

# Planning Sub-Committee Agenda



To: Councillor Chris Clark (Chair)  
Councillor Leila Ben-Hassel (Vice-Chair)  
Councillors Joy Prince, Clive Fraser, Humayun Kabir, Jamie Audsley,  
Scott Roche, Gareth Streeter, Ian Parker and Lynne Hale

A meeting of the **Planning Sub-Committee** which you are hereby summoned to attend, will be held on **Thursday, 13 January 2022** at the rise of Planning Committee but not earlier than **7.45 pm** in **Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX**

KATHERINE KERSWELL  
Chief Executive and Head of Paid Service  
London Borough of Croydon  
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[www.croydon.gov.uk/meetings](http://www.croydon.gov.uk/meetings)  
Wednesday, 5 January 2022

Members of the public are welcome to attend this meeting

If you would like to record the meeting, we ask that you read the guidance on the recording of public meetings [here](#) before attending.

To register a request to speak, please either e-mail [Democratic.Services@croydon.gov.uk](mailto:Democratic.Services@croydon.gov.uk) or phone the number above by 4pm on the Tuesday before the meeting.

The agenda papers for all Council meetings are available on the Council website  
[www.croydon.gov.uk/meetings](http://www.croydon.gov.uk/meetings)

If you require any assistance, please contact Tariq Aniemeka-Bailey  
020 8726 6000 x64109 as detailed above

## **AGENDA – PART A**

### **1. Apologies for absence**

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

### **2. Minutes of the previous meeting (Pages 5 - 6)**

To approve the minutes of the meeting held on Thursday, 18 November 2021 as an accurate record.

### **3. Disclosure of Interest**

Members and co-opted Members of the Council are reminded that, in accordance with the Council's Code of Conduct and the statutory provisions of the Localism Act, they are required to consider **in advance of each meeting** whether they have a disclosable pecuniary interest (DPI), an other registrable interest (ORI) or a non-registrable interest (NRI) in relation to any matter on the agenda. If advice is needed, Members should contact the Monitoring Officer **in good time before the meeting**.

If any Member or co-opted Member of the Council identifies a DPI or ORI which they have not already registered on the Council's register of interests or which requires updating, they should complete the disclosure form which can be obtained from Democratic Services at any time, copies of which will be available at the meeting for return to the Monitoring Officer.

Members and co-opted Members are required to disclose any DPIs and ORIs at the meeting.

- Where the matter relates to a DPI they may not participate in any discussion or vote on the matter and must not stay in the meeting unless granted a dispensation.
- Where the matter relates to an ORI they may not vote on the matter unless granted a dispensation.
- Where a Member or co-opted Member has an NRI which directly relates to their financial interest or wellbeing, or that of a relative or close associate, they must disclose the interest at the meeting, may not take part in any discussion or vote on the matter and must not stay in the meeting unless granted a dispensation. Where a matter affects the NRI of a Member or co-opted Member, section 9 of Appendix B of the Code of Conduct sets out the test which must be applied by the Member to decide whether disclosure is required.

The Chair will invite Members to make their disclosure orally at the commencement of Agenda item 3, to be recorded in the minutes.

**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. Planning applications for decision (Pages 7 - 10)**

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

**5.1 20/03315/FUL - 104 Clyde Road, Croydon, CR0 6SW (Pages 11 - 24)**

Retrospective change of use from a single dwelling C3 to a 7-bed HMO (Sui Generis)

Ward: Addiscombe West

Recommendation: Grant permission

**6. 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 Sub-Committee

Meeting of held on Thursday, 18 November 2021 at 9.33 pm in Council Chamber, Town Hall,  
Katharine Street, Croydon CR0 1NX

### MINUTES

**Present:** Councillor Chris Clark (Chair);  
Councillor Leila Ben-Hassel (Vice-Chair);  
Councillors Clive Fraser, Scott Roche and Gareth Streeter

### PART A

A12/21 **Minutes of the previous meeting**

**RESOLVED** that the minutes of the meeting held Thursday 4 November 2021 be signed as a correct record.

A13/21 **Disclosure of Interest**

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

A14/21 **Urgent Business (if any)**

There was none.

