



Crown Copyright Ordnance Survey (License No: 100019257) 2009

**CROYDON
COUNCIL**

London Borough Croydon

Scale 1:1250

10-Aug-2017



PART 7: Planning Applications for Decision

Item 7.3

1.0 SUMMARY OF APPLICATION DETAILS

Ref: 17/02427/FUL
 Location: 4-8 Russell Hill, Purley, CR8 2JA
 Ward: Coulsdon East
 Description: Demolition of existing houses: erection of 2 three storey buildings, comprising a total of 15 two bedroom, 8 one bedroom and 7 three bedroom flats and the formation of vehicular access and provision of associated parking.
 Drawing Nos: 16-3905 001; 16-3905 002; 16-3905 003; 16-3905 004; 16-3905 005; 16-3905 011 Rev D; 16-3905 012 Rev A; 16-3905 013 Rev A; 16-3905 014 Rev B; 16-3905 015 Rev B; 16-3905 016 Rev B; 16-3905 017 Rev B; 16-3905 018 Rev A; 16-3905 019 Rev A; 16-3905 020 Rev A; 16-3905 021; 16-3905 022; 16-3905 023 Rev A; 16-3905 024 Rev A; 16-3905 025 Rev A; 16-3905 026; 16-3905 027; 16-3905 028 and 16-3905 029.
 Applicant: Buxton Building Contractors Limited
 Agent: David Ciccone of Robinson Kenning & Gallagher Architects
 Case Officer: Robert Naylor

	1 bed	2 bed	3 bed	Total
Flats	8 (2 person)	15 (11 x 3 person and 4 x 4 person)	7 (5 person)	30

All units are affordable units under a shared ownership tenure with 50% secured through a S106 agreement

Number of car parking spaces	Number of cycle parking spaces
16 (including 3 disabled space)	36

1.1 This application is being reported to Planning Committee because the ward councillor (Cllr Badsha Quadir) made representations in accordance with the Committee Consideration Criteria and requested committee consideration, objections above the threshold in the Committee Consideration Criteria have been received.

2.0 RECOMMENDATION

2.1 That the Planning Committee resolve to GRANT planning permission subject to:

The prior completing of a legal agreement to secure the following planning obligation

- a) Affordable housing provision – on-site 50% shared ownership units (although 100% is proposed)
- b) Financial contribution towards air quality
- c) Local employment and training strategy and contribution
- d) Zero Carbon off-set contribution
- e) Car Club membership
- f) Monitoring Fee

- g) Any other planning obligation(s) considered necessary by the Director of Planning and Strategic Transport
- 2.2 That the Director of Planning and Strategic Transport has delegated authority to negotiate the legal agreement.
- 2.3 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

- 1) Development implemented in accordance with submitted drawings
- 2) Details of materials to be submitted and approved
- 3) No windows other than as shown
- 4) Balcony screens as specified on the plans
- 5) Landscaping scheme including boundary treatment and maintenance strategy to be submitted and approved
- 6) Details of Boundaries; Finished Floor Levels; Visibility slays; Access ramp gradient; Swept paths; EVCP to be submitted
- 7) Approval of construction logistics plan
- 8) Arboriculture Method Statement to be submitted
- 9) Tree Protection measures
- 10) Replacement trees
- 11) Ecological details
- 12) Water efficiency 110L per hear per day
- 13) Sustainable development zero carbon
- 14) In accordance with the Flood Risk Assessment, Surface Water Management Plan and the approval of detailed design of a surface water drainage scheme
- 15) Air quality assessment to be submitted and approved
- 16) Reinstatement of raised kerbs
- 17) Travel Plan
- 18) Development to commence within 3 years of the date of permission
- 19) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) Removal of site notices
 - 2) Community Infrastructure Levy (CIL) – Granted
 - 3) Code of practice on construction sites
 - 4) Wildlife protection
 - 5) Subject to a legal agreement
 - 6) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport
- 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.
- 2.5 That, if by 6th December 2017 the legal agreement has not been completed, the Director of Planning and Strategic Transport has delegated authority to refuse planning permission.

