

Planning Committee Agenda



To: Councillor Paul Scott (Chair)
Councillor Muhammad Ali (Vice-Chair)
Councillors Chris Clark, Felicity Flynn, Clive Fraser, Toni Letts, Jason Perry,
Scott Roche, Gareth Streeter and Oni Oviri

Reserve Members: Joy Prince, Nina Degrads, Niroshan Sirisena,
Maggie Mansell, Sherwan Chowdhury, Stephen Mann, Yvette Hopley,
Stuart Millson, Ian Parker and Simon Brew

A meeting of the **Planning Committee** which you are hereby summoned to attend,
will be held on **Thursday, 8 November 2018** at **6.30pm** in **Council Chamber, Town
Hall, Katharine Street, Croydon CR0 1NX**

JACQUELINE HARRIS BAKER
Director of Law and Governance
London Borough of Croydon
Bernard Weatherill House
8 Mint Walk, Croydon CR0 1EA

Michelle Ossei-Gerning
020 8726 6000 x84246
michelle.gerning@croydon.gov.uk
www.croydon.gov.uk/meetings
Wednesday, 31 October 2018

Members of the public are welcome to attend this meeting.

If you require any assistance, please contact the person detailed above, on the
righthand side.

To register a request to speak, please either e-mail

Democractic.Services@croydon.gov.uk or phone the number above by 4pm on the
Tuesday before the meeting.

THIS MEETING WILL BE WEBCAST LIVE - Click on link to view:

<http://webcasting.croydon.gov.uk>

N.B This meeting will be paperless. The agenda can be accessed online at

www.croydon.gov.uk/meetings

AGENDA – PART A

1. Apologies for absence

To receive any apologies for absence from any members of the Committee.

2. Minutes of Previous Meeting (Pages 7 - 12)

To approve the minutes of the meeting held on Thursday 25 October 2018 as an accurate record.

3. Disclosure of Interest

In accordance with the Council's Code of Conduct and the statutory provisions of the Localism Act, Members and co-opted Members of the Council are reminded that it is a requirement to register disclosable pecuniary interests (DPIs) and gifts and hospitality to the value of which exceeds £50 or multiple gifts and/or instances of hospitality with a cumulative value of £50 or more when received from a single donor within a rolling twelve month period. In addition, Members and co-opted Members are reminded that unless their disclosable pecuniary interest is registered on the register of interests or is the subject of a pending notification to the Monitoring Officer, they are required to disclose those disclosable pecuniary interests at the meeting. This should be done by completing the Disclosure of Interest form and handing it to the Democratic Services representative at the start of the meeting. The Chair will then invite Members to make their disclosure orally at the commencement of Agenda item 3. Completed disclosure forms will be provided to the Monitoring Officer for inclusion on the Register of Members' Interests.

4. Urgent Business (if any)

To receive notice of any business not on the agenda which in the opinion of the Chair, by reason of special circumstances, be considered as a matter of urgency.

5. Development presentations (Pages 13 - 14)

To receive the following presentations on a proposed development:

There are none.

6. Planning applications for decision (Pages 15 - 18)

To consider the accompanying reports by the Director of Planning & Strategic Transport:

6.1 18/01182/FUL 97 Pollards Hill South, Norbury, SW16 4LS
(Pages 19 - 32)

Demolition of existing dwelling; Erection of 1 x seven bed detached dwelling and 4 x four bed semi-detached dwellings to the rear of the site with associated parking, landscaping, cycle and refuse storage.

Ward: Norbury and Pollards Hill
Recommendation: Grant permission

6.2 18/01439/FUL Land rear of 53 Downs Court Road, Purley, CR8 1BF (Pages 33 - 44)

Demolition of existing garage; and the erection of a two storey 4 bedroom detached house with a single storey rear extension and dormer addition; the provision of two parking spaces and private amenity to the rear.

Ward: Purley
Recommendation: Grant permission

6.3 18/03319/FUL 11 Barham Road, South Croydon, CR2 6LD (Pages 45 - 58)

Conversion of property to form 5 self-contained flats (3 x 1 bed, 1 x 2 bed and 1 x 3 bed flats), formation of basement accommodation with associated front and rear light wells, erection of a part 1, part 2 storey side and rear extensions, erection of a rear roof dormer, insertion of 3 roof lights in front roof slope and provision of associated hard and soft landscaping, a new front boundary wall and refuse and cycle parking.

Ward: Waddon
Recommendation: Grant permission

7. Items referred by Planning Sub-Committee

To consider any item(s) referred by a previous meeting of the Planning Sub-Committee to this Committee for consideration and determination:

There are none.

8. Other planning matters (Pages 59 - 60)

To consider the accompanying report by the Director of Planning & Strategic Transport:

There are none.

9. Exclusion of the Press & Public

The following motion is to be moved and seconded where it is proposed to exclude the press and public from the remainder of a meeting:

"That, under Section 100A(4) of the Local Government Act, 1972, the press and public be excluded from the meeting for the following items of business on the grounds that it involves the likely disclosure of exempt information falling within those paragraphs indicated in Part 1 of Schedule 12A of the Local Government Act 1972, as amended."

Planning Committee

Meeting of Croydon Council's Planning Committee held on Thursday, 25 October 2018 at 6.31pm in Council Chamber, Town Hall, Katharine Street, Croydon, CR0 1NX

This meeting was Webcast – and is available to view via the Council's Web Site

MINUTES

Present: Councillor Paul Scott (Chair);
Councillors Yvette Hopley, Toni Letts, Maggie Mansell, Ian Parker, Joy Prince,
Scott Roche and Gareth Streeter

Also Present: Councillors Lynne Hale, Simon Hall

Apologies: Councillors Muhammed Ali, Chris Clark, Oni Oviri and Jason Perry

PART A

Councillor Maggie Mansell arrived to the meeting at 6:34pm

116/18 Minutes of Previous Meeting

RESOLVED that the minutes of the meeting held on 11 October 2018 be signed as a correct record with the following amendments:

- In reference to minute number 108/18 - 18/02575/PRE Queens Square (Land Bounded by Katharine Street, St Georges Walk, High Street and Park Street), Councillor Fraser did not think that the scheme was promising and therefore the wording was to be rephrased as 'One Member of the Committee did not think that the scheme was promising'.
- In reference to minute number 107/18 - SITE A 17/04913/PRE Purley Way Playing Field, Purley Way, CR0 4RQ, the first bulletin on page six was unclear. Councillor Prince would like the minutes to refer explicitly to the need to retain lines of site between the north east of the playing fields and south west points further away from the residence homes so that fencing does not interfere with the views.

117/18 Disclosure of Interest

There were no disclosures of a pecuniary interest not already registered.

118/18 Urgent Business (if any)

There was none.

119/18 **Development presentations**

120/18 **18/03718/PRE Land East of the Timebridge Community Centre, Field Way**

A new community centre to serve as a replacement for the Timebridge Community Centre. The facility will have a multi-functional hall/café/kitchen, a nursery, youth club and community facilities, together with access road, parking and landscaping.

Ward: New Addington North

Representatives of the applicant attended to give a presentation to the Members' as questions and issues were raised for discussion with further consideration prior to their submission of a planning application.

The main issues raised during the meeting were as follows:

- The Committee welcomed the well thought out building which welcomed great opportunities for the school and the community centre with different uses. It was vital that a community centre can serve aspects in the community and open doors to the community.
- The Committee was keen that the quality of the building internally worked well and lasts well for the robust uses.
- Sustainability was a key issue to bring an excellence rating.
- Members highlighted the soft boundary that blends in with the planting that is already there strengthen the green belt.
- A positive relationship with the school would benefit a good working relationship going forward with the idea of a scope for a flexible overflow parking or shared parking. Members would also like the layout to look less excessive and would like a simple rearrangement of car park.
- Considerate off site contractor approach was welcomed to minimise the nuisance to residence which is positive.
- The Committee look forward to the application returning to the Committee in the near future.

Simon Hall, Cabinet Member and Ward Councillor, commented on the presentation.

The Chair thanked the applicants for their presentation.

121/18 **Planning applications for decision**

The Chair proposed for the business items to be heard in the following order:
18/03701/FUL 39 Russell Green Close, Purley, CR8 2NS, 18/04026/FUL 22 Briton Crescent, South Croydon and 18/03074/FUL 37 Fairdene Road, Coulsdon, CR5 1RD.

122/18 **18/03701/FUL 39 Russell Green Close, Purley, CR8 2NS**

Demolition of existing dwelling and proposed erection of 2 storey building with lower ground floor and accommodation in roof to provide 9 flats (4 x 1 bed, 3 x 2 bed and 2 x 3 bed) with associated car parking and new crossover, amenity space, refuse and cycle stores.

Ward: Purley and Woodcote

Details of the planning application was presented by the officers and officers responded to questions and clarifications.

Dr Philip Davidson spoke against the application.
Matt Corcoran (Agent), spoke in support of the application.

Councillor Letts proposed a motion for **APPROVAL** of the application.
Councillor Scott seconded the motion.

Councillor Streeter proposed a motion to **REFUSE** the application on the grounds of over intensification and over development on the site that will lead to a problem in parking. Councillor Roche seconded the motion.

The motion of approval was put forward to the vote and was carried with six Members voting in favour and four Members voted against. The second motion to refuse therefore fell.

The Committee therefore **RESOLVED** to **GRANT** the application of the development of 39 Russell Green Close, Purley, CR8 2NS.

123/18 **18/03074/FUL 37 Fairdene Road, Coulsdon, CR5 1RD**

Erection of a two storey side and rear extension and two rear dormers, as well as alterations to the existing internal layout to provide a total of five residential flats with on-site car parking, including a new vehicle crossover (amended plans and description).

Ward: Coulsdon Town

Details of the planning application was presented by the officers and officers responded to questions and clarifications.

There were no speakers to address to the Committee.

Councillor Scott proposed a motion for **APPROVAL** of the application. Councillor Fraser seconded the motion.

Councillor Parker proposed a motion to **REFUSE** on the grounds of appearance of the building, the detrimental effect to the street and inadequate parking. Councillor Roche seconded the motion.