A15/21 **Planning applications for decision**

A16/21 **21/01913/FUL - 31 Roke Road, Kenley, CR8 5DZ**

Demolition of existing detached 2 storey dwelling and replacement with 3 x 3 storey terraced dwellings with 3 car parking spaces.

Ward: Kenley

The officers presented details of the planning application and responded to questions for clarification.

Mr Rajesh Godhania spoke against the application.

Mr Ian Coomber spoke on behalf of the applicant in support of the application.

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The Committee deliberated on the application presentation heard before them having heard all the speakers who addressed the Committee, and in turn addressed their view on the matter.

The substantive motion to **GRANT** the application based on the officer's recommendation was proposed by Councillor Fraser. This was seconded by the Chair.

The motion to grant was taken to a vote with three Members voting in favour and two Members voting against.

The Committee **RESOLVED** to **GRANT** the application for the development at 31 Roke Road, Kenley, CR8 5DZ.

The meeting ended at 10.00 pm

**Signed:**

**Date:**

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## PLANNING SUB-COMMITTEE AGENDA

### PART 5: Planning Applications for Decision

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#### 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 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.

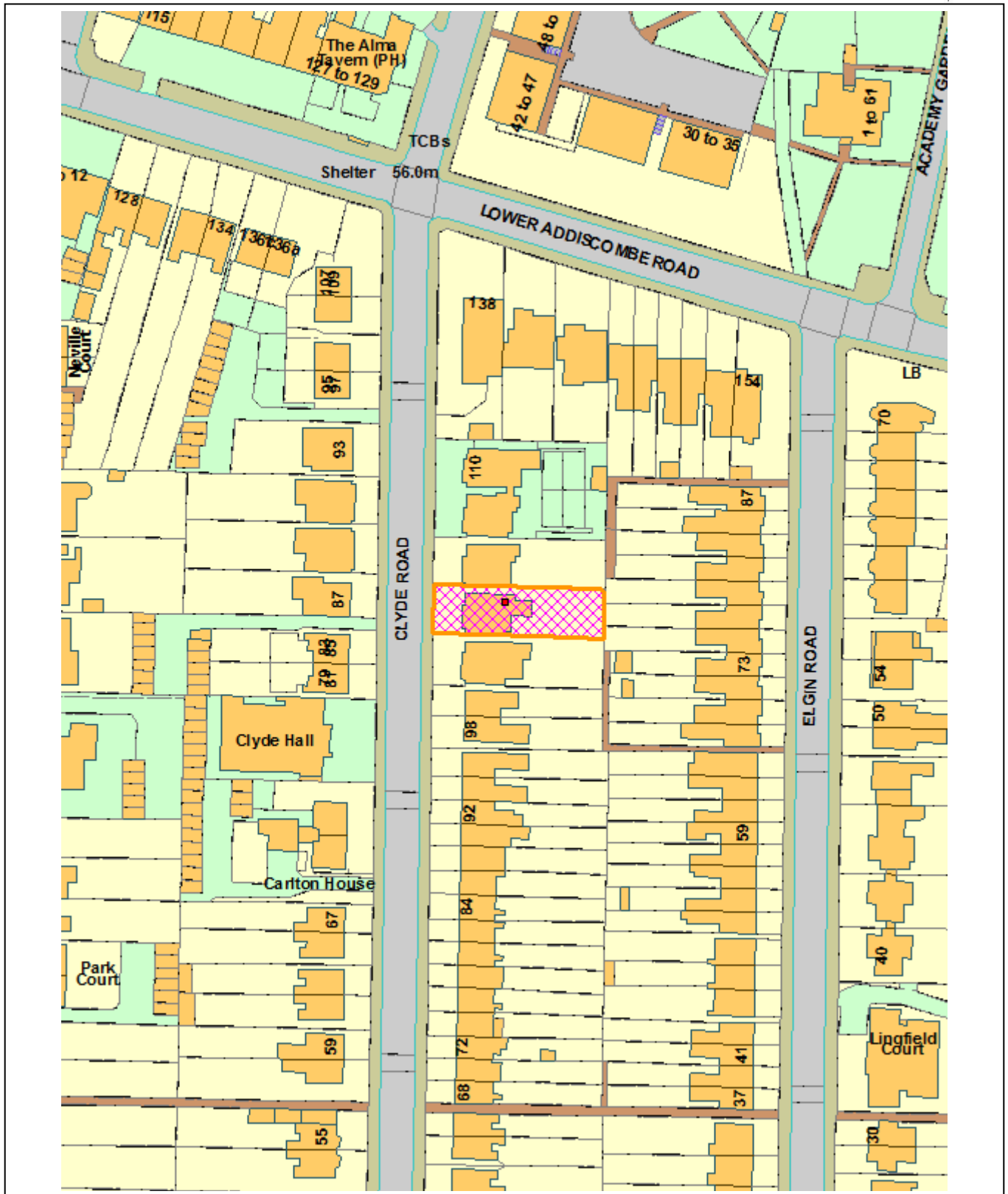
## **8. BACKGROUND DOCUMENTS**

- 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 5: Planning Applications for Decision**

**Item 5.1**

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**1.0 SUMMARY OF APPLICATION DETAILS**

Ref:	20/03315/FUL
Location:	104 Clyde Road, Croydon, CR0 6SW
Ward:	Addiscombe West
Description:	Retrospective change of use from a single dwelling C3 to a 7-bed HMO (Sui Generis)
Drawing Nos:	1, 2, 3, 4, 5 and 6
Applicant:	Mr Alexis Zuridis
Agent:	Ms Elise Colombel
Case Officer:	James Udall

- 1.1 This application is being reported to committee because the application has been called into Committee by Councillor Fitzsimons and Councillor Fitzpatrick.

**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:

Standard

1. In accordance with the approved plans.

Compliance Conditions

2. The number of occupiers shall not exceed 7 people
3. Refuse store to be provided on site within 6 months of the date of permission.