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 Demolition of three existing detached buildings and the erection of 30 new apartments on two new blocks one fronting Russell Hill (Block A) and a small development to the rear (Block B). These will consist of the following:

- Front two storey block (Block A) with roofspace accommodation and a glazed link comprising 8 x one bedroom units; 15 x two bedroom units and 2 x three bedroom units.
- Rear block (Block B) which utilises the topography to provide a part two storey and part three storey block accommodating 5 x three bedroom units.
- The buildings are traditional in design albeit with a modern interpretation and the indicative materials seek to respect local character.
- Provision of 16 off-street car parking spaces including 3 disabled bays with associated access via Russell Hill.
- The access road would comply with highway standards.
- Refuse storage for the flats would be provided within the front block and there is a detached cycle store at the rear of the site accessible by all units.
- The design of Block A would respect the appearance and massing of Russell Hill while the block to the rear would respond positively to the recent development located in Oscar Close.
- The applicants have secured an agreement for affordable housing with a registered providers for the scheme shared ownership with 50% of these being secured through the Secion 106 agreement.

3.2 During the course of the application amended plans were submitted. These were generally minor alterations to fenestration, location of cycle stores and materials with the main change resulting in a reduction in height on Block B at the rear. These changes were not considered material and as such there was no need to re-consult the application.

4.0 Site and Surroundings

4.1 The application site lies on the northern side of Russell Hill and is currently occupied by three individual large detached properties. Whilst the host properties are traditional dwellings and form part of the residential character of the surrounding area, it is acknowledged that the surrounding area has been subject to a number of planning permissions and the overall character and appearance of the area has evolved.

4.2 Nevertheless the surrounding area is mainly residential with a number of flatted developments approved and built over the last 10 years.

4.3 The topography of the site is important with the land sloping steeply from front to rear (north to south) and also sloping away from west to east with the properties within

Oscar Close (west) significantly higher than the rear of the properties located between 37 – 45 Russell Hill Road which are located to the east of the application site.

- 4.4 The site adjoins a recent development to the north at Oscar Close which consists of a number of large detached two storey properties, with a two detached garages adjoining the site at the rear.
- 4.5 Most properties, including recent developments, are two/three stories in height with accommodation in the roof space being of a hipped roof form with prominent gable features.
- 4.6 Given that there are three individual properties located at the site at present there are multiple crossovers. The proposal seeks to consolidate this arrangement with two vehicular accesses, one at the western side of the development for the front parking provision and second located to the east end of the site (opposite 1a Russell Hill) allowing access via a gateway to the parking within the site.
- 4.7 There are a number of mature and well established trees at the rear of the site although these are not subject to any Tree Preservation Order (TPO). There is an individual TPO that includes the beech tree at the front of the site on Russell Hill.
- 4.8 The site PTAL rating of 4 (good), the location is easily accessible to 10 bus routes and also within reasonable walking distance of Purley Railway Station thus providing good access to public transport.

5.0 Planning History

- 5.1 There is no planning history associated to this site that would be of any direct reference to this planning application.

6.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- There are no protected land use designations on the site and therefore the principle of development is acceptable, subject to assessment of other related planning considerations.
- The proposed development would contribute positively to borough-wide housing targets and would deliver 30 new units (including 7 three bedroomed units) with 50% of these secured as affordable units under a shared ownership tenure.
- The development would create a good mix of unit types
- Given the scale and appearance of the existing built-form on site and the adjacent developments, the scale and density of development proposed would cause no harm to the visual amenities of the area.
- The layout and design of development ensures that the proposal would not have a detrimental impact on the amenity of the neighbouring residents.
- The development would provide an acceptable standard of living for future residents of the development in terms of internal accommodation and external amenity space.
- Adequate provision is made for soft landscaping
- Adequate parking, including disabled bays, electric vehicle charging points and cycle spaces are proposed subject to conditions
- The development would not have a detrimental impact on highway safety and efficiency

