

PART 6: Planning Applications for Decision

1 INTRODUCTION

- 1.1 In this part of the agenda are reports on planning applications for determination by the committee.
- 1.2 Although the reports are set out in a particular order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a particular application, you need to be at the meeting from the beginning.
- 1.3 Any item that is on the agenda because it has been referred by a Ward Member, GLA Member, MP, Resident Association or Conservation Area Advisory Panel and none of the person(s)/organisation(s) or their representative(s) have registered their attendance at the Town Hall in accordance with the Council's Constitution (paragraph 3.8 of Part 4K – Planning and Planning Sub-Committee Procedure Rules) the item will be reverted to the Director of Planning to deal with under delegated powers and not be considered by the committee.
- 1.4 This Committee can, if it considers it necessary or appropriate to do so, refer an agenda item to the Planning Committee for consideration and determination. If the Committee decide to do this, that item will be considered at the next available Planning Committee, which would normally be the following evening.
- 1.5 The following information and advice applies to all reports in this part of the agenda.

2 MATERIAL PLANNING CONSIDERATIONS

- 2.1 The Committee is required to consider planning applications against the development plan and other material planning considerations.
- 2.2 The development plan is:
 - the London Plan July 2011 (with 2013 Alterations)
 - the Croydon Local Plan: Strategic Policies April 2013
 - the Saved Policies of the Croydon Replacement Unitary Development Plan April 2013
 - the South London Waste Plan March 2012
- 2.3 Decisions must be taken in accordance with section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004. Section 70(2) of the Town and Country Planning Act 1990 requires the Committee to have regard to the provisions of the Development Plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development Plan unless material planning considerations support a different decision being taken.
- 2.4 Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which

affects listed buildings or their settings, the local planning authority must have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest it possesses.

- 2.5 Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects a conservation area, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 2.6 Under Section 197 of the Town and Country Planning Act 1990, in considering whether to grant planning permission for any development, the local planning authority must ensure, whenever it is appropriate, that adequate provision is made, by the imposition of conditions, for the preservation or planting of trees.
- 2.7 In accordance with Article 31 of the Development Management Procedure Order 2010, Members are invited to agree the recommendations set out in the reports, which have been made on the basis of the analysis of the scheme set out in each report. This analysis has been undertaken on the balance of the policies and any other material considerations set out in the individual reports.
- 2.8 Members are reminded that other areas of legislation covers many aspects of the development process and therefore do not need to be considered as part of determining a planning application. The most common examples are:
 - **Building Regulations** deal with structural integrity of buildings, the physical performance of buildings in terms of their consumption of energy, means of escape in case of fire, access to buildings by the Fire Brigade to fight fires etc.
 - Works within the highway are controlled by **Highways Legislation**.
 - **Environmental Health** covers a range of issues including public nuisance, food safety, licensing, pollution control etc.
 - Works on or close to the boundary are covered by the **Party Wall Act**.
 - **Covenants and private rights** over land are enforced separately from planning and should not be taken into account.

3 PROVISION OF INFRASTRUCTURE

- 3.1 In accordance with Policy 8.3 of the London Plan (2011) the Mayor of London has introduced a London wide Community Infrastructure Levy (CIL) to fund Crossrail. Similarly, Croydon CIL is now payable. These would be paid on the commencement of the development. Croydon CIL provides an income stream to the Council to fund the provision of the following types of infrastructure:
 - Education facilities
 - Health care facilities
 - Projects listed in the Connected Croydon Delivery Programme
 - Public open space
 - Public sports and leisure
 - Community facilities
- 3.2 Other forms of necessary infrastructure (as defined in the CIL Regulations) and any mitigation of the development that is necessary will be secured through A S106

agreement. Where these are necessary, it will be explained and specified in the agenda reports.

4 FURTHER INFORMATION

- 4.1 Members are informed that any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in an Addendum Update Report.