The motion of approval was put forward to the vote and was carried with six Members voting in favour and four Members voted against. The second motion to refuse therefore fell.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 37 Fairdene Road, Coulsdon, CR5 1RD.

124/18 **18/04026/FUL 22 Briton Crescent, South Croydon**

Demolition of the existing dwelling and erection of a three storey development for nine apartments with associated access, nine off-street parking spaces, cycle storage and refuse store.

Ward: Sanderstead

Details of the planning application was presented by the officers and officers responded to questions and clarifications.

Daniel Preston spoke against the application.

Jemima Dean (Agent) spoke in support of the application.

Councillor Lynne Hale, Ward Councillor, spoke against the application.

Councillor Scott proposed a motion for **APPROVAL** of the application. Councillor Fraser seconded the motion.

Councillor Hopley proposed a motion to **REFUSE** the application on the grounds of over intensification of the design, out of character, overbearing by size and massing, and lack of clarity of bins and cycle storage and parking on the narrow road. Councillor Streeter seconded the motion.

The motion of approval was put forward to the vote and was carried out with six Members voting in favour and four Members voted against. The second motion to refuse therefore fell.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 22 Briton Crescent, South Croydon.

125/18 **Items referred by Planning Sub-Committee**

There were none.

126/18 **Other planning matters**

There were none.

The meeting ended at 9.06 pm

Signed:

Date:

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PLANNING COMMITTEE AGENDA

PART 5: Development Presentations

1 INTRODUCTION

- 1.1 This part of the agenda is for the committee to receive presentations on proposed developments, including when they are at the pre-application stage.
- 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 The following information and advice applies to all those reports.

2 ADVICE TO MEMBERS

- 2.1 These proposed developments are being reported to committee to enable members of the committee to view them at an early stage and to comment upon them. They do not constitute applications for planning permission at this stage and any comments made are provisional and subject to full consideration of any subsequent application and the comments received as a result of consultation, publicity and notification.
- 2.2 Members will need to pay careful attention to the probity rules around predisposition, predetermination and bias (set out in the Planning Code of Good Practice Part 5.G of the Council's Constitution). Failure to do so may mean that the Councillor will need to withdraw from the meeting for any subsequent application when it is considered.

3 FURTHER INFORMATION

- 3.1 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.

4 PUBLIC SPEAKING

- 4.1 The Council's constitution only provides for public speaking rights for those applications being reported to Committee in the "Planning Applications for Decision" part of the agenda. Therefore reports on this part of the agenda do not attract public speaking rights.

5 BACKGROUND DOCUMENTS

- 5.1 For further information about the background papers used in the drafting of the reports in part 8 contact Mr P Mills (020 8760 5419).

6 RECOMMENDATION

- 6.1 The Committee is not required to make any decisions with respect to the reports on this part of the agenda. The attached reports are presented as background information.

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PLANNING COMMITTEE AGENDA

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 Planning 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 or Resident Association 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 and Strategic Transport to deal with under delegated powers and not be considered by the committee.
- 1.4 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 (consolidated with Alterations since 2011)
 - the Croydon Local Plan (February 2018)
 - 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. Whilst third party representations are regarded as material planning considerations (assuming that they raise town planning matters) the primary consideration, irrespective of the number of third party representations received, remains the extent to which planning proposals comply with the Development Plan.
- 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 **ROLE OF THE COMMITTEE MEMBERS**

- 3.1 The role of Members of the Planning Committee is to make planning decisions on applications presented to the Committee openly, impartially, with sound judgement and for sound planning reasons. In doing so Members should have familiarised themselves with Part 5D of the Council's Constitution 'The Planning Code of Good Practice'. Members should also seek to attend relevant training and briefing sessions organised from time to time for Members.
- 3.2 Members are to exercise their responsibilities with regard to the interests of the London Borough of Croydon as a whole rather than with regard to their particular Ward's interest and issues.

4. **THE ROLE OF THE CHAIR**

- 4.1 The Chair of the Planning Committee is responsible for the good and orderly running of Planning Committee meetings. The Chair aims to ensure, with the assistance of officers where necessary, that the meeting is run in accordance with the provisions set out in the Council's Constitution and particularly Part 4K of the Constitution 'Planning and Planning Sub-Committee Procedure Rules'. The Chair's most visible responsibility is to ensure that the business of the meeting is conducted effectively and efficiently.
- 4.2 The Chair has discretion in the interests of natural justice to vary the public speaking rules where there is good reason to do so and such reasons will be minuted.

- 4.3 The Chair is also charged with ensuring that the general rules of debate are adhered to (e.g. Members should not speak over each other) and that the debate remains centred on relevant planning considerations.
- 4.4 Notwithstanding the fact that the Chair of the Committee has the above responsibilities, it should be noted that the Chair is a full member of the Committee who is able to take part in debates and vote on items in the same way as any other Member of the Committee. This includes the ability to propose or second motions. It also means that the Chair is entitled to express their views in relation to the applications before the Committee in the same way that other Members of the Committee are so entitled and subject to the same rules set out in the Council's constitution and particularly Planning Code of Good Practice.

5. PROVISION OF INFRASTRUCTURE

- 5.1 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:
- i. Education facilities
 - ii. Health care facilities
 - iii. Projects listed in the Connected Croydon Delivery Programme
 - iv. Public open space
 - v. Public sports and leisure
 - vi. Community facilities
- 5.2 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.

6. FURTHER INFORMATION

- 6.1 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.

7. PUBLIC SPEAKING

- 7.1 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.

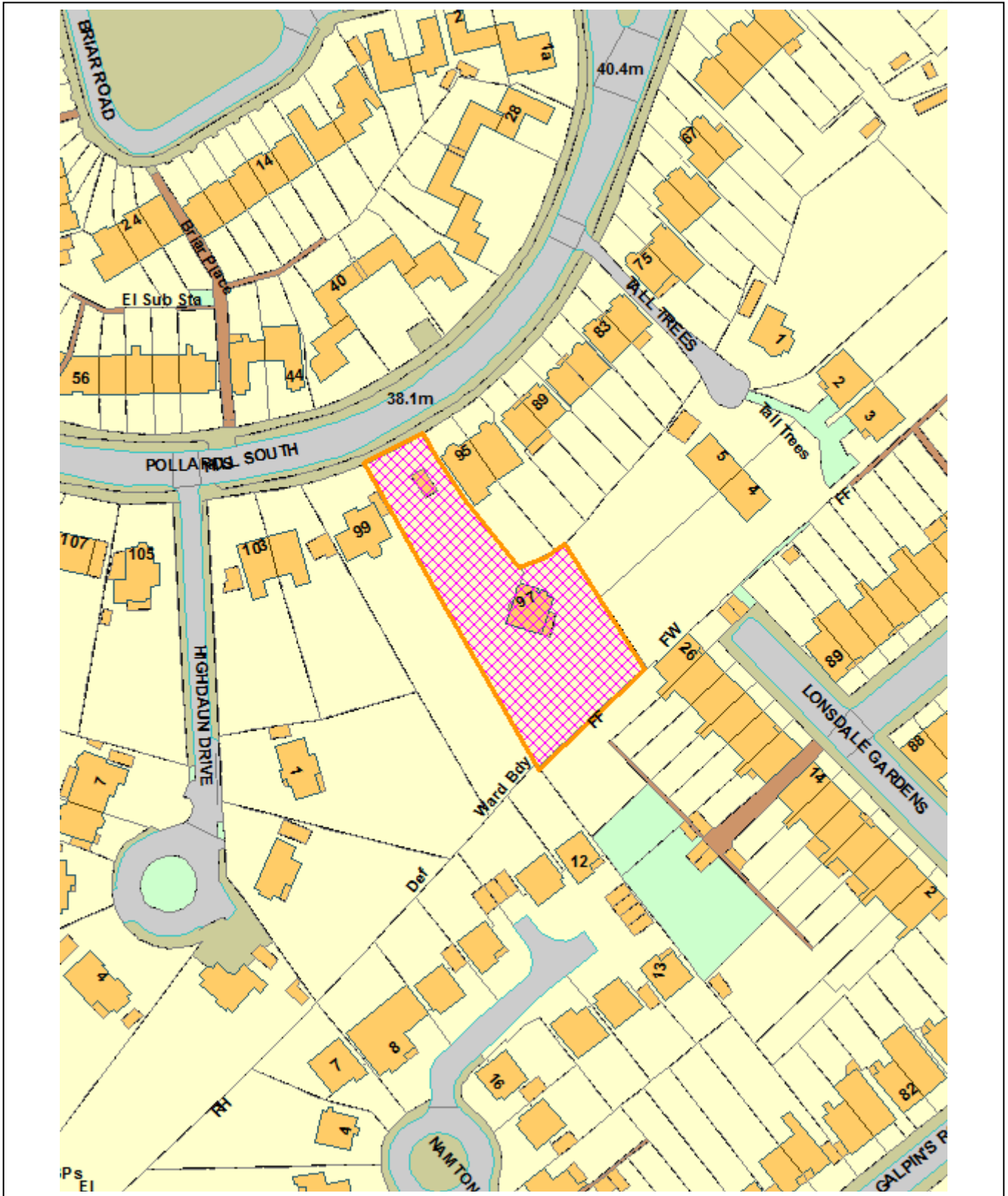
8. BACKGROUND DOCUMENTS

- 8.1 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.