4. Details of cycle storage to be provided and cycle store to be provided on site within 6 months of the date of permission
5. Refuse Management Plan
6. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport.

**Informatives.**

1. Code of Practice regarding small construction sites.
2. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport.

### **3.0 PROPOSAL AND LOCATION DETAILS**

- 3.1 Retrospective planning permission is sought for 'Change of use from Class C3 dwelling to a sui generis use as a larger HMO. Whilst the authorised use of the building is as a single family dwelling house, it is currently being used as a House in Multiple Occupation.
- 3.2 The HMO would have 7 bedrooms. None of the bedrooms would have their own bathroom, however the occupants would share two kitchens, a bathroom and a shower room. The scheme would not include any extensions.

#### **Site and Surroundings**

- 3.2 The application site consists of a detached, 2-storey building with roof space accommodation. It is located on the eastern side of Clyde Road. The building has a hipped roof and is set back from the road by a front garden. The building has an existing single storey front projection, and a single storey rear extension.
- 3.3 The surrounding area is predominantly residential in character with a mix of detached and semi-detached dwellings which vary in character, form and design. The site is within the East India Estate Conservation Area. However the building is not nationally or locally listed. The site is within a 'very low' risk area of surface water flooding.
- 3.4 The East India Estate Conservation Area lies to the south-east of Croydon Town Centre. The conservation area is divided into the following character areas:
- Canning Road
  - Clyde Road
  - Elgin Road
  - Havelock Road (including Mulberry Lane)
  - Outram Road
  - Ashburton Road
  - Lower Addiscombe Road
  - Addiscombe Road
- 3.5 The East India Estate Conservation Area Appraisal and Management plan states that Clyde Road has the highest density of historic development in the conservation area with many terraced houses and small gaps between buildings on both sides of the road with the majority of the buildings making a positive contribution to the conservation area, including the application site. Continuous tree lines of pollarded lime trees, low walled boundary treatments and greenery and planting in front gardens contribute to the quality of the streetscape.

