sunlight/daylight. The proposed building would be unlikely to lead to any significant overlooking or loss of privacy for this neighbour. The proposal would alter the outlook for the occupiers of this neighbouring property but would be at a suitable distance away and with a reasonable degree of openness expected between the two sites.

- 8.20 The proposed building would maintain the overall sense of spaciousness being at opposite sides of properties in Beech House Road and Chatsworth Road. Due to the position of the proposed building and the distance between neighbouring properties, the proposal would not unduly impact on neighbours in terms of daylight/ sunlight or overshadowing.
- 8.21 Whilst it is acknowledged that there will be some noise and disturbance during the construction process, this would be of a temporary nature. A planning informative is recommended to advise the applicant to follow the Councils "Code of Practice on the Control of Noise and Pollution from Construction Sites".
- 8.22 The proposal is therefore considered to acceptable and would be in line with London Plan policy 7.6 Architecture for good design and Council policy UD8 protecting residential amenity.

Housing Quality/Daylight and sunlight for future occupiers

- 8.23 All 7 flats would accord with the Mayoral Guidelines housing standards in terms of floor space requirements. Each house would have more than one form of outlook and should receive good levels of sunlight and daylight. The height of the building ensures that sufficient headroom would be provided within the roof space.
- 8.24 Each of the flats would benefit from some private balcony space and the large 4 bedroom family sized unit would have access to its own private rear garden space in excess of Mayoral minimum guidelines for family sized dwellings. The proposal would include landscaping and planting the details of which would be secured by condition. The proposal would therefore be in accordance with the principles of the NPPF in delivering a wide of choice of quality homes and London Plan Policies, CLP1 policy SP2.6 quality and standards; UDP policies UD3 scale and design, UD14 landscape design.

Transport

- 8.25 The development site has a public transport accessibility rating [PTAL] of 6b which is very high. It is considered most people would use sustainable modes of transport to access the site. The site is within central Croydon CPZ which provides a measure of control on parking potentially generated by the development.
- 8.26 A concern of neighbours has been the impact on parking within the area. The development would provide one disabled parking which would be accessed through an existing dropped kerb on Beech House Road. The proposal for a car free development is supported and would need to be secured by a Section 106 agreement as potential occupiers of the development would not be eligible for residents parking permit. An existing dropped kerb on Chatsworth Road would need to be removed at the applicant's expense.
- 8.27 The applicant has amended the proposal to increase the level of cycle storage provision from 9 to 13 spaces in line with London Plan standards which is considered

to be acceptable. The proposal is therefore considered not to have a discernible impact on transportation issues associated with this area, would be in line with policy objectives and there is no objection in principle to the application from a transport perspective.

Sustainability

- 8.28 The Council would seek new homes to meet the needs of residents over a lifetime and be constructed using sustainable measures to reduce carbon emissions. In line with Policy 5.2 of the London Plan, the development proposals should make the fullest contribution to minimising carbon dioxide emissions. The development would need to achieve a reduction in carbon dioxide emissions of 19% beyond the 2013 Building Regulations and demonstrate how the development will achieve a water use target of 110 litres per head per. An informative requiring developers to meet air and pollution requirements under code of practice for small developments should ensure sustainable construction methods are applied to this site. Subject to condition the proposal would be in accordance with NPPF guidelines on meeting climate change; London Plan Policy 5.2 minimising carbon dioxide, 5.3 sustainable design, 5.14 water quality and waste water infrastructure; CLP1 policies SP6.1 environment and climate change, SP6.2 energy and carbon dioxide reduction, SP6.6 sustainable design construction; UDP policies EP5-EP7 water.

Trees

- 8.29 London Plan Policy 7.21 states that existing trees of value should be retained and any loss as the result of development should be replaced following the principle of 'right place, right tree'. UDP Policy NC4 seeks to protect trees and hedgerows. Croydon Local Plan: Strategic Policy SP7.4 seeks to enhance biodiversity across the borough.
- 8.30 The majority of trees are proposed to be removed from the site to accommodate the larger building. The previous application included a tree survey report which concluded that all of the trees are Category C, with a low quality or value. The principle of the removal of the trees was established in the previous proposal and there is no objection to the removal of the trees proposed. It is recommended that a replacement planting be secured as part of a landscaping scheme by condition in the event that planning permission is granted.

Waste

- 8.31 The proposed plans indicate the location for the waste storage facilities within a reasonable distance for collection. It is considered that the proposed bin storage would be acceptable. In order to ensure that a suitable level of bin provision is provide a condition requiring details of this space should ensure that the proposal is in line with the principles of London Plan policy 5.17 waste capacity; CLP1 policy SP6.6 waste management and UDP policy UD15.

Flooding

- 8.32 The property has been identified as being located within an area subject to surface water flooding (1 in 1000yrs). The proposed development would therefore need to ensure that suitable SUDS measures are introduced to safeguard against potential flooding. The details of such measures would be controlled subject to condition in

order to ensure that the proposal complies with the principles of the NPPF in meeting flooding requirements; London Plan policy 5.12 flood risk management; CLP1 policy SP4.2 flooding and UDP Policies EP5-EP7 flooding/drainage and conservation.

Conclusions

- 8.33 The recommendation is to grant planning permission subject to a 106 Agreement
- 8.34 All other relevant policies and considerations, including equalities, have been taken into account.