9. RECOMMENDATION

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

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PART 6: Planning Applications for Decision

Item 6.1

1.0 SUMMARY OF APPLICATION DETAILS

Ref: 18/01182/FUL
 Location: 97 Pollards Hill South, Norbury, SW16 4LS
 Ward: Norbury and Pollards Hill
 Description: Demolition of existing dwelling; Erection of 1 x seven bed detached dwelling and 4 x four bed semi-detached dwellings to the rear of the site with associated parking, landscaping, cycle and refuse storage.
 Drawing Nos: 001 Rev A, 002 Rev A, 100 Rev A, 17-541-TCP, 17-541-TPP, J002833/DD01, J002833/DD02, J002833/DD03 Rev B, J002833/DD04 Rev A, J002833/DD05 Rev G, J002833/DD06 Rev C, J002833/DD07 Rev A, J002833/DD08 Rev A, J002833/DD09 Rev A, J002833/DD10 Rev E, J002833/DD11 Rev E, J002833/DD12 Rev A, J002833/DD13 Rev B, J002833/DD14
 Applicant: Quantum Land and Planning
 Agent: Mr Neal McGregor (WS Planning)
 Case Officer: Wayne Spencer

	4 bed	5 bed	6 bed	7 bed
Existing House		1		
Proposed Houses	4			1

Number of car parking spaces	Number of cycle parking spaces
10	10

1.1 This application is being reported to Planning Committee because it has been referred by a local Ward Member (Councillor Mansell) and there have been more than 12 objections received.

2.0 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 and impose conditions and informatives to secure the following matters:

Conditions

- 1. In accordance with the approved plans
- 2. Refuse/cycle stores to be installed/retained in perpetuity
- 3. Details of visibility splays/sight lines to be approved
- 4. External facing materials to be approved
- 5. Hard and soft landscaping to be approved (to incorporate SuDS/Drainage Strategy)
- 6. Water usage off 110L per head per day

7. 19% carbon dioxide reduction
8. Removal of permitted development rights
9. Submission and approval of Construction Logistics Plan
10. Existing and proposed details of the public highway (footway and verge)
11. Compliance with M4(2)
12. Commence within 3 years
13. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) Community Infrastructure Levy
- 2) Code of practice for construction sites
- 3) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport.

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The applicant seeks full planning permission for the following:

- Erection of 1 x seven bed detached dwelling at the front of the site
- Erection of 4 x four bed semi-detached dwellings to the rear of the site
- Associated parking accessed off Pollards Hill South (2 spaces per unit)
- Refuse and cycle stores to all new properties
- Associated hard and soft landscaping

Site and Surroundings

3.2 The application site lies on the south eastern side of Pollards Hill South, approximately 40 metres east of its junction with Highdaun Drive. The site is currently occupied by a two-storey detached dwelling with associated garden and front parking area. The existing dwelling would be demolished to facilitate the proposed development.

3.3 The surrounding area is residential in character with properties on the southern and south eastern side of the road predominantly comprising of a mix of two storey detached and semi-detached properties which appear to have predominantly been built during the same period. The properties on the northern and north western side of the road primarily consist of terraced two storey properties. The properties are of similar heights however they vary in design with varied plot widths.

3.4 The front element of the application site is located within an area at a very low risk of surface water flooding and the rearmost element of the application site is in an area at a low risk of surface water flooding. The site is not within a conservation area and the building in question is neither nationally nor locally listed.

Planning History

3.5 No relevant planning history.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the development is acceptable given the residential character of the immediate locality.
- The design and appearance of the development is appropriate given the context of surrounding area.
- The living conditions of adjoining occupiers would be protected from undue harm.
- The living standards of future occupiers are satisfactory and meet the National Housing Space Standards.
- The highway impact on Pollards Hill South would be acceptable.
- Sustainability aspects are controllable through the use of planning conditions.

5.0 CONSULTATION RESPONSE

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

6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by way of consultation letters sent to the properties which are adjacent to the application site. 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: 41 Objecting: 40 Supporting: 0

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:

- Overcrowding/overdevelopment of the site
- Backland development
- Massing of the built form out of keeping with the area
- Undercroft out of keeping with other surrounding properties
- External materials obtrusive
- Overlooking/loss of privacy
- Noise caused by construction works
- Loss of light to no.95
- Loss of a "period" English property
- Rear houses would form a new building line
- Rear gardens small and out of character with the area
- Poor access to the site for emergency/large vehicles and refuse collection
- Highway safety - dangerous bend for emerging vehicles
- Increase in vehicular traffic
- Lack of transport options to serve new homes
- Road surface damage by additional heavy plant usage
- Potential damage to property at the rear of the site
- Noise/disruption to front house caused by rear house vehicle movements
- Surface water drainage/attenuation required
- Possible subsidence resulting from the development
- Increased pressure on the sewer system
- Sewers & water pipes will require diversion

- Loss of trees
- All new trees should be mature and remaining trees should be protected
- Lack of trees/hedging or screening to protect neighbouring privacy
- Impact upon ecology/biodiversity
- Additional demands placed on local education and health service provision
- No affordable housing proposed

6.3 The following comments have been received but are not material to the determination of this application and will require no further assessment:

- Access to sewer and water pipes for Thames Water – this is a matter for Thames Water and the developers to address
- Flying freehold posing problems for future buyers – not a material planning consideration
- Impact upon property values – not a material planning consideration
- Council Tax should be reduced to compensate neighbours – not a material planning consideration
- The location of Pollards Oak Road – this road was referred to in error by the case officer at pre-application stage

6.4 Councillor Mansell has objected to the scheme, making the following representations:

- This is a back land development and over development for the size of the plot.
- There will be loss of trees. They are not TPO covered because they may not be seen from the street. However, all trees in this area contribute to the transpiration which protects houses down the hill from flooding.
- The buildings will reduce the absorption of water into the ground which will increase the flood risk for houses lower down the hill.
- There will be overlooking of gardens.
- Increased traffic and parking.

7.0 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 2018 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:

- Promoting sustainable transport;
- Delivering a wide choice of high quality homes;
- Requiring good design.

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

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.16 Waste net self sufficiency
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.13 Parking
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.21 Woodlands and trees

7.4 Croydon Local Plan 2018:

- SP1.1 Sustainable development
- SP1.2 Place making
- SP2.1 Homes
- SP2.2 Quantities and location
- SP2.6 Quality and standards
- SP4.1 and SP4.2 Urban design and local character
- SP4.11 regarding character
- SP6.1 Environment and climate change
- SP6.2 Energy and carbon dioxide reduction
- SP6.3 Sustainable design and construction
- SP6.4 Flooding, urban blue corridors and water management
- SP8.6 and SP8.7 Sustainable travel choice
- SP8.12 Motor vehicle transportation
- SP8.17 Parking
- DM1: Housing choice for sustainable communities
- DM10: Design and character
- DM13: Refuse and recycling
- DM16: Promoting Healthy Communities
- DM23: Development and construction
- DM25: Sustainable Drainage Systems and Reducing Flood Risk
- DM29: Promoting sustainable travel and reducing congestion
- DM30: Car and cycle parking in new development

7.5 There is relevant Supplementary Planning Guidance as follows:

- London Housing SPG March 2016

- The Nationally Described Space Standards (October 2015)

8.0 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of development
- Townscape and visual impact
- Housing Quality for future occupiers
- Residential amenity for neighbours
- Transport
- Refuse Stores
- Sustainability
- Flood Risk
- Other Planning Matters

Principle of development

8.2 The appropriate use of land is a material consideration to ensure that opportunities for development are recognised and housing supply optimised. Given that the site is located within a residential area, the principle of a residential development can be supported providing that the proposal respects the character and appearance of the surrounding area and there are no other impact issues.

8.3 Local Plan Policy DM1.2 seeks to prevent the loss of small family homes by restricting the net loss of 3 bed units and the loss of units that have a floor area less than 130 sq.m. The existing dwelling has a floor area of approximately 262sq.m and is a 5 bed house; therefore it is not protected by the retention of small family homes policy and all of the five properties proposed would constitute family sized accommodation.

Townscape and visual impact

8.4 The existing site currently consists of a detached dwelling set fairly centrally within the plot and has a very similar plot width as the other dwellings in Pollards Hill South. The demolition of the existing dwelling, which has not statutory protection, would allow for the erection of a dwelling at the front of the site which has a front feature gable which is common within the street scene. It also proposed to introduce a traditional full hipped roof which is an element typical with the character of the properties within the immediate locality of the application site. The dwelling would occupy the majority of the plot width and will provide a gated under croft opening through the front building to allow vehicular access to the properties at the rear. Although under crofts are not typical with the road, the height and massing of the roof and the overall footprint of the proposed built form would provide a degree of correlation with the properties in the immediate locality and the symmetrical appearance coupled with the gable ended front feature would typically reflect the scale, massing and design of the surrounding properties. The width of the proposed front dwelling would maintain separation distances from the flank boundaries of both adjoining plots which are typical within the street scene. The plot frontage would be left relatively open and the front building line would also be typical of that associated with other properties in Pollards Hill South. Although a significant part of the front garden would be hard landscaped to provide the

under croft access road and parking, there is the opportunity to use the remainder of the frontage to incorporate a meaningful landscaped garden area which would soften the appearance of the proposed development. The materials to be used would not be significantly at odds with neighbouring properties and would relate to the appearance and external finishes of the surrounding properties.



8.5 The two pairs of semi-detached 4-bed dwellings at the rear of the site would utilise the proposed under croft and associated access road from Pollards Hill South. It is proposed to provide associated parking (2 vehicle spaces per dwelling) and private rear gardens with at least a 10 metre deep rear garden to serve each dwelling. They have an adequate layout with sufficient amenity spaces to serve the dwellings. It has been raised by third party comments that the development at the rear of the site would be out of keeping with the area however there are properties directly to the north east in 'Tall Trees' which were part of a previously back land development. The orientation and juxtaposition of these dwellings would be different to those being proposed however, given the existence of this built form and its associated layout, it is not considered that the development would be substantially incongruous or significantly out of keeping with the characteristics associated with the area.



8.6 The two pairs of semi-detached dwellings at the rear of the site would be seen against the backdrop of the built form fronting Pollards Hill South and the proposed semi-detached dwellings at the rear of the site, given their overall scale and massing, would appear subservient to the massing of the properties fronting Pollards Hill South. The proposed semi-detached dwellings would have a traditional appearance which is in keeping with the properties fronting Pollards Hill South therefore retaining the character of the area. They would utilise the width of the plot without appearing unduly cramped or overdeveloped. As a result of this assessment, it is not considered that the proposal would warrant the refusal of permission based upon the low overall visual impact upon the existing townscape. In conclusion, it is not considered that this development would be harmful to the character and appearance of the surrounding area to sufficiently warrant the refusal of permission on these grounds. The external materials of these buildings would be required to be submitted by planning condition as would a hard and soft landscaping scheme which aims to soften the visual impact of the development.