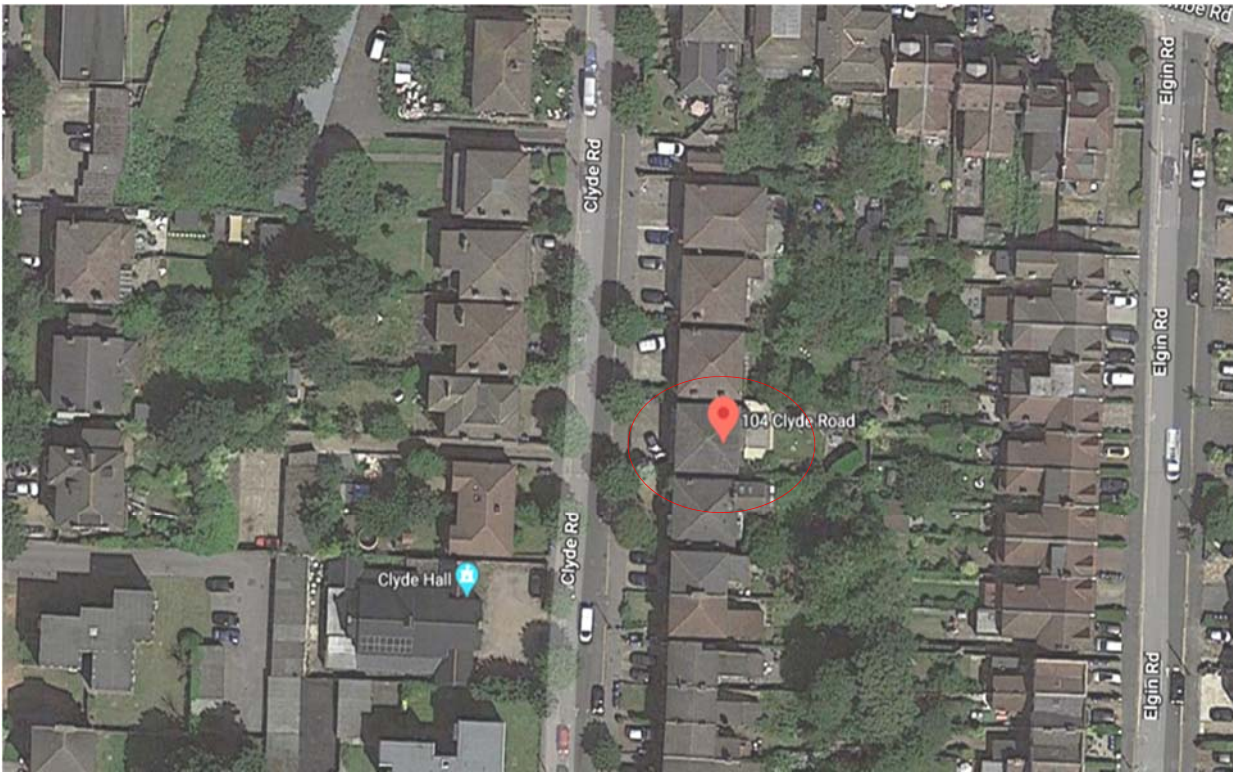


Figure 1: Aerial street view highlighting the proposed site within the surrounding streetscene

### **Planning History**

- None Applicable

## **4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- The proposal would provide additional low cost housing within the Borough.
- The design and appearance of the development is appropriate.
- There would be no unacceptable impact on the living conditions of adjoining occupiers.
- The sustainability aspects of the application are considered to be acceptable.
- Appropriate refuse and cycle storage has been proposed.

## **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 88 letters of notification to neighbouring properties in the vicinity of the application site. A site notice was also displayed. The number of representations received from neighbours, local groups etc in response to notification and publicity of the application are as follows:

No of individual responses: 1    Objecting: 0    Supporting: 0    Neither: 1

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

Summary of representation	Response
<p>Recently Thames Water were installing water meters in Clyde Road, and I would like to raise the issue of the installation of water meters and smart meters in the HMO, and how to install them in an appropriate manner (have they been installed?), and the management of billing, although I understand that it could perhaps be supervised by the Council currently because the tenants are housed on behalf of Croydon Adult Health and Social Care Services.</p> <p>On a similar note, are there appropriate power point fixtures in the bedrooms and in other rooms?</p> <p>What are the requirements?</p>	<p>The comments raised are not material planning considerations.</p>

- 6.3 Comments were also received from the Mid Croydon Conservation Area Advisory Panel who made the following comments:

Summary of objections	Response
<p>This property is already an HMO and this application is retrospective and does not propose any external alterations.</p> <p>However the Panel is concerned at the expansion of yet more HMO's since this greatly affects the character of an area.</p>	<p>It is recognised that HMO's offer a valuable service in providing a low cost housing supply. The impact of the proposal are considered below in this report.</p>