- Surface Water and Critical Drainage Flood Risk has been addressed and any outstanding matters can be secured through condition
- Reduction in carbon emissions and water usage can be controlled through condition

7.0 CONSULTATION RESPONSE

7.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

7.2 The following were consulted regarding the application:

Lead Local Flood Authority (Statutory Consultee)

7.3 An objection to the scheme was initially received. Further information has now been received to address LLFA concerns. In relation to the revised details, the LLFA do not object and are satisfied that a SuDs scheme can be provided on the site subject to the imposition of conditions. [OFFICER COMMENT: These are the conditions attached to the recommendation].

8.0 LOCAL REPRESENTATION

8.1 The application has been publicised by way of 4 site notices displayed in the vicinity of the application site, including two along Russell Hill, one in Oscar Close and one outside Russell Hill Lodge on Russell Hill Road. The application has also been publicised in the local press. The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 20 Objecting: 20 Supporting: 0

8.2 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:

- Adverse effect on the residential amenity of neighbours (noise, disturbance, overlooking, loss of privacy, overshadowing)
- Unacceptably high density and overdevelopment
- The application is 'garden grabbing' creating backland development.
- Out of keeping and has a negative visual impact on the character
- Loss of mature trees and gardens with impact on nature
- Over-bearing, out-of-scale and out of character
- Adverse impact on highway safety
- Lack of parking and increase street congestion and parking congestion.
- Cumulative impact of the developments approved in Russell Hill
- Noise, air and light pollution
- Increased flood risk
- Lack of consultation [OFFICER COMMENT: The site was advertised by four site notices and in the local press (see above) in accordance with the LPA's statutory requirements]

8.3 Chris Philp MP has objected to the proposed scheme on the following grounds:

- The proposal would be a significant over development of this site
- The proposal would unacceptably intensify the use of the site from three detached family homes to 30 flats accommodating an anticipated 75 people
- Poor amenity for the new residents including an anticipated 30 - 40 children
- Loss of vegetation and trees on the site and creation of significant hard standing

9.0 RELEVANT PLANNING POLICIES AND GUIDANCE

9.1 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.

9.2 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:

- Section 4: Promoting sustainable transport
- Section 6: Delivering a wide choice of quality homes;
- Section 7: Requiring good design;
- Section 8: Promoting healthy communities;
- Section 10: Meeting the challenge of climate change and flood risk;
- Section 11: Conserving and enhancing the natural environment;

9.3 The strategic and local policies that need to be taken into account as part of the Planning Committee deliberations are as follows:

9.4 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
- 3.11 Affordable housing targets
- 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
- 3.13 Affordable housing thresholds
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.11 Green roofs and development site environs
- 5.13 Sustainable drainage
- 6.9 Cycling

- 6.10 Walking
- 6.11 Smoothing traffic flow and tackling congestion
- 6.13 Parking
- 7.1 Lifetime neighbourhoods
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local Character
- 7.6 Architecture
- 7.8 Heritage assets and archaeology
- 7.14 Improving air quality
- 7.19 Biodiversity and access to nature
- 7.21 Trees and woodland

9.5 Croydon Local Plan: Strategic Policies 2013 (CLP1):

- SP1.2 Place Making
- SP1.3 Growth
- SP2.1 Homes
- SP2.3 & SP2.4 Affordable homes
- SP2.5 Mix of homes
- SP2.6 Quality and standard of homes
- SP4.1 & SP4.2 Urban design and local character
- SP4.13 Protection of heritage assets
- SP5 Community facilities
- SP5.2 Health and wellbeing
- SP6.1 Environment and climate change
- SP6.2 Energy and carbon dioxide reduction
- SP6.3 Sustainable design and construction
- SP6.4 Flooding
- SP7.4 Biodiversity
- SP8.3 & SP8.4 Pattern of development and accessibility
- SP8.6 Sustainable travel choice
- SP8.12 & SP8.13 Electric charging infrastructure
- SP8.17 Parking outside of high PTAL areas

