

Planning Sub-Committee Agenda



To: Councillor Michael Neal (Chair)
Councillor Leila Ben-Hassel (Vice-Chair)
Councillors Ian Parker (Deputy Chair), Sean Fitzsimons, Clive Fraser,
Karen Jewitt, Mark Johnson, Humayun Kabir, Joseph Lee, Endri Llabuti,
Ellily Ponnuthurai and Holly Ramsey

A meeting of the **Planning Sub-Committee** which you are hereby summoned to attend, will be held on **Thursday, 16 June 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
Bernard Weatherill House
8 Mint Walk, Croydon CR0 1EA

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www.croydon.gov.uk/meetings
Wednesday, 8 June 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 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

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 - 8)

To approve the minutes of the meeting held on Thursday 28 April 2022 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 9 - 12)

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

5.1 20/06275/OUT - 20 Manor Way, Purley, CR8 3BH (Pages 13 - 30)

Outline application for the consideration of access, appearance, layout and scale only for the demolition of existing dwellinghouse and the construction of four single dwellinghouses with an associated vehicular access and parking.

Ward: Purley and Woodcote
Recommendation: Grant permission

5.2 21/05085/FUL - 172A Selsdon Road, South Croydon, CR2 6PJ (Pages 31 - 44)

Alterations, erection of an additional storey to provide 1 flat and associated refuse and cycle storage.

Ward: South Croydon
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 held on Thursday, 28 April 2022 at 8.50 pm in Council Chamber, Town Hall,
Katharine Street, Croydon CR0 1NX

MINUTES

Present: Councillor Chris Clark (Chair);
Councillors Clive Fraser, Toni Letts, Michael Neal and Gareth Streeter

Also Present: Councillor Helen Pollard

PART A

A14/22 **Minutes of the previous meeting**

RESOLVED that the minutes of the meeting held on Thursday 7 April 2022 be signed as a correct record.

A15/22 **Disclosure of Interest**

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

A16/22 **Urgent Business (if any)**

There was none.

A17/22 **Planning applications for decision**

A18/22 **21/04462/FUL - Land R/o 67 Kendall Avenue South, South Croydon, CR2 0QR**

Erection of a two-bedroom dwelling with associated works.

Ward: Purley Oaks and Riddlesdown

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

Mr Graham Webb spoke against the application.

Mr Neal Thompson spoke in support of the application.

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 Letts. This was seconded by Councillor Fraser.

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

The Committee **RESOLVED** to **GRANT** the application for the development at Land R/o 67 Kendall Avenue South, South Croydon.

Due to technical issues experienced by the presenting officer, the Chair changed the running order of the meeting. As a result, item 5.3 was taken ahead of item 5.2.

A19/22 **21/05158/HSE - 51 Queenhill Road, South Croydon, CR2 8DW**

Erection of a single storey outbuilding ancillary to the existing dwelling.

Ward: Selsdon and Addington Village

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

Mr Ian Leggatt spoke against the application.

The Ward Member Councillor Helen Pollard addressed the committee with her view on the application.

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 Councillor Clark.

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

The Committee **RESOLVED** to **GRANT** the application for the development at 51 Queenhill Road, South Croydon.

A20/22 **21/05926/HSE - 134 Auckland Road, Upper Norwood, London**

Internal alterations and erection of two storey side extension, single storey rear extension, erection of first floor balcony and hard and soft landscaping to front side and rear gardens.

Ward: Crystal Palace and Upper Norwood

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

Mr Mark Green spoke in objection to the application.

Ms Alexandra Kent Jones spoke in support of the application.

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 Letts. This was seconded by Councillor Fraser.

The motion to grant the application was taken to a vote and carried with 5 Members voting in favour and no Members voting against.

The Committee **RESOLVED** to **GRANT** the application for the development at 134 Auckland Road, Upper Norwood, London.

The meeting ended at 9.52 pm

Signed:

Date:

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PLANNING SUB-COMMITTEE AGENDA

PART 5: 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 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

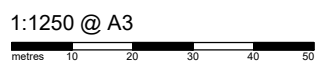
- 9.1 The Committee to take any decisions recommended in the attached reports.