Housing quality for future occupiers

- 8.7 The proposal involves the loss of a detached dwelling which has an internal floor area which exceeds 130sqm and therefore there would be no loss of a small family dwelling. The National Space Standards and the London Plan states that 4-bed, 7-person dwellings split over three levels should provide a minimum internal floor space of 121m² and that 4-bed, 6 person dwellings split over three levels should provide a minimum internal floor space of 112m². There are no set space standards for 7-bed dwellings however, as the floor area would be approximately 245sq.m, it would exceed any of the minimum standards set out in the National Space Standards. The plans submitted indicate that the proposed semi-detached dwellings would each have an internal floor area of approximately 161.8sq.m which would exceed the required space standards for 4-bed, 7 person dwellings. Having assessed the room sizes and the associated fenestration detailing on the proposal, all habitable rooms serving all of the proposed properties would have a good outlook with adequate sized windows allowing a significant amount of natural light to enter all of the proposed dwellings. As such, there would be no detrimental impact upon the living conditions of future occupiers.
- 8.8 The new dwellings would all have access to private rear garden amenity spaces with at least a 10 metre deep rear gardens to serve each dwelling. These would far exceed the London Plan guidance and would also provide two parking spaces to serve each of the dwellings. As a result, the quality of the proposed development for all future occupiers is considered acceptable.

Residential amenities of neighbours and future occupiers

- 8.9 The 7-bed dwelling would infill an area fronting Pollards Hill South and would maintain the existing building line of the road. This dwelling would be approximately 1 metre from the boundary with no.99 at its closest point and approximately 1.18 metres from the boundary with no.95 at its closest point. The 7-bed dwelling would follow the building line of the adjacent properties and the positioning and massing combined with the hipped roof design would ensure that there would not be a significant overbearing or overshadowing impact upon these neighbouring properties. No flank windows are proposed for this dwelling and, whilst the rear facing windows of the dwellings would overlook the rear gardens of both properties, the level of overlooking and potential

noise impact from the residential intensification of the site would remain within that expected within an urban area.

- 8.10 The proposed dwellings at the rear would be over 11 metres from the flank wall of properties in Lonsdale Gardens, approximately 30 metres from the other surrounding dwellings in Pollards Hill South and approximately 38 metres from the properties in 'Tall Trees'. Given the siting of these properties in relation to the new dwellings combined with the separation distances, the development would not appear visually intrusive upon these properties. The rear facing windows would provide an outlook towards the rear garden of no.26 Lonsdale Gardens however they would primarily face the rearmost part of this site and two 'Quercus Robur' trees are proposed to provide screening between the site and no.26 Lonsdale Gardens (as shown on drawing numbered 100 Rev A). Given the juxtaposition of the dwelling in relation to no.26 Lonsdale Gardens combined with the proposed tree screening and the separation distance, the development would not result in significant direct overlooking or a loss of privacy to the detriment of this property. No other existing properties would be significantly overlooked and the development would not harm the residential amenities of existing neighbours.



- 8.11 The proposed dwellings and their associated fenestration have been designed to ensure that they do not have any undue impact upon the amenities of the occupiers of the proposed dwellings and would not, therefore, result in undue visual intrusion or mutual overlooking. There would be adequate separation distances between the proposed dwellings and no other properties would be significantly overlooked by the proposal. It is therefore considered that the development would not significantly harm the residential amenities of neighbours.

Transport

- 8.12 The application site is located in an area on the boundary of PTAL values of 0 and 1b, which is considered to be very poor. The nearest bus stops are respectively 209 and

470 metres away. The site is therefore considered to be poorly accessible to local public transport links. It is proposed to provide 2 car parking spaces for each house and the Council's Transportation Team have concluded that, given the very poor accessibility of the site, this is considered acceptable. The site currently has one vehicular access and the proposal is to create two accesses separated by small section of verge. The Council's Transportation Team have requested that a scaled drawing showing the existing and proposed details of the public highway (footway and verge) would need to be submitted and to, and agreed with, the Council's Highways Department however this could be agreed by condition.

- 8.13 The detached house proposes a pair of parking spaces perpendicular to Pollards Hill South with their own vehicle crossover. The access road to the houses at the rear is proposed to be 4.2m wide and would be adjacent to this crossover. Two parallel spaces are proposed to the frontage of all four properties at the rear. This arrangement would be acceptable within the character of the locality
- 8.14 In order to provide adequate for pedestrian access, visibility splays measuring 1.5m x 1.5m would need to be provided and maintained behind the back of the footway on both sides of the main vehicular access and the two parking bays adjoining the highway, with no obstruction above the height of 0.6m. In addition, the main access must provide and maintain vehicle sight lines from the carriageway with no obstruction above the height of 1.05m. The sight lines would need to be 2.4 metres in from the carriageway boundary towards the subject site, extending a distance of 43 metres in each direction to accord with Manual for Streets. These details would be required by planning condition.
- 8.15 Throughout the application process, amendments have been made to the height of the undercroft to allow better access through to the properties at the rear. This has also been required to ensure that the development can achieve compliance with the relevant Building Control requirements regarding compliance with the relevant fire standards. The applicant has now demonstrated that a fire appliance could park on the site frontage between the road and the undercroft and the fire hose would reach a distance of 75m to the rearmost part of the furthest house from the fire appliance. As such, the proposal would now conform to the required fire standards and Building Regulations requirements.
- 8.16 With regards to third party comments, potential road damage resulting from the development is not a material planning consideration. Any damage to the public highway, as with any damage caused to third party property, are civil matters which fall outside of the material planning considerations. Sewer pipes and service piping needing to be relocated are again, outside of the planning departments control and would need to be raised with the service providers.
- 8.17 In order to comply with London Plan standards each house should have provision for covered and secure storage for 2 cycles per dwelling. The long rear gardens of the properties which exist in Pollards Hill South would allow sufficient private amenity spaces to be provided for all five dwellings and would also be able to sufficiently accommodate cycle stores in order to conform to the London Plan requirements to serve each dwelling and would be secured through the use of planning conditions.

Refuse storage

- 8.18 The refuse stores would be located on the access road to the proposed dwellings at the rear and are proposed to be set back significantly from the road. Their siting would be acceptable from a character point of view and would be required to comply with the London Plan standards. This could be secured by planning condition.

Sustainability

- 8.19 Conditions would be secured in relation to a 19% carbon dioxide emission and a water use target of 110L per head per day.

Flood risk

- 8.20 The front element of the site is within an area which is of very low risk of surface water flooding and the rearmost part of the site is within an area which is of very low risk of surface water flooding as identified by the Croydon flood maps. The ground consists of London Clay and the fact that land upon which development is proposed may be unstable and could lead to later subsidence is a planning consideration. The Building Regulations determine whether the detailed design of buildings and their foundations will allow the buildings to be constructed and used safely. The National Planning Policy Framework (NPPF) March 2012 states that, where a site is affected by land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.
- 8.21 In order to mitigate against potential flood risk a detailed Drainage Strategy has been referred to in the Flood Risk Assessment and seeks to provide final surface water run-off rates based upon the final design of the proposal which will then confirm the level of flood risk attenuation required for this development. Such documentation could be required by planning condition. In addition to this, a soft landscaping scheme would also be secured by condition which could include any additional mitigation measures in addition to works to soften the appearance of the development.

Other Planning Issues

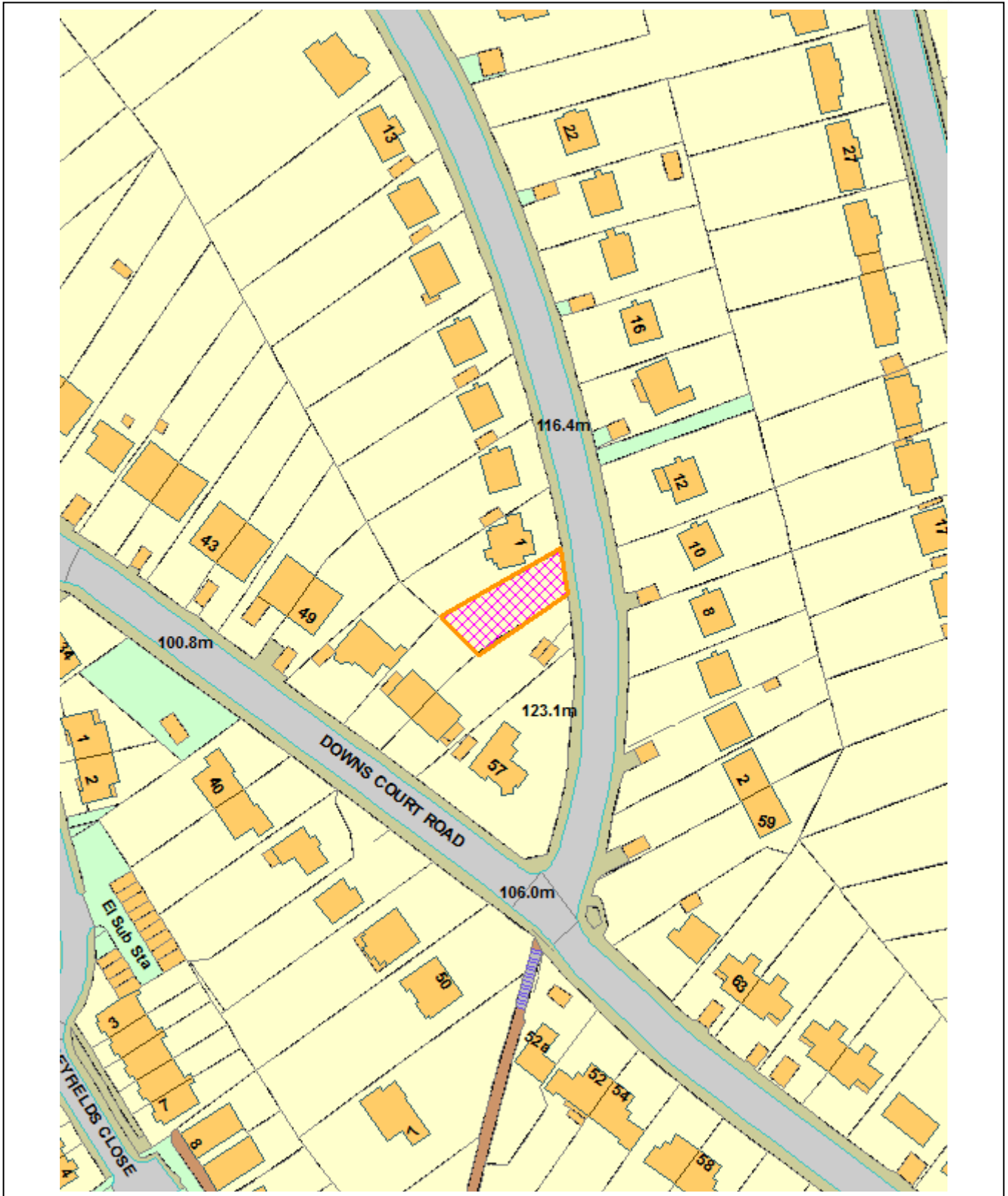
- 8.22 The site is not designated as having any known biodiversity or ecology issues. As such, it is not considered that the development would have any undue impact upon ecology or biodiversity. Third party comments raised the impact of the development upon the health and education facilities however, given the small scale of the development, the impact upon these services would be minimal and such matters would be captured by the Community Infrastructure Levy. With regards to affordable housing provision, as the scheme is for less than 10 units, no affordable housing provision would be required. All other matters raised by third party comment have been addressed earlier in this report.