9.6 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
- UD6 Safety and security
- UD7 Inclusive design
- UD8 Protecting residential amenity
- UD13 parking design and layout
- UD15 Refuse and recycling storage
- NC4 Woodland Trees and Hedgerows
- EP1 Control of potentially polluting uses
- EP2 and EP3 Land contamination
- T2 Traffic generation from development
- T4 Cycling

- T8 Parking
- H2 Supply of new houses
- H5 Backland development
- CS2 Loss of community facilities

9.7 CLP1.1 & CLP2

- The Partial Review of Croydon Local Plan: Strategic Policies (CLP1.1) and the Croydon Local Plan: Detailed Policies and Proposals (CLP2) have been approved by Full Council on 5 December 2016 and was submitted to the Planning Inspectorate on behalf of the Secretary of State on 3 February 2017 and the examination took place in May/June this year. Policies which have not been objected to can be given some weight in the decision making process. However at this stage in the process no policies are considered to outweigh the adopted policies listed here to the extent that they would lead to a different recommendation.

9.8 There is relevant Supplementary Planning Guidance as follows:

- London Housing SPG March 2016
- London Mayoral Affordable Housing SPG: Homes for Londoners August 2017. The SPG also recognises a wider range of affordable housing tenures and how the value of these tenures might be maximised whilst ensuring overall affordability for Londoners to either rent a home or purchase a property.
- The National Housing Space Standards October 2015 is also relevant to this application.

10.0 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of development
- Affordable housing
- Townscape and visual impact
- Residential amenity
- Living conditions of future occupiers
- Highway safety and car parking demand and supply
- Trees and biodiversity
- Flood risk and sustainable drainage
- Other planning matters

Principle of development

10.2 The appropriate use of land is a material consideration to ensure that opportunities for development are recognised and housing supply optimised. The application is for a flatted development providing additional high quality homes within the borough, which the Local Planning Authority (LPA) is seeking to promote. Furthermore the

scheme would provide the provision of 7 x three bedroom units, which the borough has an identified shortage of, and is seeking to provide throughout the borough.

- 10.3 The site is located within an existing residential area and as such providing that the proposal respects the character and appearance of the surrounding area and there are no other impact issues the principle is supported.

Affordable housing

- 10.4 Through negotiations during the application, the scheme is now being offered as 100% affordable housing. The legal agreement can only secure 50%. The offer is for all 30 units to be provided as shared ownership tenure, and evidence has been provided by the Registered Providers that the tenure has been justified.
- 10.5 The registered provider has indicated that there are currently 3,414 applicants registered, who live and work within the whole of the Croydon area. Of these applicants 856 applicants live within 2.5 miles of Russell Hill site. This highlights the strong demand for shared ownership in this area. Furthermore demand can be higher as many shared ownership purchasers only register as and when they see a scheme they are interested in.
- 10.6 The development would therefore comply with the requirements of policy and provide the maximum reasonable quantum of affordable housing, to a tenure agreed with the Registered Provider.

Townscape and visual impact

- 10.7 The existing properties do not hold any significant architectural merit and therefore their demolition can be supported. The proposal has two distinct blocks with a larger block located at the front of the site facing Russell Hill (Block A) and a smaller block located at the rear of the site (Block B) positioned behind two garages at the end of Oscar Close.

Block A (Front)

- 10.8 The development has been designed to work with the topography of the site, given that it slopes down from west to east. The scheme seeks to break up the massing of the proposal into two distinct units with a glazed link between and staggering these masses towards east side of the plot. The design has sought cues from the local area, using appropriate materials and features such as gables to provide a successful design response to the site, in keeping with the local pattern of development. The articulation of both of the blocks through varying the depths of the façade would also successfully break down the overall mass of the proposal, to the benefit of the Russell Hill street scene.
- 10.9 This design approach seeks to respect the dominant character type of large detached dwellings in appearance. The overall height of the proposal would be similar to the adjoining properties at numbers 10 Russell Hill (west) and 2 Russell Hill (east) given that the proposal steps down in accordance with the topography and the building heights, and as such has an acceptable relationship between eaves and ridge heights. The appearance of the development from the street scene is therefore acceptable.