5 PUBLIC SPEAKING

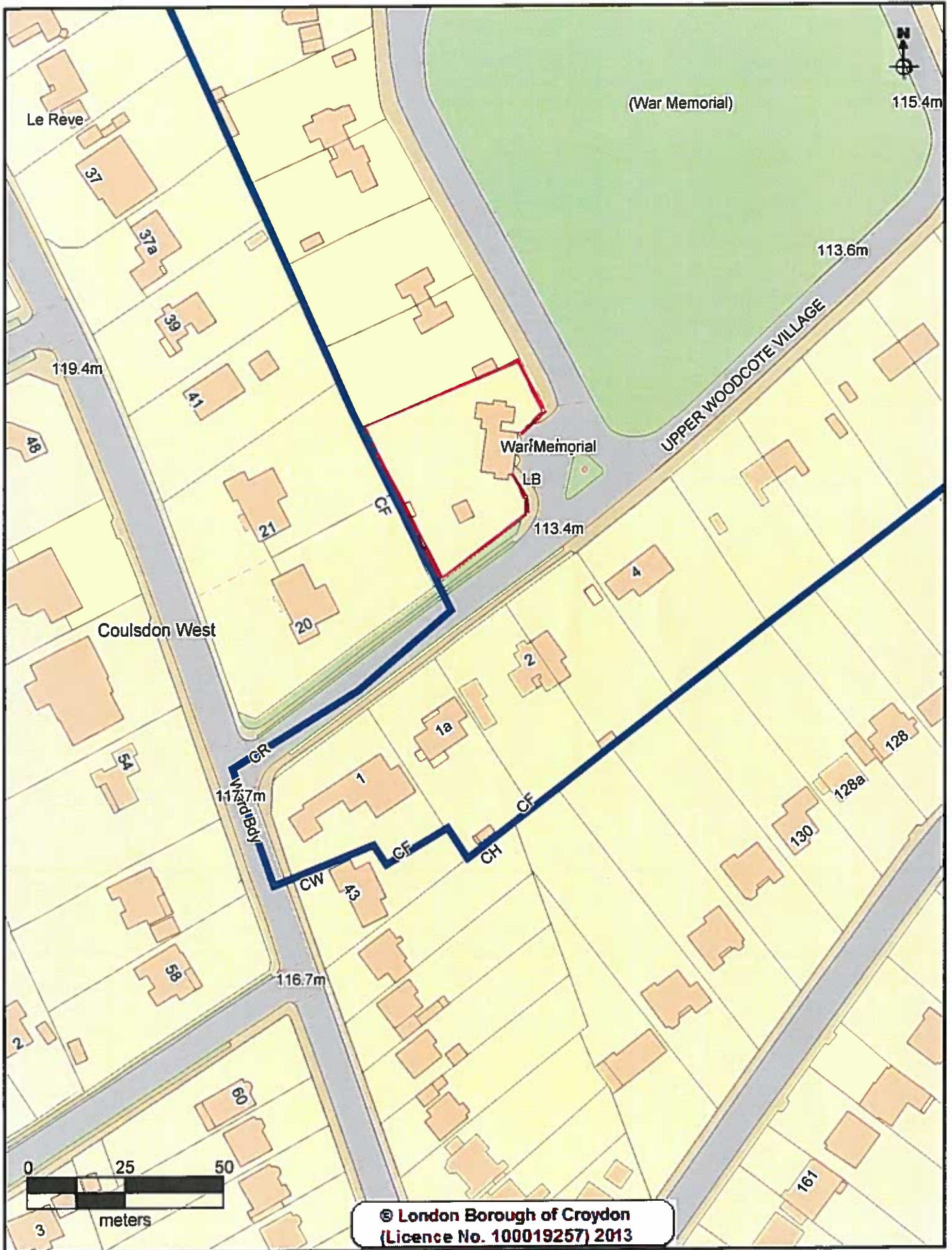
- 5.1 The Council's constitution allows for public speaking on these items in accordance with the rules set out in the constitution and the Chair's discretion.

6 BACKGROUND DOCUMENTS

- 6.1 The background papers used in the drafting of the reports in part 6 are generally the planning application file containing the application documents and correspondence associated with the application. Contact Mr P Mills (020 8760 5419) for further information. The submitted planning application documents (but not representations and consultation responses) can be viewed online from the Public Access Planning Register on the Council website at <http://publicaccess.croydon.gov.uk/online-applications>. Click on the link or copy it into an internet browser and go to the page, then enter the planning application number in the search box to access the application.