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Location Plan 1:1250 @ A3



Block Plan 1:500 @ A3

Client's Name	Silverleaf Group
Job Title	Manor Way, Purley

Drawing Title	Location & Block Plan
Scale	1:500 @ A3

Drawn	Checked	Date
GG	SLG	20.11.20
Job No	Drawing No	Rev
6916	PL-50	-
Status	APPROVAL	

Rev	Date	Revision Details	Dr	Ch
London: 76 Great Suffolk Street, London, SE1 0BL T 0207 928 2773 E london@ecearchitecture.com Sussex: Brooklyn Chambers, 11 Goring Road, Worthing, West Sussex, BN12 4AF T 01903 248777 E sussex@ecearchitecture.com Bristol: Westworks, Colston Tower, Colston Street, Bristol, BS1 4XE T 0117 214 1101 E bristol@ecearchitecture.com ECE Architecture www.ecearchitecture.com				

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1. SUMMARY OF APPLICATION DETAILS

Ref: 20/06275/OUT
 Location: 20 Manor Way, Purley, CR8 3BH
 Ward: Purley and Woodcote
 Description: Outline application for the consideration of access, appearance, layout and scale only for the demolition of existing dwellinghouse and the construction of four single dwellinghouses with an associated vehicular access and parking.
 Drawing Nos: PL-50 REV A, PL-52 REV D, PL-53 REV B, PL-54 REV B, PL-55 REV C, PL-56 REV C, PL-57 REV B, PL-58 REV B, PL-59 REV B, PL-60 REV E, PL-62 REV E, PL-64 REV A, PL-65, 2002033-01 REV C, 2002033-TK02 REV B, 2002033-TK01 REV E, Fire Safety Statement dated August 2021.
 Applicant: Justin Owens
 Case Officer: Alex Green

Dwelling sizes	3 Bedrooms	4 Bedrooms	5 Bedrooms
Existing	1	0	0
Proposed	0	2	2

Number of car parking spaces	Number of cycle parking spaces
8	8

1.1 This application is being reported to Planning Committee because the number of objection letters received is above the threshold in the Committee Consideration Criteria.

2 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 financial contribution of £6000 towards sustainable transport including but not limited to car club bays on street with EVCP's as well as EVCP's in general.

- 2.2 That the Director of Planning and Strategic Transport has delegated authority to negotiate the above legal agreements, issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

Standard Conditions

1. Development begun no later than two years from the final approval of reserved matters;
2. Application for approval of reserved matters to be made within 3 years of date of permission;
3. Development to be carried out in accordance with the approved drawings;
4. Approval of reserved matters (Landscaping) prior to any development on site.

Pre-Commencement Conditions

5. Demolition/Construction Logistics Plan to be submitted prior to any development on site.

Prior to Above Ground Works Conditions

6. Cycle storage and refuse management plan;
7. Materials including detailed drawings;
8. SuDs details across the site;
9. Disabled parking bays provision and electric vehicle charging points.

Pre-Occupation Conditions

10. Visibility splays as approved;
11. Parking as approved.

Compliance Conditions

12. Energy efficiency;
13. Water efficiency;
14. Compliance with fire strategy
15. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport.

Informatives

1. Community Infrastructure Levy;
2. Granted subject to a Section 106 agreement;
3. Code of Practice for construction sites;
4. Ecology;

5. Waste and Recycling;
6. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport.

3 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 The proposal is for the demolition of the existing dwellinghouse and the construction of four single dwellinghouses with an associated vehicular access and parking.
- 3.2 Matters for consideration under this planning application are:
 - Access.
 - Appearance.
 - Layout.
 - Scale.
- 3.3 The landscaping for the proposal is a reserved matter for approval at a later date although is indicatively shown on the plans.

Site and Surroundings

- 3.4 The application site lies on the north-western side of Manor Way and is currently occupied by a large, detached bungalow dating back to the 1910/20's. The existing property sits in an elevated position with an inclining driveway.
- 3.5 The surrounding area is typically residential in character comprising large, detached dwellings varying in design and character. Most properties are sited within generous plots benefitting from large quantities of established soft landscaping. Land levels rise from the south-east to the north-west and therefore the properties on the south-eastern side of Manor Way are typically a storey lower to those properties to the north-west.
- 3.6 The application site is not located within an Environment Agency Flood Zone, though is at risk of surface water flood risk, albeit low. The site has a PTAL rating of 1a which indicates that the site has poor access to public transport, however the site is within a reasonable walking distance of bus routes and Reedham Station.



Figure 1: Proposed Site Plan.



Figure 2: Aerial view of the site's location.