Conclusions

- 8.23 The proposal would result in the redevelopment of the site which would provide four 4-bed family homes and one 7-bed family home within the Borough. The development would not be significantly harmful or out of keeping with the character of the area and would not have a significant impact on the amenities of adjoining occupiers. Landscaping, parking, energy systems and sustainable drainage are all acceptable in

principle and can be secured by condition. It is therefore recommended that permission is granted.

8.24 All other relevant policies and considerations, including equalities, have been taken into account.



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PART 6: Planning Applications for Decision

Item 6.2

1 SUMMARY OF APPLICATION DETAILS

Ref:	18/01439/FUL
Location:	Land rear of 53 Downs Court Road, Purley, CR8 1BF
Ward:	Purley
Description:	Demolition of existing garage; and the erection of a two storey 4 bedroom detached house with a single storey rear extension and dormer addition; the provision of two parking spaces and private amenity to the rear.
Drawing No's:	002 Rev J, 005 Rev B and Design and Access Statement Rev 3
Applicant:	Mr Daniel Brown
Agent:	Mr Robert Mewies
Case Officer:	Henrietta Ansah

- 1.1 This application was originally reported to Planning Sub-Committee on the 4th October 2018 because Ward Councillor (Cllr Simon Brew) made representations in accordance with the Committee Consideration Criteria and requested Planning Sub Committee consideration.
- 1.2 The item was deferred at the meeting for further consideration of the relationship to boundaries and the amount of garden space remaining for the host property following sub-division. Amended plans have been submitted following a survey of the site with separation distances annotated within the plan; an increase in the provision of rear garden space for the host property and streetscene elevations.
- 1.3 The application is now being referred to Planning Committee for decision under paragraph 2.9 of Part 3 of the Constitution, Criteria 6.

2 RECOMMENDATION

- 2.1 That the Committee resolve to GRANT planning permission.
- 2.2 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 to be carried out in accordance with the approved drawings except where specified by conditions.

- 2) All external materials to be submitted for approval prior to above ground works.
- 3) Refuse stores, cycle stores, terrace screening, finished floor levels, sight lines and visibility splays to be submitted for approval prior to the occupation of the building.
- 4) Soft and hard landscaping, boundary treatments and details of the proposed planting mix (including proposed replacement tree specimens and sizes) provided prior to the occupation.
- 5) No windows to be installed within the first floor North-Western flank elevation and windows in South-Eastern to be obscurely glazed and fixed shut above 1.8 metres.
- 6) 19% reduction in carbon emissions.
- 7) Water usage restricted to 110 litres per person per day.
- 8) Removal of Permitted Development rights for the building.
- 9) Construction Logistics Plan shall be submitted and approved prior to the commencement of development.
- 10) Water Butt(s) to be installed on completion.
- 11) Commencement of development within three years of consent being granted
- 12) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) Community Infrastructure Levy
- 2) Code of Practice for Construction Sites
- 3) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

3 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The proposal comprises the following:

- The erection of a two/three storey detached property with accommodation in the roof space, a dormer roof extension on the rear roof slope and two velux windows on the front roof slope
- The provision of four bedrooms
- Provision of refuse and recycling store
- Provision of hard and soft landscaping, including two parking spaces
- Amenity space provided to the rear

3.2 Amended drawings have been received which remove a strip of land at the front of the site (adjacent to 1 Selcroft Road) which falls outside of the applicant's ownership.

Site and Surroundings

- 3.3 The site is located South-West side of Selcroft Road, at the rear of 53 Downs Court Road, further South-West of the site. The site currently provides a rear garden and dilapidated garage. There are noted to be some trees/shrubbery on site, however none of this is protected.
- 3.4 Land levels fall sharply to the rear of the site, resulting in basement areas and terraces in some of the properties within Selcroft Road. The wider area comprises mainly two-storey detached and semi-detached residential properties.
- 3.5 The site is identified as a Critical Drainage Area and at risk of surface water flooding, 1 in 100 years.

Planning History

- 3.6 There is no relevant planning history linked to this site.

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- There are no protected land use designations on the site and therefore the principle of development is acceptable.
- The scale and layout of proposed built form is considered to be appropriate for the site, and the traditional design and appearance of the buildings would be in keeping with the surrounding character of the area.
- The living conditions of adjoining occupiers would be protected from undue harm.
- The living standards of future occupiers are satisfactory and meet the National Described Space Standards.
- The highway impact is considered acceptable.
- The refuse and cycle storage is considered acceptable.
- The proposed removal of the existing trees on site and their replacement is considered acceptable.
- Flood risk is suitable mitigated.
- Sustainability can be appropriately managed through condition.

5 CONSULTATION RESPONSE

- 5 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 neighbourhood notification letters. Following a number of changes to the design and access statement and plans,

neighbours were re-notified during a re-consultation process (between the 2nd July 2018 to 18th July 2018). The number of representations received from neighbours and local groups in response to notification and publicity of the application was as follows:

No of individual responses: 23 Objecting: 23 Supporting: 0

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:

- Impact upon the amenity of the adjoining occupiers.
- Out of character with the surrounding properties.
- Impact upon parking and highway safety.
- Removal of trees detrimental to the local environment.

6.3 Purley & Woodcote Residents Association have made the following objection: “Overlooking to 51, 53 & 55 Downs Court Road, resulting in a serious loss of privacy, is quite unacceptable”

6.4 Councillor Simon Brew [objecting] has made the following representations:

- Dimensions of the plot inaccurate [Officer comment: amended plans have been sought and provided]
- Quality of Design and Access Statement [Officer comment: amended design and access statement has been provided]
- Overdevelopment
- Parking unsatisfactory
- Out of keeping
- Loss of light
- Loss of outlook
- Loss of privacy

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 2018 (CLP) and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in July 2018. 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:

- Requiring good design.
- Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

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

Consolidated London Plan 2015 (LP):

- 3.5 on Quality and design of housing developments
- 6.13 on Parking
- 7.4 on Local Character
- 7.6 on Architecture

Croydon Local Plan 2018 (CLP 2018):

- SP2: Homes
- SP4: Urban Design and Local Character
- SP5: Community Facilities
- SP6: Environment and Climate Change
- SP7: Green Grid
- SP8: Transport and Communication
- DM1 on Housing choice for sustainable communities
- DM10 on Design and character
- DM13 on Refuse and recycling
- DM16 on Promoting healthy communities
- DM19 on Promoting and protecting healthy communities
- DM23 on Development and construction
- DM24 on Land Contamination
- DM25 on Sustainable Drainage Systems and Flood Risk
- DM26 on Metropolitan Green Belt and Metropolitan Open Land
- DM27 Biodiversity
- DM28 on Trees
- DM29 on Promoting sustainable travel and reducing congestion
- DM30 on Car and cycle parking in new development

Supplementary Planning Guidance as follows:

- Technical Housing Standards – Nationally Described Space Standards

8 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of development
- Townscape and visual impact
- Housing quality for future occupiers
- Residential amenity for neighbours
- Transport
- Sustainability
- Trees

Principle of development

8.2 Given the residential nature of the surrounding area, the principle of the demolition of the existing garage and redevelopment for a residential property can be supported. The development would provide an additional family home in an established residential area.

8.3 Overall the proposal is considered acceptable and in compliance with Policy DM10 of the Croydon Local Plan 2018 and so the principle is supported.

Townscape and visual impact

8.4 The surrounding area is residential in nature and characterised mainly by semi-detached and detached dwellings. Given the change in levels and screening afforded the proposed development would not appear unduly prominent from the host property, and would be read in conjunction with the streetscene in Selcroft Road. The width of the plot, separation distance to the side boundaries and siting of the building within the plot would reflect the pattern of development and building line on Selcroft Road.

8.5 The property has been revised to include a front stagger and gable feature, a smaller rear dormer window and a gable-ended roof profile similar to the roof profiles prevalent in vicinity. In addition, traditional materials are proposed. Overall, it is considered that the property would reflect the urban grain, architectural integrity and streetscene within Selcroft Road.

8.6 Policy DM10.4 states “In the case of development in the grounds of an existing building which is retained, a minimum length of 10m and no less than half or 200m² (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden”.