7 RECOMMENDATION

- 7.1 The Committee to take any decisions recommended in the attached reports.



PART 6: Planning Applications for Decision

Item 6.1

1 APPLICATION DETAILS

Ref: 15/05307/P
 Location: 19 Upper Woodcote Village, Purley, CR8 3HF
 Ward: Purley
 Description: Alterations; subdivision to form a shop on part ground floor, 1 two bedroom flat and 1 three bedroom semi-detached house; erection of two storey rear extension to provide staircase
 Drawing Nos: 560-01, 560-02, 560-03 Rev D (dated 20/4/2016), 560-04, TCP01 (dated 29/2/2016), Tree Schedule, letter dated November 2015 (Ref: 560) and emails dated 29/2/2016 and 20/4/2016
 Applicant: Mrs Webb
 Agent: Mr Easmon-Dura
 Case Officer: Georgina Galley

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

2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 2.1 The proposed conversion of the property is acceptable and will retain the existing post office / convenience shop. The proposed development is considered acceptable in relation to the character and appearance of the conservation area, the locally listed building and the local environment generally. The proposed development will not detract from the residential amenities of the adjoining occupiers. The proposed development will provide additional residential accommodation that meets the required space standards and will have an acceptable impact on the local highway.

3 RECOMMENDATION

- 3.1 That the Committee resolve to GRANT planning permission.
- 3.2 That the Director of Planning is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

- 1) Built in accordance with approved plans
- 2) Materials to be submitted for approval
- 3) Existing planting to be retained;
- 4) Tree Protection measures to be installed;
- 5) Hard and soft landscaping to be submitted for approval;
- 6) Details to be provided:
 - 1) Cycle storage
 - 2) Refuse storage
 - 3) External lighting
- 7) Any other planning condition(s) considered necessary by the Director of Planning

Informatives

- 1) CIL - Grant
- 2) Site notice removal
- 3) Any other informative(s) considered necessary by the Director of Planning

4 PROPOSAL AND LOCATION DETAILS

Proposal

- 4.1 The proposal will involve the sub-division of the existing property to retain a smaller post office / shop on part of the ground floor, 1 two bedroom flat above the shop and 1 three bedroom semi-detached house in the existing side extension, together with minor elevational alterations to the front/side of the property and the erection of 2 storey rear extension to provide a staircase to the 1 two bedroom flat.
- 4.2 The existing post office / shop on the ground floor will be retained, although the overall floor area will be reduced in size from 139 sqm to 80 sqm due to the loss of various storage areas / office space. This space on the ground floor will provide the ground floor living area for the 3 bedroom semi-detached house.
- 4.3 The proposed alterations to the front of the property will involve the removal of the double doors and first floor window in the existing side extension and their replacement with a single entrance door / glazed panel and matching window opening above. The new door will form the entrance point for the 3 bedroom semi-detached house. The proposed alterations to the side of the property (northern elevation) will involve the replacement of an existing door and large window opening on the ground floor with 2 new windows.
- 4.4 The proposed 2 storey rear extension will be centrally positioned in the location of the existing rear balcony and will measure 2.7m in depth, 6.6m in width and 5.3m in height to the top of the parapet. The flat roof of the proposed 2 storey rear extension will sit above the existing eaves line of the property and the rear elevation will be blank with the exception of 2 vertical glazed window panels. It will provide a separate entrance and staircase to the 2 bedroom flat above the post office / shop.

Site and Surroundings

- 4.5 The application property is a detached 2 storey building that is located on the northern side of Upper Woodcote Village, adjacent to the war memorial and opposite the village green (which is designated Local Open Land and a Locally Listed Historic Park and Garden). The site is located within the Webb Estate and Upper Woodcote Village Conservation Area and the building is locally listed. The building is currently occupied by a post office / convenience shop on the ground floor and a self-contained residential flat on the first floor. The post office / convenience shop is a standalone shop and does not form part of a designated parade. The immediate area mainly comprises detached properties on large plots of land. The area has a PTAL rating of 1b.

Planning History

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

84/00591/P Erection of single storey rear extension to include first floor balcony.

Granted on 09.05.1984. Implemented.