Planning History

3.7 The following planning decisions are relevant to the application:

- 20/02907/OUT - Outline application for the consideration of access, appearance, layout and scale only for the demolition of existing dwellinghouse and the construction of four single dwellinghouses with an associated vehicular access and parking. **Application withdrawn.**
- 18/03185/OUT - Demolition of the existing building. Erection of a 2/3 storey building comprising 8 apartments. Provision of associated parking. **Permission granted.**
 - 21/02308/RSM- Reserved matters relating to Landscaping (Condition 1) attached to planning permission ref. 18/03185/OUT for demolition of the existing building. Erection of a 2/3 storey building comprising 8 apartments. Provision of associated parking. **Approved.**
- 18/01272/PRE – **Pre-Application Advice:** To demolish the existing house. To erect a three-storey building comprising eight apartments. To provide the associated parking.
- 17/03581/FUL - Construction of first floor with accommodation in roofspace to include erection of dormer extension and installation of rooflights: erection of single storey rear extension. **Permission granted.**
- 01/00319/P - Retention of obscure glazed window in eastern elevation (relaxation of condition 01 to planning permission 99/0372/P). **Permission granted.**
- 99/00372/P - Demolition of existing garage; erection of single/two storey side extension to include garage, ground floor rear infill extension and conservatory. **Permission granted.**

4 CONSULTATION RESPONSE

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

5 LOCAL REPRESENTATION

5.1 A total of 5 neighbouring properties were notified about the application and invited to comment. The application was also publicised on site by way of a site notice, with a press advert also published. The number of representations received from neighbours in response to notification and publicity of the

application are as follows:

No of individual responses: 31 Objecting: 31 Supporting: 0

Summary of Objections	Response
<i>Principle of Development</i>	
Overdevelopment	See Sections 7.7 – 7.8.
<i>Design</i>	
Not in keeping with the character of the area	See Sections 7.7 – 7.8.
<i>Neighbouring amenity</i>	
Loss of light.	See Sections 7.10 – 7.11.
Overlooking.	See Sections 7.10 – 7.11.
Increase in noise	The properties would be for domestic use, and it is not considered that the use as single family dwellings would cause an undue increase in noise and disturbance to the extent that would warrant as a reason for refusal.
Loss of view	This is not a material planning consideration.
<i>Highways</i>	
Inadequate parking.	See Section 7.17.
Construction traffic and disruption	A pre-commencement condition will be imposed requiring a Demolition/Construction Logistics Plan to ensure construction activities do not cause undue disturbance to the highway network.
<i>Other matters</i>	
Noise and air pollution impact	Problems arising from the construction period of any works are covered by Control of Pollution Acts, therefore they are not a material planning considerations.
Disruption to local wildlife and preservation of area.	The application site is not located near a site of nature conservation importance, nor is there any evidence of protected species on site, nor is the site subject to a formal tree preservation order. While the applicant has provided an indicative landscaping proposal of part of this outline application the full details would be secured at the reserved matters stage. Officers are therefore satisfied that the development would not result in a loss of valued vegetation or habitats.
The proposal would breach covenants on the land.	This is not a material planning consideration.

5.2 Following receipt of amended plans, 35 re-notification letters were sent. The number of representations received from neighbours in response to re-notification are as follows:

No of individual responses: 4 Objecting: 4 Supporting: 0

Summary of Objections	Response
<i>Principle of Development</i>	
Overdevelopment	See Sections 7.7 – 7.8.
<i>Design</i>	
Not in keeping with the character of the area	See Sections 7.7 – 7.8.

5.3 Croydon South Area Advisory Panel:

- Only concern is loss or damage to certain tree specimens otherwise a welcome change to have houses.

6 RELEVANT PLANNING POLICIES AND GUIDANCE

6.1 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 new London Plan (2021), the Croydon Local Plan (2018) and the South London Waste Plan (2012).

6.2 Government Guidance is contained in the National Planning Policy Framework (NPPF) revised 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.

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

6.4 London Plan (2021)

- 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
- H1 Increasing housing supply
- H2 Small sites
- H10 Housing size mix

- G5 Urban Greening
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- S11 Improving air quality
- S12 Minimising greenhouse gas emissions
- S13 Energy infrastructure
- S12 Flood risk management
- S13 Sustainable drainage
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T7 Deliveries, servicing and construction

6.5 Croydon Local Plan (adopted February 2018)

- SP1 – The places of Croydon
- SP2 – Homes
- DM1 – Housing choice for sustainable communities
- SP4 – Urban design and local Character
- DM10 – Design and character
- DM13 – Refuse and recycling
- SP6 – Environment and climate change
- DM23 – Development and construction
- DM24 – Land contamination
- DM25 – Sustainable drainage systems and reducing flood risk
- SP7 – Green grid
- DM27 – Biodiversity
- DM28 – Trees
- SP8 – Transport and communications
- DM29 – Promoting sustainable travel and reducing congestion
- DM30 – Car and cycle parking in new development

6.6 Suburban Design Guide Supplementary Planning Document (SPD) 2019

- The SPD is a Housing Design Guide that provides guidance on suburban residential developments and extensions and alterations to existing homes across the borough. The Suburban Design Guide does not form part of the development plan and only provides guidance on how to apply and interpret the Development Plan policies.