8.7 The area of the proposed development to the rear of the host property is not currently used as garden space, being occupied by a vehicular access and garage,

which is dilapidated. Furthermore, the previously proposed boundary line between the host property and the proposed building followed the line of rear boundary lines in the local area. Policies in CLP2018 require development to respect the character of the area and the original proposal arguably balanced these two policy requirements. Nevertheless, the proposal has been amended to increase the size of the host property's retained garden. The existing garden area is 411 square metres. The subdivision of the garden would now result in the host property having a garden area of 205.65 square metres in area, which is no less than half of the existing garden. The depth would be in excess of 10 metres, varying from 15.6 metres and 18.9 metres, given the skewed shape of the existing plot. Thus, the host property's garden would be adequate to serve the inhabitants of the existing property to be retained.

- 8.8 The rear garden to the proposal itself would be smaller than the majority of surrounding properties, given the reduced depth, however this would not appear evident within the streetscene and would be in excess of the Nationally Described Space Standards and London Plan requirements for amenity space.
- 8.9 The overall scale, height, massing and design is considered appropriate in respect of the above policies and is considered to be in keeping with the character and appearance of the surrounding area.



Housing quality for future occupiers

- 8.10 The proposal would comply with internal dimensions and minimum GIA required by the Nationally Described Space Standards providing circa 136 square metres of Gross Internal Floor Area. The house would be dual aspect with adequate outlook. In terms of layout the proposed unit is considered acceptable to the amenities of any future occupiers providing high quality living accommodation which is significantly above the minimum housing standards for a unit of this size.
- 8.11 The London Housing Supplementary Planning Guidance (SPG) sets out that a minimum of 5 square metres of external amenity space be provided for a 1-2 person dwelling, with 1 additional square metres for every additional occupant. It is considered that the proposed four bedroom house would be capable of providing

accommodation for approximately 7 persons, therefore in this regard the development would be expected to provide 9-10 square metres of private amenity space. The proposed amenity provision well exceeds the minimum requirements providing 76.32 square metres of amenity space, at a depth of 7.2 metres, which would provide sufficient amenity provision for future occupiers.

Residential amenity for neighbours

- 8.12 The site is bound to the North by a shared boundary with No. 1 Selcroft Road, a two-storey residential property. To the South of the site is a detached garage forming part of 55 Downs Court Road. The distance from the proposed house to the side boundary to the South, with the rear of No.55 Downs Court Road is 1 metre. To the rear of the site is No. 53 Downs Court Road which lies adjacent to Nos 55 and 51 Downs Court Road. The proposed house would be sited 7.2 metres away from the proposed shared boundary with No. 53 Downs Court Road; 13 metres from the shared boundary with No. 51 Downs Court Road; and at least circa 22 metres away from their flank walls. It is considered that the proposed separation distances afforded would be adequate to avoid any loss of amenity. It is considered that No. 1 Selcroft Road would be most affected by the proposed development, by virtue of its siting and relationship with the application site.

1 Selcroft Road

- 8.13 The applicant has undertaken a survey of the existing plot and its relationship with the adjoining properties and boundaries. The plan demonstrates that the proposed distance from the proposed house to the side boundary to the North, with No 1 Selcroft Road is 2 metres.
- 8.14 No. 1 Selcroft Road's existing side flank wall splays away from the proposed side flank wall of the proposed development, as such, the separation distance between the proposed and existing flank walls vary between 3.74 metres to 5.6 metres.
- 8.15 The ground floor rear projection would extend approximately 2.5 metres beyond No. 1 Selcroft Road's main rear building line. It is considered that the rear ground floor element would be akin to a single storey rear extension, and measuring 2.5 metres in depth would be acceptable and would not cause any significant loss of amenity to No. 1 Selcroft Road.
- 8.16 The first floor rear building line would not project beyond the rear building line of No. 1 Selcroft Road, although it is noted that No. 1 Selcroft Road has habitable room windows on the side elevation. These windows are small and do not appear to form sole habitable room windows and therefore the proposed development would not cause any undue loss of daylight or sunlight.
- 8.17 It is evident that there is an extensive change in levels at the rear of the application site and adjoining property No. 1 Selcroft Road. In this regard, the applicant has

proposed terrace screening, to ensure that the enjoyment of No. 1 Selcroft Road's garden is not detrimentally impacted. This will be suitably conditioned. In addition, a replacement tree scheme, which would be duly conditioned would ensure that adequate replacement planting would be provided.

- 8.18 Taking into account the separation distances it is considered that no undue loss of outlook or visual intrusion would occur. This together with the terrace screening, would ensure that the enjoyment of their garden is not detrimentally impacted upon.
- 8.19 Overall, the development is considered to be in accordance with the relevant policies and would not result in unacceptable harm to the residential amenities of the surrounding occupiers.

Transport

- 8.20 The site has a PTAL rating of 1b which indicates moderate accessibility to public transport. However the site is in a sustainable location being within walking distance of Purley District Centre and Purley station.
- 8.21 The proposed development includes a hardstanding area at the front of the site which would allow an acceptable level of parking for a four bedroom dwelling in an area with uncontrolled parking. The vehicular access has been historically established on the site to serve the current garage. As the development is relatively small scale, its impact upon highway safety is considered to negligible. Details of sight lines and visibility splays will be duly conditioned.
- 8.22 A refuse storage area is proposed at the front of the property. This will be duly conditioned to ensure that it is adequately screened and complies with the Council's new waste requirements.
- 8.23 The proposal included cycle storage in the rear garden. Details of this have been secured by condition.

Sustainability

- 8.24 A condition is attached requiring the applicant to achieve a 19% reduction in CO2 emissions while ensuring that water consumption does not exceed 110L per head per day.

Flood Risk

- 8.25 The site is noted to be in a Critical Drainage Area at risk of flooding once in every 1000 years from surface water. The applicant has proposed permeable materials and soft landscaping which are considered appropriate to mitigate the potential flood risk on site. Water butts have also been proposed. These measures would again be conditioned accordingly.

Trees

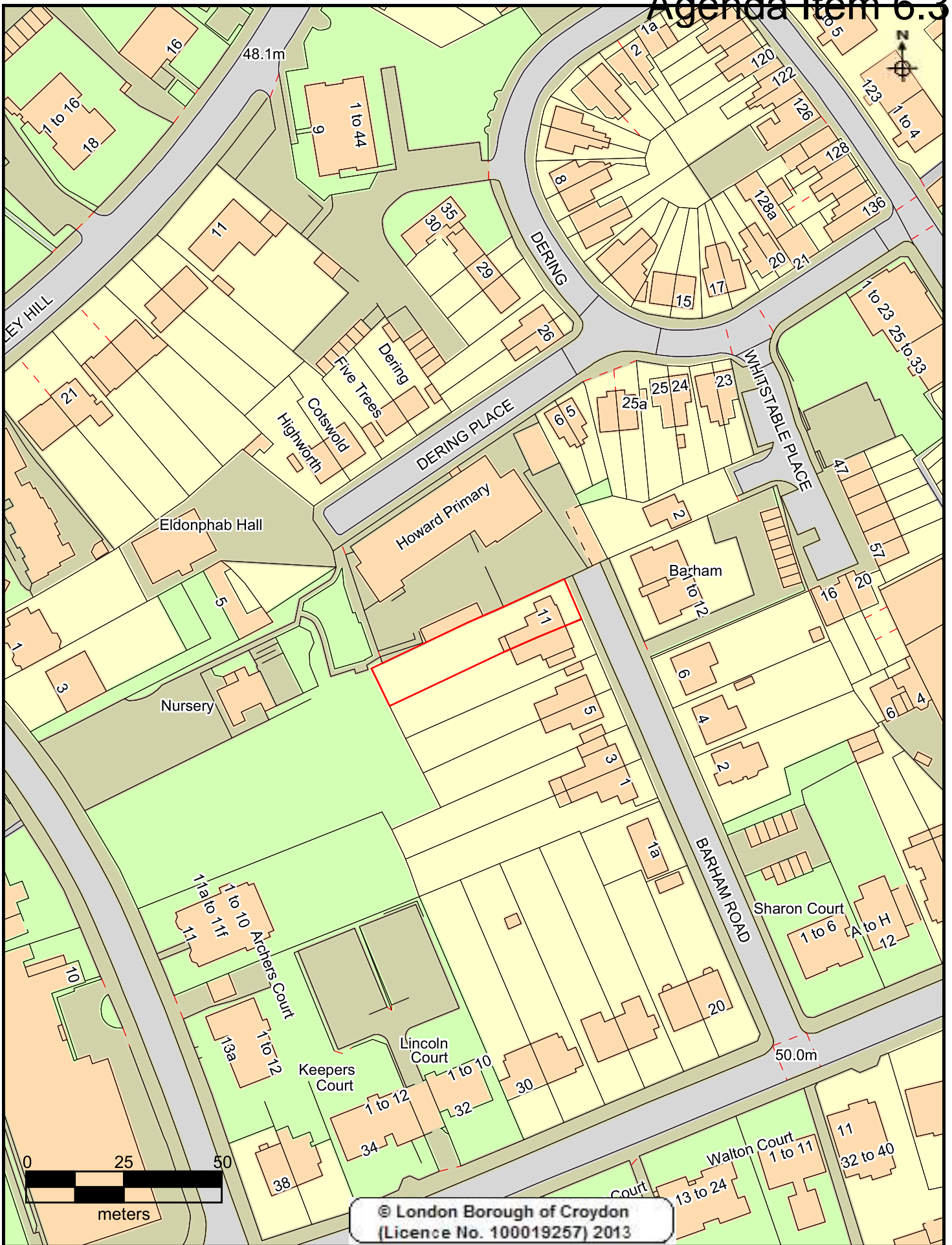
- 8.26 Trees and shrubs will be removed to facilitate the development. The applicant seeks to plant trees around the boundary of the site to increase screening and prevent any perception of overlooking. A landscaping scheme would be duly conditioned to ensure that the landscaping and tree replacement provisions are adequate.
- 8.27 Should the applicant be granted planning permission, the applicant will be expected to adhere to the Council code of construction in regards to working practices and hours of work. It is considered in this case, conditioning a constructions logistics plan would not be necessary or reasonable and is therefore not recommended to be added as such.

Conclusions

- 8.28 The proposal would result in the redevelopment of an existing site to provide a high quality home. The development would be in keeping with the character of the area and would not have a significant impact on the amenities of adjoining occupiers. The details relating to the landscaping, cycle and bin storage can be secured by condition.