15/01842/P Alterations; subdivision to form a shop on part ground floor, 1 three bedroom flat and 1 three bedroom semi-detached house; erection of two storey rear extension to provide staircase.

Withdrawn on 14.08.2015.

5 CONSULTATION RESPONSE

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

6 LOCAL REPRESENTATION

6.1 The application has been publicised by way of a press notice and 2 site notices displayed in the vicinity of the application site. The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses: 122 Objecting: 122 Supporting: 0

No of petitions: 3 with a total of 314 signatures

6.2 The following Councillors and MP made representations:

- Councillor Badsha Quadir [objecting]
- Chris Philp MP [objecting]

6.3 The following local groups / societies made representations:

- South Woodcote Residents Association [objecting];
- Croydon Area South Conservation Panel [objecting];
- Webb Estate Society [objecting];

6.4 The following issues were raised in representations that are material to the determination of the application, and they are addressed in substance in the next section of this report:

Objections

- Loss of a much valued and local resource particularly for elderly and disabled residents who have limited mobility;
- Loss of the only general store in the area;
- The property currently offers easily accessible postal service with a genuine community feel;
- The post office is the heart of the community;
- The Lord Roberts was intended by William Webb to be a local amenity;
- Loss of storage and reduction in the range of goods will impact viability and profit;
- To question the amount of storage required and state that it is not needed is misguided and incorrect;
- Freezers and ovens are required for the business to run (for the bakery and deli counter);

- To use the garage for storage purposes is impractical and unacceptable;
- Concerns regarding length of closure to allow works to take place;
- The loss of the retail premises would seriously damage the character of the village green and the wider conservation area;
- The changes could result in the complete closure of the post office;
- Provision has not been made for a wash station or a kitchen area;
- The post office is of historic interest;
- The closure of the post office will put more pressure on Coulsdon;
- Temporary closure could have very serious consequences with permanent loss of business as people have to seek alternatives and having been inconvenienced may not return;
- Impact on a locally listed heritage asset in a conservation area;
- Reduce the spacious character of the area;
- Out of keeping;
- The building is a key feature of the Webb Estate;
- It is a local landmark and centre of the Woodcote community;
- The proposal will alter the character and appearance of this 100 year old building;
- An outdoor staircase is a terrible idea;
- The new staircase structure is not in keeping with the rest of the property;
- The proposal will significantly alter the elevations of the building;
- Out of keeping with the style of the property;
- This development would destroy the charm and character of this property;
- A glazed front door is inappropriate;
- The number one restrictive covenant on all the properties in the village is that no more than 1 dwelling shall be allowed on any one piece of land;
- This sub-division would seriously affect the character of the conservation area which the council is legally bound to preserve and enhance;
- Set a precedent for other conversions that will damage the conservation area;
- There is not a need for a new dwelling in the area as there are empty properties on the Estate;
- This will be the first step towards an apartment block in the area;
- It will spoil an attractive part of the Village green;
- Loss of a Bourne Society blue plaque;
- What's positioned as a lounge will be incredibly dark without additional change to the property boundary, removing trees and making the appearance of that part of the Village Green very, very different;
- Over-development of a single plot;
- The building is too small to be sub-divided;
- Inadequate parking;
- The application form states 8 parking spaces, which is misleading as these are short term spaces for customers;
- Parking in front of other people's property is forbidden in the Webb Estate;
- Parking is easy and a great help to many elderly local residents.
- This will mean 3 or possibly 4 vehicles parked on the forecourt of this busy Community Post Office or around the corner facing the Village Green, thereby restricting spaces and causing unnecessary hazards for its customers;
- Increased traffic will result in noise;
- Impact on trees;
- It will be impossible to carry out works without altering the hedge;
- The loss of the hedge will impact the conservation area;

- Noise and dust during construction;

6.5 The following issues were raised in representations, but they are not material to the determination of the application:

- No dialogue has taken place with the owners;
- Information concerning rent figures should not have been disclosed as this is confidential;
- The view that the owner has subsidised rent is not appropriate;
- Increase in rent will drive out the tenants;
- Concerns regarding rent increases that will make the business unviable;
- Pure greed on behalf of the developer;
- The use of the garage will not meet Health and Safety standards;
- There is no provision for any kind of kitchen/sink area which is required by Health and Safety and to meet Environmental Health standards;
- It is not sensible to lock stock away in the garage for security reasons;
- The Webb descendants appear to be instrumental in destroying the concept of the conservation area established by their forefathers.