- 6.4 Comments were also received from Councillor Sean Fitzsimons and Councillor Jerry Fitzpatrick. The following representations were made:

Summary of objections	Response
<p>Loss of a family home</p>	<p>Under current Council policies only 3 bedroom family homes are protected due to the lack of three bedroom homes</p>



	in the borough. The building was previously a four bedroom dwelling the use of which is not protected.
Many of the larger homes in road have been converted into flats	Any case must be considered on its own merits and this has been done in this case. The proposal has been assessed against the policies in the local plan and has been found to be acceptable.
The ward already has a significant number of HMO's	While the ward does have other HMO's, this proposal does not result in a situations that is contrary to the aim of the local plan to create a choice of housing for residents.

## 7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

- 7.1 The National Planning Policy Framework (NPPF) dated July 2021 outlines the Government's requirements for the planning system and establishes how these will be addressed. There is a presumption in favour of sustainable development. The Council primarily assesses planning applications against policies in the Croydon Local Plan 2018 (CLP). The London Plan 2021 sets out regional policy for Greater London.
- 7.2 London Plan Policy promotes development which will support London's visitor economy and stimulate its growth, taking into account the needs of business as well as leisure visitors and seeking to improve the range and quality of provision especially in outer London.
- 7.3 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in July 2021. 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.
- 7.4 The main policy considerations raised by the application that the Committee are required to consider are:

### London Plan 2021

The main policies that are relevant in the London Plan (2021) are:

- GG2 – Making the best use of land
- GG4 Delivering Homes Londoners need
- D2 - Infrastructure requirements for sustainable densities
- D3 - Optimising site capacity through the design-led approach
- D4 - Delivering good design

- D5 - Inclusive design
- D6 - Housing quality and standards
- D7 - Accessible housing
- D12 - Fire safety
- D14 - Noise
- G5 - Urban greening
- H1 - Increasing housing supply
- H2 - Small sites
- H10 - Housing size mix
- SI 2 - Minimising greenhouse gas emissions
- SI 5 - Water infrastructure
- SI 8 - Waste capacity and net waste self-sufficiency
- SI 12 - Flood risk management
- SI 13 - Sustainable drainage
- T1 - Strategic approach to transport
- T3 - Transport capacity, connectivity and safeguarding
- T4 - Assessing and mitigating transport impacts
- T5 - Cycling
- T6 - Car parking
- T7 - Deliveries, servicing and construction
- T9 - Funding transport infrastructure through planning

#### 7.5 Croydon Local Plan 2018

- Policy SP1 The Places of Croydon.
- Policy DM4 Development Croydon Town Centre, and District and Local Centres.
- SP4 Urban Design and Local Character.
- DM10 Design and Character.
- DM13 Refuse and Recycling.
- DM18 Heritage Assets and Conservation.
- SP8 Transport and Communication.
- DM29 Promoting Sustainable Travel / Reducing Congestion.
- DM30 Car and Cycle parking in new development.

### 8.0 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development
2. Impact on the character and appearance of the Conservation Area
3. Residential amenity for neighbouring occupants
4. Impact upon future occupiers
5. Impact of the development on parking and the local highway network.
6. Flood Risk Impact
7. Fire Safety
8. Refuse storage
9. Other planning matters

#### **Principle of Development**

- 8.2 The site is located within a residential area which forms part of the East India Estate Conservation Area, and it is not designated to be used for any other purpose. Planning permission is sought for the change of use from the existing 4 bedroom dwelling to a 7 bedroom HMO. The proposal would not result in a loss of a 3 bedroom family dwelling as defined by Policy DM1.2. In addition, the proposal provides additional low cost housing. As such, the principle of the development in this location can be supported providing that the proposal respects the character and appearance of the surrounding area and there are no other impact issues.