All Other Matters

- 8.29 All other relevant policies and considerations, including equalities, have been taken into account.



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PART 6: Planning Applications for Decision

Item 6.3

1.0 SUMMARY OF APPLICATION DETAILS

Ref: 18/03319/FUL
 Location: 11 Barham Road, South Croydon, CR2 6LD
 Ward: Waddon
 Description: Conversion of property to form 5 self-contained flats (3 x 1 bed, 1 x 2 bed and 1 x 3 bed flats), formation of basement accommodation with associated front and rear light wells, erection of a part 1, part 2 storey side and rear extensions, erection of a rear roof dormer, insertion of 3 roof lights in front roof slope and provision of associated hard and soft landscaping, a new front boundary wall and refuse and cycle parking.
 Drawing Nos: 01; 02; 03; 04; 05; 06; 07; 08; 09; 10; 11; 12; 13A; 14A; 15A16; 17; 18; 19; 20; 21; 22; TH/A3/1790/TPP; Daylight Assessment prepared by JMDC Services Ltd and dated 16/04/2018; Flood Risk and Basement Impact Assessment ref: C2021-R1-Rev-A and dated July 2018; Planning, Design and Access Statement prepared by Hollins Planning.
 Applicant: Mr Craig Budge
 Agent: N/A
 Case Officer: Rachel Gardner

	1 bed	2 bed	3 bed+	Total
Existing Provision	-		1 (5 - bed)	1
Proposed Provision	3 (2 - person)	1 (4 - person)	1 (6 - person)	5

All units are proposed for private sale

	Number of car parking spaces	Number of cycle parking spaces
Existing Provision	0	0
Proposed Provision	0	8

1.1 This application is being reported to committee because the ward councillors Councillor Joy Prince, Councillor Andrew Pelling and Councillor Robert Canning have 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.

2.0 RECOMMENDATION

- 2.1 That the Planning Committee resolve to GRANT planning permission prior to the completion of a legal agreement to secure the following:
- a) Restriction of car parking permits for future occupiers
 - b) And any other planning obligations considered necessary
- 2.2 That the Director of Planning is delegated authority to negotiate the legal agreement indicated above.
- 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. Time limit of 3 years
2. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
3. Construction logistics plan to be submitted
4. Materials and details to be submitted – light well railings, front boundary fence, private amenity space fencing
5. Details of retaining walls
6. Details of refuse store- siting, size, appearance, design
7. Details of cycle store- 8 cycles, appearance, size
8. Hard and soft landscaping details including replanting
9. Details of child play space
10. Details of SUDs
11. Reinstatement of dropped kerb
12. Materials to match
13. Ground floor side windows to be obscurely glazed
14. 110 litre water usage
15. Groundwater mitigation in accordance with FRA, including details to be submitted and agreed.
16. Contaminated land assessment to protect groundwater from pollution
17. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) Community Infrastructure Levy
- 2) Code of practise for Construction Sites
- 3) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

3.0 PROPOSAL AND LOCATION DETAILS

- 3.1 The proposal includes the following:

- Erection of a part 1, part 2 storey side and rear extensions, rear dormer extensions and enlargement of the existing basement and creation of front and rear light wells

- Conversion of the property into 5 residential flats, including 3 x 1 -bed, 1 x 2 –bed and 1 x 3 -bed flats.
- Provision of a refuse store
- Provision of a cycle store accommodating 8 cycles.

3.2 The scheme has been amended during the assessment period to change the proposed glass balustrading for the new light wells to metal railings and to incorporate part obscured glazing for the ground floor side facing windows. It was not considered necessary to reconsult the neighbours as the amendments were considered to be minor and did not materially alter the originally consulted scheme.

Site and Surroundings



Fig 1: Aerial street view highlighting the proposed site within the surrounding streetscene

3.3 The application site is located on the western side of Barham Road and comprises a semi-detached family-sized dwellinghouse and attached garage.

3.4 Barham Road is predominately residential with a mixture of 2 and 3-storey dwellinghouses and residential flat buildings, and Howard Primary School adjoins the site to the north at the end of Barham Road. The site is located approximately 200m walking distance to the Brighton Road (Selston Road) local centre.

Planning History

3.5 None relevant.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the development is acceptable given the residential character of the surrounding area.
- The design and appearance of the alterations and extensions are appropriate
- The living conditions of adjoining occupiers would be protected from undue harm

- The living standards of future occupiers are satisfactory and Nationally Described Space Standard (NDSS) compliant
- Subject to a S106 agreement to restrict future occupiers obtaining car parking permits there will be no impact upon highway safety and efficiency is considered acceptable
- Sustainability aspects can be controlled by conditions

5.0 CONSULTATION RESPONSE

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

6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by 18 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours, Councillors Andrew Pelling, Joy Prince and Robert Canning, etc in response to notification and publicity of the application are as follows:

No of individual responses: 43 Objecting: 35 Supporting: 8 Comment: 0

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:

Objections

- Overdevelopment of the site
- The proposed side extension is not subordinate to the host building and would appear terraced, a typology not found on Barham Road
- Poor quality accommodation
- No affordable housing [Officer comment: The proposal is for 5 residential flats which is below the threshold requirement for affordable housing provision.]
- Loss of a good quality family home
- Out of character with the street
- Noise impacts
- Impact on existing on-street parking in the surrounding area
- Impact on surrounding traffic congestion, particularly when considered with the existing congestion experienced due to the neighbouring school
- Loss of vegetation and trees and habitats for fauna
- Loss of privacy
- Inadequate refuse provision
- Inadequate cycle storage
- 1m high front boundary wall is uncharacteristic of the surrounds and will not screen the refuse bins
- Communal side passage will be unusable due to trees
- Disruption and safety issues during construction works
- Impact on flood risk of the site and neighbouring properties
- Reinstating the kerb would allow for on-street car parking at the end of the cul-de-sac which would cause access problems for emergency vehicles
- The proposal is too close to a school

- Antisocial behaviour [Officer comment: The proposal is for conversion of the existing property to provide 5 residential flats and officers are not aware of any reason why this would result in antisocial behaviour.]

6.3 The following procedural or non-material issues were raised in representations and are addressed below:

- The proposed development is for profit making
- Impact on the community feel of the street and desirability of families living on this street
- Impact on foundations of surrounding properties due to basement extension
- Too many toilets/ bathrooms in the flats
- There is no need for conversion of older properties into flats
- Increased pressure on surrounding drainage and sewage infrastructure

6.4 The following Councillors made representations:

- Cllr Robert Canning (Waddon Ward Councillor) objecting:
 1. Overdevelopment
 2. Not in keeping with the surrounding area
 3. Noise and disturbance
 4. Loss of trees and privacy
 5. Increased parking stress and safety impact
- Cllr Andrew Pelling (Waddon Ward Councillor) objecting:
 1. Overdevelopment
 2. Not in keeping with the surrounding area
 3. Increased parking stress and safety impact
- Cllr Joy Prince (Waddon Ward Councillor) objecting:
 1. Overdevelopment
 2. Amenity of future occupiers- light and flooding to basement accommodation
 3. Not in keeping with the surrounding area
 4. Parking stress
 5. Traffic safety risks
 6. Loss of trees
 7. Inadequate refuse provision

7.0 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 2018 and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in July 2018. 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:

- Promoting sustainable transport;
- Delivering a wide choice of high quality homes;
- Requiring good design.

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

7.4 Consolidated London Plan 2015

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.16 Waste net self sufficiency
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.13 Parking
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.21 Woodlands and trees

7.5 Croydon Local Plan 2018

- SP2 - Homes
- SP6.3 - Sustainable Design and Construction
- DM1 - Housing choice for sustainable communities
- DM10 - Design and character
- DM13 - Refuse and recycling
- DM23 - Development and construction
- DM28 - Trees
- DM29 - Promoting sustainable travel and reducing congestion
- DM30 - Car and cycle parking in new development
- DM46 – South Croydon

7.6 There is relevant Supplementary Planning Guidance as follows:

- London Housing SPG March 2016

8.0 MATERIAL PLANNING CONSIDERATIONS

8.1 The main planning issues raised by the application that the Planning Committee are required to consider are as follows:

1. Principle of development
2. Townscape and visual impact
3. Housing quality for future occupiers
4. Residential amenity for neighbours
5. Access and parking
6. Sustainability, flooding and environment
7. Trees and landscaping
8. Other matters

Principle of Development

8.2 The London Plan and Croydon Local Plan identify appropriate use of land as a material consideration to ensure that opportunities for development are recognised and housing supply optimised. It is acknowledged that windfall schemes which provide sensitive renewal and intensification of existing residential areas play an important role in meeting demand for larger properties in the capital, helping to address overcrowding and affordability issues.

8.3 The application is for a flatted development providing additional high quality homes within the borough, which the Council is seeking to promote.

8.4 Policy DM1.2 seeks to prevent the loss of small family homes by restricting the net loss of three bed units and the loss of units that have a floor area of less than 130sq.m. The subject dwelling is greater than 130sq.m and comprises more than 3 bedrooms as originally built and therefore this dwelling is not protected by this policy. Nevertheless the proposal provides one three-bedroom unit and one larger two-bedroom four-person unit, which the borough has an identified shortage of.

8.5 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.

Townscape and Visual Impact

8.4 The proposal involves alterations and additions to the existing semi-detached property, including the erection of a part 1-, part 2-storey side and rear extension, erection of a rear roof dormer, insertion of 3 roof lights in the front roof slope, a new front boundary wall, formation of light wells and associated railings.

8.5 The proposed part 1-, part 2-storey side extension would comply with the design guidance for 2-storey side extensions within SPD2 as it is subordinate to the host building and set down from the ridge, the first floor is setback 1.5 metres from the front building line and the width of the extension is no wider than two-thirds the width of the original dwellinghouse. The proportions and detailing would match those of the host building and matching materials would be secured by condition. The subject property is semi-detached and therefore a terracing effect will not result.