7 MATERIAL PLANNING CONSIDERATIONS

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

1. The principle of the proposed conversion;
2. The impact of the proposed conversion on the founding principles of the Webb Estate;
3. The impact on the viability of the existing post office
4. The character and appearance of the conservation area and the locally listed building;
5. The living condition for future occupiers;
6. Impact on local environment;
7. The residential amenities of the adjoining occupiers;
8. Transportation considerations.

The principle of the proposed conversion

7.2 Policy 3.3 of the London Plan 2015 (Consolidated with Alterations since 2011) states that the Mayor recognises the pressing need for more homes in London in order to promote opportunity and provide a real choice for all Londoners in ways that meet their needs at a price they can afford.

7.3 Policy H7 of the Croydon Plan (2006) Saved Policies 2013 states that planning permission will be granted for the sub-division of a dwelling to 2 or more units provided that: i) the new dwellings are self-contained and provide satisfactory accommodation; ii) the sub-division does not result in the loss of needed small family accommodation; and iii) the conversion, in itself or cumulatively, does not harm the environment or amenities of the surrounding area.

7.4 Supporting Paragraph 11.48 for Croydon Plan Saved Policy H7 states: "Sub-division will not normally be appropriate for dwellings less than 130 sqm gross internal area or 6 habitable rooms.

- 7.5 In view of the fact that the gross internal area of the existing residential dwelling (i.e. measured to the internal face of the perimeter walls) exceeds 130 sqm in size, there are no policy objections to the principle of the sub-division of the property into 2 self-contained units. In terms of the quality of the living accommodation and the impact on the environment, these matters will both be discussed further in the report.

The impact of the proposed conversion on the founding principles of the Webb Estate

- 7.6 Paragraph 1.9 of the Webb Estate and Upper Woodcote Village Conservation Areas Appraisal and Management Plan (CAAMP) (2007) states that in applying its statutory powers the Council will operate policies, which are designed to ensure that the special significance and character of the Webb Estate are retained. The intention of these policies is not to inhibit development on the Estate but to ensure that it respects the character of the area. There will be two main areas of concern within these policies, those directed towards the built environment and those designed to protect landscape features. Permission will not normally be granted for the introduction of any uses into the area, which would be in conflict with the existing residential character. This includes nursing homes, hostels, flat conversions etc.
- 7.7 Whilst the guidance within the CAAMP is noted concerning flat conversions, it should be pointed out that the property is a unique building in the conservation area due to the fact the post office / convenience shop occupies the whole ground floor and there is an existing residential flat above. As such, the property already fails to comply with the typical residential set-up in the conservation area, which consists of 2 storey family dwellings. The continued provision of a flat at the site is, therefore, acceptable.
- 7.8 Paragraph 1.9 of the CAAMP further states that permission will not normally be granted for development which would involve the sub-division of existing single plots. In exceptional circumstances, sub-division may be allowed where it does not unduly affect the landscape character of the area.
- 7.9 The plot of land itself will not be sub-divided to provide the additional unit at the site; this will be achieved through extending and reorganising the existing building. On the basis that there is an existing side extension at the property that could be converted into a separate unit of accommodation without requiring significant alterations to be made to the exterior of the building, it is considered that the sub-division of the building into a 3 bedroom semi-detached property and a 2 bedroom flat is acceptable, in principle, subject to landscaping details being provided. As previously stated, this is a unique situation in the conservation area and it is considered that this application would not set a precedent for other residential conversions in the area.

The impact on the viability of the existing post office / convenience shop

- 7.10 Croydon Plan Saved Policy SH7 states that the Council will not permit development involving the loss of a convenience shop where this would result in an increase in the number of people living more than 400m from alternative provision unless: (i) the application is for an appropriate use; (ii) the property has been vacant for at

least a year and where genuine attempts have been made to market them for retail (A1) use.