- 10.10 The flatted building would vary in depth to a maximum of 18 metres. The western flank mass would be broken with a variation in depth, width and roof form while the eastern flanks would respond to the new access road.
- 10.11 The rear elevation would incorporate glazed elements emulated from the front façade and would be appropriate. There would be a minimum 18 metre separation distance between the rear of Block A to Block B, and in excess of 20m between block A and number 1 Oscar Close. The site offers sufficient existing soft landscaping and opportunities for further soft landscaping to mitigate the visual impacts of the development.
- 10.12 As with the adjoining properties, the proposed building would be centrally located with site access points at either end both via Russell Hill. The setting ensures that the development does not appear overly cramped in its plot. The front of the site will be landscaped and the beech tree will be protected and remain in order that the development would be in keeping with the area. Whilst it is acknowledged that the front of the site would be given over to hard-standing to allow for off street parking for the new dwellings, there are areas of soft landscaping at the ground floor and along the boundary of the site. This would reflect the arrangement of the neighbouring buildings and would be acceptable.

Block B (Rear)

- 10.13 To the rear the block again has been broken into two distinct masses with a glazed link between. The overall mass of Block B is smaller than that of Block A to the front of the site, thus providing a degree of subservience from the main block. These units are considered more in keeping with the detached properties at the rear of the site located in Oscar Close. The design seeks to use the topography, with the units appearing like two large two storey houses, albeit that the eastern unit would have three storeys, (with the use of semi basement) which is appropriate.
- 10.14 There would be a minimum 18 metre separation distance between the front flatted block and this unit, which is comparable to the current arrangement between the existing units and the neighbouring development at Oscar Close.
- 10.15 Given the overall scale of the development, the extent of hardstanding would not be excessive. The site offers sufficient opportunities for soft landscaping to the rear and Russell Hill frontage as well as between the proposed development and the neighbouring properties to the rear.
- 10.16 The application site is a substantial plot within an established residential area and is comparable in size to other flatted and neighbouring back-land developments approved in the vicinity and throughout the borough as a whole. The scale and massing of the new build will generally be in keeping with the overall scale of development found in the immediate area and the layout of the development respects the pattern and rhythm of neighbouring area, and would result in a high quality design. The materials proposed are to blend in with the existing area in terms of the brick, roof and window treatments which are considered acceptable and a high standard of design. Further details to ensure their compatibility will be required by way of a condition.

- 10.17 Representations have raised concern over the intensification of the site and overdevelopment. The site is in a suburban setting with a PTAL rating of 4 and as such the London Plan indicates that the density levels ranges of 200-350 habitable rooms per hectare (hr/ha) and the proposal would be in excess of this range at 364hr/ha. However, the London Plan further indicates that it is not appropriate to apply these ranges mechanistically, as the density ranges are broad, to enable account to be taken of other factors relevant to optimising potential, such as local context, design and transport capacity.
- 10.18 Having considered all of the above, against the backdrop of housing need, officers are of the opinion that the proposed development would comply with the objectives of the above policies in terms of respecting local character.

Impact on residential amenity

- 10.19 In terms of the proposal the properties that are most affected adjoining properties at 2 and 10 Russell Hill and the property adjoining the site to the rear at 1 Oscar Close.