### **Impact on the character and appearance of the Conservation Area**

- 8.3 Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, imposes a duty on Local Planning Authorities to pay special attention to the desirability of preserving the character and appearance of a Conservation Area.
- 8.4 Paragraph 190 of the National Planning Policy Framework recognises the value of 'sustaining and enhancing the significance of heritage assets.
- 8.5 Croydon Local Plan (2018) SP4 concerns Urban Design & Local Character. SP4.1 is of particular relevance to this proposal which states that the Council will require development of a high quality, which respects and enhances Croydon's varied local character and contributes positively to public realm, landscape and townscape to create sustainable communities. Policy SP4.12 of the Croydon Local Plan (2018) states the Council and its partners will respect, and optimise opportunities to enhance Croydon's heritage assets, their setting and the historic landscape, including through high quality new development and public realm that respects the local character and is well integrated.
- 8.6 No. 102 – No. 110 form a group of two storey detached houses, with square floor plans and pyramid hip roofs, distinctly smaller in scale than other detached properties in the local area. The group is of a plain yet attractive design with yellow London stock brick facades, white detailing around windows and a projection at ground floor level. As highlighted earlier in this report, they make a positive contribution to the character and appearance of the conservation area.
- 8.7 The application scheme would provide for additional parking at the front of the site. The proposed parking would not appear out of character for the area as hard surfaced parking areas are numerous along this side of Clyde Road and in this case, the hard surfacing is existing – it is the formalisation of the parking spaces within this hard surfaced area that is taking place. Due to their design the proposed car parking spaces would not harm the visual appearance of the dwelling or the character of the area.

Block plan (proposed)

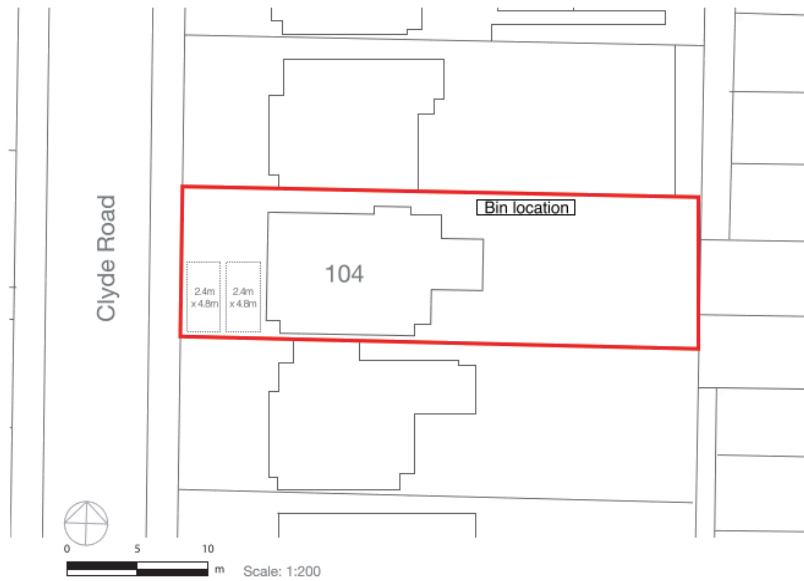


Figure 2: Block plan of the site showing car parking spaces

8.8 The proposed development would not make any alterations to the external façade of the property, with the result that the proposed development would not harm the visual appearance of the dwelling or the character of the area.

Floor plan (existing)

Floor plan (proposed)



Figure 3: previous and existing floor plans

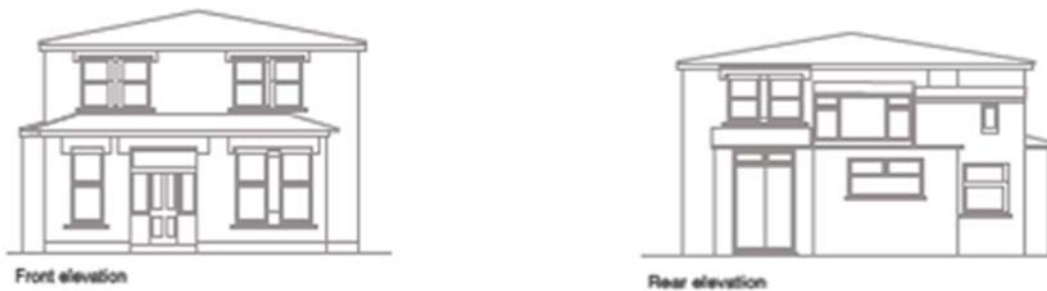


Figure 4: existing elevations

### **Residential amenity for neighbouring occupants**

- 8.9 The proposed scheme would not result in any additions of built form to the building with the result that the application scheme would not harm the outlook, daylight or privacy of the neighbouring occupants.
- 8.10 The application scheme would increase the intensity of the use. However, the building is already in residential use, the application dwelling is in an area which has a number of flats and it is not considered that the use of the property as a 7 bedroom HMO would result in a significant increase in noise or disturbance to significantly harm the amenities of neighbouring properties to warrant the refusal of permission. It is noted that the supporting information submitted with the application sets out that the bedrooms are proposed to be single occupancy, limiting the number of people who would be able to occupy the building. A planning condition has been proposed to control occupation and to limit the number of occupiers to 7.