- 7.11 Convenience shops are defined in the Croydon Local Plan as shops where food and household goods are brought on a daily or weekly basis. Supporting Paragraph 12.41 for Croydon Plan Saved Policy SH7 states that convenience shops are needed throughout the Borough so that all residents, especially people with restricted mobility or without the use of a car, can do their everyday shopping locally.
- 7.12 The existing post office / convenience shop is clearly a well-used facility that serves the local community. This facility will be retained at the site; however the overall floor area will be reduced in size from approximately 139 sqm to 80 sqm. The retail sales area will remain the same size at the site. The main loss of space will be from storage, office accommodation and toilet facilities, which will be reduced in size from approximately 80 sqm to 21 sqm. Evidence has been submitted to confirm that the post office / convenience shop can continue to function at the site; therefore whilst acknowledging a loss of storage and office accommodation, the retail sales area would be retained in full and the post office / convenience shop will not be lost. A grounds of refusal, therefore, cannot be made.

The character and appearance of the conservation area and the locally listed building

- 7.13 Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 imposes a duty on Local Planning authorities to pay special attention to the desirability of preserving the character and appearance of listed buildings and conservation areas.
- 7.14 Paragraph 56 of the National Planning Policy Framework (NPPF) states that Good design is a key aspect of sustainable development. London Plan Policies 7.4 and 7.6 indicate that development should make a positive contribution to local character and should incorporate high quality materials that are appropriate to its context. London Plan Policy 7.8 states that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.
- 7.15 CLP1 Policies SP1.2, SP4.1 and SP4.2 of the Croydon Local Plan: Strategic Policies (2013) (CLP1) require all new development to be of a high quality that contributes to enhancing a sense of place and improving the character of the area. CLP1 Policies SP4.12 and SP4.13 state that the Council and its partners will strengthen the protection of and promote improvements to the heritage assets and their settings, which include conservation areas and locally listed buildings.
- 7.16 Croydon Plan Saved Policies UD2 and UD3 state that development proposals should reinforce and respect existing development patterns, plots and building frontage widths, heights and proportions of surrounding buildings. Croydon Plan Saved Policy UD3 also requires development to preserve and enhance the particular character or appearance of the conservation area and a high quality in design to respect the visual character of an area in terms of a building's detailing and boundary treatment. Croydon Plan Saved Policy UD9 states that substantial weight should be given to the protection and conservation of locally listed buildings and the features that account for their designation.

- 7.17 The Webb Estate and Upper Woodcote Village CAAMP states that extensions should be designed with care and consideration and should relate to the original building. This is reinforced within the Conservation Area General Guidance (CAAG) (2013).
- 7.18 The Council's Supplementary Planning Document Number 2 (SPD2) states that 2 storey rear extensions are not usually permitted at the rear of a house because of the dominance, visual intrusion and overshadowing which would be caused to neighbouring properties. However, each case will be considered on its merits, where it can be demonstrated that there is no harm.
- 7.19 The proposed alterations to the front/side of the property and the proposed 2 storey rear extension are considered acceptable in terms of their design and impact on the character and appearance of the locally listed building and the conservation area. The proposed alterations and extension would be respectful to the existing building in terms of the materials used.

The living conditions for future occupiers

- 7.20 The National Housing Space Standards (NHSS) state that a 2 bedroom / 4 person dwelling across 1 storey should have a minimum gross internal floor area of 70 sqm and a 3 bedroom / 5 person dwelling across 2 storeys should have a minimum gross internal floor area of 93 sqm. The NHSS state that a double bedroom should have a minimum floor area of 11.5 sqm and a single bedroom should have a minimum floor area of 7.5 sqm.
- 7.21 London Plan Policy 3.5 states that new developments should be of the highest quality internally, externally and in relation to their context and to the wider environment.
- 7.22 The Mayor of London's Housing Supplementary Planning Guidance (SPG) (2016) provides guidance on the quality of new housing and internal space standards. This guidance document seeks to ensure that the design of new development provides adequate standards of accommodation for future occupiers and incorporates access arrangements that are safe.
- 7.23 CLP1 Policy SP2.1 applies a presumption in favour of development of new homes and CLP1 Policy SP2.6 sets out the requirement for all new homes to achieve the minimum standards set out in the Mayor of London's Housing SPG.
- 7.24 The proposed 2 bedroom / 4 person flat, at 76 sqm, and the proposed 3 bed / 5 person semi-detached property, at 127 sqm, both exceed the minimum requirements set out in the NHSS; therefore the proposal will provide an acceptable standard of living accommodation. A large communal garden will also be provided at the rear which is more than adequate to meet the needs of the future occupiers. A condition will be imposed to ensure the rear garden is not sub-divided as a result of the proposed development.