2 Russell Hill

- 10.20 The main increase in bulk of the proposal at Block A is experienced to the east of the site adjoining 2 Russell Hill, and is set in excess of 15m from the flank wall of this property with the proposed access road between these properties. The windows on this elevation serve bathrooms and have been indicated as obscured glazed, and can be conditioned as such, it is unlikely to cause issues of overlooking.
- 10.21 Whilst there would be a degree of overlooking as a consequence of the rear fenestration at Block A, this is not uncommon in a suburban location and would not be over and above that currently experienced from the site. Given the design, layout and separation between the properties the current boundary treatment and provision of a suitable landscaping scheme (secured by way of a planning condition) this is deemed acceptable to ensure no undue impact on the amenities of neighbouring properties.
- 10.22 In regard to Block B of the site given the topography of the site, the existing and retained trees and vegetation boundary and the separation between the properties in excess of 30m, this relationship is acceptable.
- 10.23 Whilst the access road and the rear car parking area has been located adjoining the property at number 2 Russell Hill, there is a significant soft landscape boundary screen between the properties and is a suitable treatment subject to conditions.

10 Russell Hill

- 10.24 Number 10 adjoins the proposal to the west. The rear building line is similar to that already experienced from the site, albeit 2.0m deeper. The adjoining property has windows in the upper floors facing the proposal, which serve a bedroom. This room is dual aspect and give the proposal will be built on the same flank building line and should not have a significant impact on these windows to an unacceptable degree. The upper floor of the proposal does contain flank windows which serve bathrooms and utility rooms which will be obscured glazed to prevent either actual or perceived levels of overlooking and loss of privacy. This can be secured by condition.

- 10.25 There are two balconies in this elevation at first and roof level that could have a perceived and actual level of overlooking on this property. These have been annotated as having obscured glazed screen, and again it is considered prudent to condition the application to ensure that the screening remains throughout the lifespan of the development.
- 10.26 As stated above the proposal does sit proud of the existing building line and this is also experienced at the front of the property where it adjoins number 10 albeit it is set off the boundary. Given that the building line is staggered this increase is not considered out of keeping and would not have a significant impact on the amenities of the adjoining property.
- 10.27 In terms of the impacts from Block B, similarly to 2 Russell Hill this part of the development is located suitably away and adequately screened as not to have an undue impact on overlooking or loss of privacy.

1 Oscar Close

- 10.28 There are windows in the upper floors of the existing houses to be demolished that face this property. The separation between 1 Oscar Close and Block A is in excess of 20m and there is a significant landscaped boundary located between the application site and which property ensures this relationship is acceptable.
- 10.29 The main impact will be experienced from Block B at the rear of the site, which sits forward of the rear building line of 1 Oscar Close. The new bulk of the proposal would be on the main property which is located approximately 6m from the boundary. The topography of the site slopes from west to east and as such 1 Oscar Close would be located on higher ground than that of the proposed development. The rear ground floor room serves a kitchen/diner and this room is dual aspect.
- 10.30 The existing boundary treatment consists of a well-established and well vegetated screen and these trees are proposed to be retained on site and would help mitigate any issues of overlooking and visual impacts from the development. There are no windows in the flank elevation of Block B. Nevertheless it is considered prudent to condition the application to prevent any windows to ensure that any future overlooking is mitigated.
- 10.31 The applicant undertook a daylight test on the windows of the existing properties most affected by the proposed scheme, and the report concluded that the proposal was acceptable in daylight terms and would be within the 80% tolerance for vertical sky components (VSC). The proposed development would not harm the residential amenities of the adjoining occupiers and is acceptable in this respect subject to conditions. Matters surrounding noise and air quality measures would be secured via condition and the legal agreement.

Living conditions of future occupiers

- 10.32 The proposal would comply with internal dimensions required by the Nationally Described Space Standards (NDSS). All units would have adequate outlook, with each of the units in excess of the minimum GIA requirements as set out in the NDSS.

- 10.33 The internal layouts would be acceptable with adequate room sizes and a large open plan living, kitchen and dining area. With regard to external amenity space, the London Housing SPG states that a minimum of 5sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm for each additional unit. All units have access to private amenity space via balconies which are in excess of minimum standards. Furthermore, all units will have access to the large communal gardens at the rear of the site.
- 10.34 In terms of accessibility, level access would be provided to both blocks there is a lift installed within Block A and disabled spaces are proposed for the parking area, each located close to entrance doors.
- 10.35 The development is considered to result in a high quality development offering a variety of housing types including 7 x three bedroom units all with adequate amenities and provides a very good standard of accommodation for future occupiers.