Fig 2: Photo of the semi-detached pair with the subject site on the right hand side

- 8.6 The proposed rear dormer roof extension would not dominate the rear roof slope as it is set down from the ridge and setback from the eaves and side. The pitched roof form is in accordance with the original roof form of the property. Matching materials will be secured by condition. The front and rear rooflights are modestly proportioned and aligned with the fenestration below.
- 8.7 A replacement front boundary fence is proposed in brick to a maximum height of 1 metre. This is not out of character with the surrounds and will assist with providing defensible space and screening to the basement accommodation. Further details of the proposed fencing including material samples would be required by condition.
- 8.8 The proposal involves the enlargement of the existing basement and front and rear light wells with associated metal railings. Whilst light wells are not features of Barham Road they are considered acceptable as the site is located at the end of a cul-de-sac and they will not be highly visible within the street scene. The front light wells have been modestly sized and the metal railings are traditional in design and compliment the design and appearance of the host building. Details of the railing materials to be used would be secured by condition.
- 8.9 A refuse store is proposed within the front setback and a cycle store is proposed within the rear garden. The location of these are considered acceptable given maximum pulling distances and the constraints of the site. There is sufficient space within the front forecourt to accommodate the required capacity of bins. Further details of these store including their appearance and capacity can be secured by condition.

- 8.10 Whilst the loss of soft landscaping to the front forecourt is undesirable it is considered acceptable on balance in this situation subject to a detailed landscaping scheme secured by condition to improve the landscaping within the rear garden and considering the contribution that the proposal makes to housing within the borough.
- 8.11 Representations have raised concern over the intensification of the site and overdevelopment. The site has a suburban setting with a PTAL rating of 5 and as such the London Plan indicates that the density level ranges for the site would be 200- 350 habitable rooms per hectare (hr/ha). The density level of the proposal is 245hr/ha, within the desired density range for the site.
- 8.12 The proposed extensions are of a scale and character of modest domestic extensions to a semi-detached property and accord with guidance on domestic extensions. The lightwells would result in additional boundary treatments to the front elevation but these are not considered to have a significant impact on the streetscene. The impact on the character and appearance of the area is therefore considered to be acceptable.

Housing Quality for Future Occupiers

- 8.13 All the units of the proposal would comply with internal dimensions required by the Nationally Described Space Standards (NDSS) and are acceptable.
- 8.14 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. Only Flat 3 (the 3-bedroom flat) would have access to private amenity space and this would be in excess of the minimum standards and provided across the basement and ground floor level.
- 8.15 The Housing SPG states where site constraints make it impossible to provide private open space for all dwellings, a proportion of dwellings may instead be provided with additional internal living space equivalent to the area of the private open space requirement. In this regard, Flats 1, 2 and 5 have internal living spaces which exceed the minimum internal area requirements by the relevant amounts. Flat 4 does not comply with this – having a floor area of 53.8m² but requiring 55m² once an additional 5m² has been provided internally. On balance this is considered acceptable as this is the only non-compliant flat, considering the site constraints of conversion of an existing building, the gross internal area still exceeds what is required for a 1-bed, 2-person flat and there is sufficient outdoor communal amenity space within the rear garden.
- 8.16 The proposal benefits from a large communal garden at the rear of the site. Details of child play spaces would be secured by condition. The tree located on the north-western side boundary, visible from the streetscene is proposed to be removed and so this would not restrict access down the side of the property. Council's tree officers raised no objection to the removal of this tree as it a Category C tree due to its health and lifespan.
- 8.17 The proposal involves ground floor side facing windows onto the side communal pathway and it is considered suitable to impose a condition requiring these to be obscurely glazed. This will not compromise the internal amenity of these rooms as they are secondary glazing from a living/ dining room and also serve a kitchen.
- 8.18 None of the proposed residential units are completely contained at basement level, and instead Flats 1-3 are split across the basement and ground floor level which is

considered suitable. The applicant has submitted a Daylight Assessment confirming that all the bedrooms within the basement are served by windows and good sized light wells so that a good level of daylight is received to these rooms. All of the bedrooms achieve sufficient and direct light from the sky above the recommended minimum levels. The duplex layout results in these units also having acceptable light at ground floor level.

- 8.19 The proposal does not provide any M4(2) or M4(3) compliant units and this is considered acceptable as the proposal involves the conversion of the existing building which comprises step access.
- 8.20 The development is considered to result in a high quality development including a three bedroom family unit all with adequate amenities and provides a good standard of accommodation for future occupiers.

Residential Amenity for Neighbours

- 8.21 The properties that have the potential to be most affected are the adjoining properties at 9 Barham Road and Howard Primary School.

9 Barham Road

- 8.22 The proposal involves a ground floor rear extension which would extend a maximum 4 metres beyond the rear of this neighbouring property and be approximately 3.6 metres in height along the boundary. Given the modest depth of the extension, ground floor location and orientation and relationships of the sites, no adverse amenity impacts are anticipated to this neighbouring in terms of loss of outlook, light nor an overbearing appearance.
- 8.23 The proposal does not involve an extension to the upper floors adjacent to the shared boundary.
- 8.24 The proposal involves additional rear facing windows on the upper floors however, there are already existing rear facing windows on the upper floor of the host building and therefore the additional windows are not anticipated to result in a loss of privacy beyond the existing condition, nor result in a degree of overlooking which is uncommon in a suburban setting.

Howard Primary School

- 8.25 The subject site is adjoined by Howard Primary School to the north and there is an approximate 16 metre separation between the shared boundary and the school building. Given the use of this neighbouring site, separation distance and extent of the proposed development no adverse amenity impact is anticipated to this neighbour. Some overshadowing will result from the proposed 2-storey extension however, this is not considered to be substantial when the size of outdoor area adjacent to the side boundary is considered.
- 8.26 The reinstatement of the dropped kerb will be secured by condition however, this will not impact the access to the neighbouring site given the proximity of the access to the neighbouring site and restriction on parking in this area. A Construction management plan will be secured by condition and it will be expected that the applicant consider how impacts to this neighbouring property can be minimised during this time in terms of noise and dust, but also in respects to the adjacent access.

8.27 Impacts from construction would be temporary only and can be controlled through the submission of a construction method statement secured by condition.

Access and Parking

8.25 The site is located within a PTAL of 5 which is considered to be very good and Barham Road is also located within a controlled parking zone. The London Plan sets out maximum car parking standards for residential developments based on public transport accessibility levels and local character and the London Plan standards allow up to a maximum 6 on-site car parking spaces for the proposed development.

8.27 The subject site currently comprises an attached garage and one on-site car parking space. However, the proposed development does not involve any on-site car parking for the proposed units. This is considered acceptable given the good access to public transport and that the applicant has agreed to any planning permission being subject to a s106 agreement which would remove the rights of future occupiers from having access to parking permits in the controlled parking zone. As such, the proposed development would not have any impact on the surrounding parking stress.

8.28 The reinstatement of the kerb would be secured by condition however, it is noted that this would not provide an additional on-street parking space due to the location and proximity of the access to Howard Primary School at the end of the cul-de-sac. As such, the proposal would not have any impact on the access of emergency vehicles to the neighbouring school.

8.26 The proposal incorporates 8 cycle parking spaces within a store in the rear garden. The number of cycle parking spaces complies with the minimum requirements of the London Plan and further details of the store can be secured by condition.

8.28 A Demolition/Construction Logistic Plan (including a Construction Management Plan) will be needed before commencement of work and this could be secured through a condition.

Environment, flooding and sustainability

8.29 Conditions can be attached to ensure that the mains water consumption would meet a target of 110 litres or less per head per day.

8.30 The applicant has submitted a Flood Risk Assessment which has detailed that whilst there is no history of groundwater flooding of the site, there is potential risk of this at the surface however, the risk and impact of this can be suitably mitigated through design for example through watertight design, installation of pumps to remove excess water, use of water resistant paint, location of power sockets above finished floor level etc. These mitigation methods will be secured by condition. It is noted that none of the proposed flats are located completely at basement level which is considered suitable in minimising impact to habitable rooms at this level.

8.31 The subject site is located within a surface water and critical drainage area. The applicant has submitted a Flood Risk Assessment and SUDs which details that raingarden planters, wall mounted rainwater harvesting tanks and attenuation tanks will be utilised to reduce the surface water runoff rate from the existing condition. Further details of the proposed SUDs provision will be secured by condition. The site

is also located within an area of groundwater protection for drinking purposes, so a condition is recommended to secure a contaminated land assessment prior to commencement of development.

Trees and landscaping

8.32 There are no trees on site subject to a tree preservation order. The proposal involves the removal of two trees, including one on the north- western side of the property (category C) which is visible in the street scene and one to the rear (category B). Given the quality and amenity values of these trees, officers have no objection to the loss of these, subject to a detailed landscaping plan being secured by condition.

Other matters

8.37 The development will be liable for a charge under the Community Infrastructure Levy (CIL). This payment will contribute to delivering infrastructure to support the development of the area, such as local schools.

Conclusions

8.38 The principle of development is considered acceptable within this area. The design of the scheme is of an acceptable standard given the proposed and conditioned landscape and subject to the provision of a s106 agreement and suitable conditions the scheme is acceptable in relation to residential amenity, transport, sustainable and ecological matters. Thus the proposal is considered in general accordance with the relevant policies.

8.39 All other relevant policies and considerations, including equalities, have been taken into account.

PLANNING COMMITTEE AGENDA

PART 8: Other Planning Matters

1 INTRODUCTION

- 1.1 In this part of the agenda are reports on planning matters, other than planning applications for determination by the Committee and development presentations.
- 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 The following information and advice applies to all those reports.

2 FURTHER INFORMATION

- 2.1 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.

3 PUBLIC SPEAKING

- 3.1 The Council's constitution only provides for public speaking rights for those applications being reported to Committee in the "Planning Applications for Decision" part of the agenda. Therefore reports on this part of the agenda do not attract public speaking rights.

4 BACKGROUND DOCUMENTS

- 4.1 For further information about the background papers used in the drafting of the reports in part 7 contact Mr P Mills (020 8760 5419).

5 RECOMMENDATION

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

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