### **Impact upon future occupiers**

- 8.11 The application scheme would have 7 bedrooms. The majority of the bedrooms would be double bedrooms in size with only one bedroom being the size of a single bedroom, as defined by HMO licensing. However, all the bedrooms would meet size requirements, ensuring that the rooms would be fit for purpose and would provide and appropriate level of amenity for future occupiers. The property has an existing HMO licence for 6 people. The application scheme proposes two kitchens which would allow this use to be increased to allow occupation by 7 persons.
- 8.12 There is no requirement to provide external amenity space for a HMO but the internal shared amenity space meets the Council's HMO guidance in addition to this a large communal garden is provided for the occupants. The proposed building would provide an acceptable standard of accommodation for future occupiers. .

### **Impact of the development on parking and the local highway network.**

- 8.13 Policy aims to actively manage the pattern of urban growth and the use of land to make the fullest use of public transport and co-locate facilities in order to reduce the need to travel. It also encourages car free development in areas with good access to public transport. Development must not have a detrimental effect on highway safety.
- 8.14 The application site is located in an area with a PTAL of 4, and close to bus stops and a number of tram stops including Lebanon Road Tram Stop and Sandilands Tram Stop.

The London Plan 2021 does not have specific guidance regarding parking standards for HMO's.

- 8.15 However, the London Plan 2021 does state that 3+ bedroom dwellings in areas with a PTAL rating 4 should have maximum parking provision of between 0.5 - 0.75. The application scheme would provide two car parking spaces. It is noted that the space would be tight for two car parking spaces. However as only one parking space is required and there is more than sufficient space for one car parking space the proposal would not have any significant impact upon the existing highway network.
- 8.16 In order to comply with London Plan standards covered and secure cycle storage should be provided. No cycle storage is shown to be located within the site however there is ample space for this to be included and cycle storage provision would be secured by planning condition.

### **Flood Risk Impact**

- 8.17 The site is within a 'very low' risk area of surface water flooding. Given the likelihood of flooding within the site it is not considered that any flood risk mitigation would be required for this development.

### **Fire Safety**

- 8.18 Policy D12 of London Plan 2021 states that "In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:
- 1) Identify suitably positioned unobstructed outside space:
    - a) For fire appliances to be positioned on
    - b) Appropriate for use as an evacuation assembly point
  - 2) Are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures
  - 3) Are constructed in an appropriate way to minimise the risk of fire spread
  - 4) Provide suitable and convenient means of escape, and associated evacuation strategy for all building users
  - 5) Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in
  - 6) Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.
- 8.19 A Fire Safety Statement has been provided which accords with Policy D12 of London Plan 2021. Furthermore, it is noted that the proposal would only be for small scale extensions and there is sufficient protection under Building regulations it is not considered that it would be justified to refuse the application on this basis.

### **Refuse storage**

- 8.20 Refuse stores would be required to be screened and secure to ensure that they would not have an undue impact upon the street scene and would be in an acceptable location for refuse collection. Amended drawings were received that show that the bin storage would be sited to the side/rear of the building with the result that it would

have limited impact on the visual appearance of the streetscene and the character of the area.

- 8.21 The Suburban Design Guide 2019 states that bin storage should be within 20m from the street. The proposed storage would be sited approximately 20.8m from the street which is a slightly bigger distance than the Councils Waste Management Team will normally collect from. However, it is noted that occupants of the HMO could move the bins closer to the street on collection days. This could be controlled by the imposition of a suitably worded planning condition, requiring a waste management plan requiring bins to be presented to the street on collection days and returned after, should permission be granted. It would therefore not be justified to recommend that planning permission would be refused on this ground.

## **9.0 Conclusions**

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

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