Impact on local environment

- 7.25 CLP1 Policy SP1.2 requires all new development in the borough to contribute to enhancing a sense of place and improving the character of the area. CLP1 Policy SP4.1 states that development will be of a high quality, which respects and enhances Croydon's varied local character and contributes positively to landscape.

- 7.26 Croydon Plan Saved Policy UD14 states that all landscape with new development should be considered as an intrinsic part of the overall design concept and should be considered in detail at the outset. Croydon Plan Saved Policy NC4 states that the Council will refuse permission for development that results in the loss of valued tree(s) especially those protected by Tree Preservation Orders.
- 7.27 The Webb Estate and Upper Woodcote Village CAAMP states that one of key features that makes a positive contribution to the special interest of the area is the landscaping, in particular the specimen trees and other planting are the most important feature of the Estate. In his book, 'Garden First in Land Development' (1919), William Webb expressed his ideas on an ideal type of settlement where, as the title suggests, the garden and landscaping takes priority over the building. This was to be the very essence of the Webb Estate. To ensure the integrity of the Estate remained intact, Webb laid out a set of restrictive covenants which included: "No boundary or party fences or walls shall be erected on the land other than wire fences and live hedges and the Purchaser shall do all that be necessary to maintain such parts of the live hedges as are on his ground".
- 7.28 The proposal includes a tree survey and tree retention plan. The Tree Officer has not raised any objections to the proposed development subject to conditions requiring the existing planting at the site to be retained and suitable tree protection to be carried out. Any future landscaping proposals at the site will be required to comply with the requirements of Paragraphs 4.39 and 4.40 of the Webb Estate and Upper Woodcote Village CAAMP, which specifically states the type of general planting and tree planting that should be provided in the area. This will be ensured by way of a planning condition.

The residential amenities of the adjoining occupiers

- 7.29 London Plan Policy 7.6 states that buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate.
- 7.30 Croydon Plan Saved Policy UD8 states that development proposals should not harm the residential amenity of adjoining occupiers.
- 7.31 SPD2 requires proposed extensions to have regard to neighbouring properties, particularly the issues of privacy, visual intrusion, sunlight and daylight.
- 7.32 In view of the siting of the proposed alterations and 2 storey rear extension and the separation distance to the nearest neighbouring properties, it is considered that there will not be any significant impact for the adjacent residents.

Transportation considerations

- 7.33 London Plan Policy 6.9 states that new developments should provide secure, integrated and accessible cycle parking facilities in line with the minimum standards set out in Table 6.3 (NB: 1 cycle space per unit). London Plan Policy 6.13 states that an appropriate balance should be struck between promoting new development and preventing excessive car parking provision that can undermine cycling, walking and public transport use.

- 7.34 CLP1 Policy SP8.7 seeks to ensure that new developments include adequate provision for cyclists. CLP1 Policy SP8.15 states that, outside high PTAL areas, the Council will apply the standards set out within Policy 6.13 of the London Plan.
- 7.35 Croydon Plan Policy T4 requires new development to provide sufficient, safe and secure cycle parking facilities (NB: 1 cycle parking space per unit). Croydon Plan Policy T8 requires development to provide car parking in accordance with the standards set out in Appendix 2 (NB: 1 car park space per unit for 'mostly flats' and 2 car park spaces for linked houses).
- 7.36 The site has a PTAL rating of 1a, which means that it has poor access to public transport. There is a detached garage and driveway at the rear of the property that will allow space for 2 cars to park off-street. This is considered acceptable.
- 7.37 It is recommended that a planning condition be imposed regarding refuse and cycle storage.

Conclusions

- 7.15 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.