Highway safety and car parking demand and supply

- 10.36 The site is located within an area with a PTAL rating of 4 indicating the good accessibility to public transport. The location is easily accessible to 10 bus routes and also within reasonable walking distance of Purley Railway Station and Purley Town.
- 10.37 Given the mix of residential units being proposed the number of parking spaces (16 off street car parking spaces) is in compliance with Croydon Policy and the London Plan. A reduction to car ownership levels at the above location given the good PTAL rating is necessary together with the need to promote sustainable travel modes for the residents and the use of a Travel Plan will also assist which can be secured through a condition. The provision 3 no. disabled parking bay on site within the proposed parking facility for the development is welcomed.
- 10.38 Visibility splays will be achievable from the front parking area and the side access road to the east of the site, although details of access arrangement in compliance with current highway engineering standards should be submitted and this can be secured by way of a condition. A condition is necessary to reinstate the disused dropped kerbs to ensure the appearance of the street scene is maintained.
- 10.39 The location of refuse and cycle storage is acceptable with full details to be secured through condition. The streets management team have confirmed that there are no access issues, and that the developers need to purchase or hire the bins from the council or a third party.
- 10.40 In addition a Demolition/Construction Logistic Plan (including a Construction Management Plan) will be required through condition to ensure that further building works along this stretch of Russell Hill do not undermine the safety and efficiency of the highway network.

Trees and biodiversity

- 10.41 The trees at the rear of the site are not subject to a tree preservation order (TPO) although there is an individual TPO beech tree on the front boundary. The Council's

Tree Officer raises no objection to the development subject to suitably worded conditions requiring the existing retaining wall around the beech to be retained, a tree protection plan and replacement trees to be secured through the landscaping condition to mitigate any loss of trees to the rear. The development would therefore have an acceptable relationship with trees on site and in neighbouring gardens.

- 10.42 The applicants have submitted an Ecology Appraisal for the proposed. report indicated that no evidence of bat activity was recorded, but all three buildings had suitability for roosting bats. Some suitable bird nesting habitat exists on site and recommendations have been made regarding timings of works to avoid disturbance of nesting birds. The report recommended that further surveys for bats should be undertaken and that a precautionary removal of vegetation in relation to nesting birds should be adopted and ongoing maintenance of habitats prior to development. These can be secured by way of a condition.
- 10.43 If protected species are identified on site during the course of construction any species and/or their habitat would be protected under the Wildlife and Countryside Act of 1981. Any deliberate attempt to destroy protected species or their habitat would then become a criminal matter and this has been indicated as an informative.

Flood risk and sustainable drainage

- 10.44 The application site lies within an area at risk of surface and critical drainage area flooding as identified by the Croydon Plan. During the course of the application the applicant has submitted details of the drainage proposal on site to overcome concerns raised by the Local Lead Flood Authority. The proposals would be acceptable in relation to flood risk providing that an appropriate condition is attached.

Other planning matters

- 10.45 Conditions would be secured in relation to a 'Zero Carbon' and a water use target of 110L per head per day. If 'Zero Carbon' is not achievable on site a financial contribution would be secured via a Legal Agreement to off-set the carbon emissions.
- 10.46 The development would be CIL liable. The levy amount has been calculated to ensure that the development contributes to meeting the need for physical and social infrastructure, including educational and healthcare facilities.
- 10.47 An Employment and Training Strategy would be secured through the legal agreement to ensure the employment of local people during construction.

Conclusions

- 10.48 Taking all of the above planning considerations into account, it is recommended that planning permission should be granted.
- 10.49 All other relevant policies and considerations, including equalities, have been taken into account.