7 MATERIAL PLANNING CONSIDERATIONS

7.1 The principal issues relate to:

- a. Principle of development

- b. Impact upon the character and appearance of the area
- c. Impact upon neighbouring amenity
- d. Quality of accommodation
- e. Impact on highways, parking and refuse provision
- f. Trees, ecology, flooding and sustainability

a) Principle of Development

- 7.2 Paragraph 11 of the NPPF 2021 applies a presumption in favour of sustainable development which means approving development proposal which accords with an up-to-date development plan without delay. Paragraph 69 acknowledges the contribution of small and medium size sites can make in meeting the housing requirements and supports the development of windfall sites. The above policies are clearly echoed within Policy SP2.1 of the Croydon Local Plan (2018) (CLP) while Policy SP2.2 commits to the delivery of 10,060 homes across the borough's windfall sites before 2036.
- 7.3 Croydon Local Plan Policy DM1.2 states that the Council will permit the redevelopment of the residential units where it does not result in the net loss of 3-bedroom homes (as originally built) or the loss of homes smaller than 130m². The existing house is 141.4sqm and is therefore not protected from demolition by Policy DM1.2 (subject to appropriate replacement housing). The site is a windfall site which could be suitable for sensitive renewal and intensification, and the principle of redevelopment was established by the previous planning application on the site (18/03185/OUT, granted on 27.09.2018) which was subject to a condition requiring implementation within 5 years (by 27.09.2023), and is still extant. The proposal is for a residential scheme comprising of four two-storey dwellinghouses (with additional roof level accommodation), it would maintain the overall residential character of the area and would be acceptable in principle.
- 7.4 Policy SP2.7 of the CLP sets a strategic target for 30% of new homes to have three or more bedrooms. The proposal seeks to provide 2 x 4 bedroom and 2 x 5-bedroom dwellings, therefore the proposal would have 100% of the overall mix of accommodation as family-sized units which would exceed the strategic target and would ensure a choice of homes of different sizes available in the borough.

b) Impact on the character and appearance of the area

- 7.5 Policy SP1 (The Places of Croydon) of the Croydon Local Plan requires new development to contribute to enhancing a sense of place and improving the character of the area. Policy SP4 (Urban Design and Local Character) requires development to be of a high quality which respects and enhances local character. Policy DM10 (Design and Character) of the Croydon Local Plan requires new development to respect the pattern, layout, siting, scale, height, massing, appearance, materials and built and natural features of the surrounding area. Policies D3 and D4 of the London Plan (2021) are also relevant.

- 7.6 The application proposes to demolish the existing dwellinghouse, with the erection of two detached dwellings towards the front of the site, and two detached dwellings towards the rear of the site. It is noted that the topography of the site rises approximately 6m from southeast to northeast of the site with a gradient of approximately 1:20.



Figure 3.1: Proposed site layout

- 7.7 The surrounding area is predominantly characterised by detached properties on large plots, with properties well set back from the highway. The application proposes two dwellings towards the front of the site that would be narrower in comparison to the properties either side of the application site, and those further southwest of the application site. Whilst it is acknowledged that the width of the proposed frontage would to a certain degree disrupt the established plot rhythm, given the proximity of the site to the smaller properties on the outward curve of the corner of Manor Way, it is considered that the change in pattern can be accommodated without significant disruption to the character of the surrounding area. Furthermore, the dwellings towards the front of the site would not project beyond the front building lines to the properties either side.

7.8 The design of the proposed dwellings would be sympathetic to the character of the surrounding area and would reflect the styles of neighbouring properties, with the properties towards the front of the site each featuring a hipped roof and a front gable. Red brick is proposed to the ground floors of both Plots 1 and 2, with render to the first-floor level of Plot 1 and hung tiles to the front of Plot 2, with the properties to the rear featuring a similar material palette. Amended drawings have been received during the course of the application to reduce the ridge heights of the two properties towards the rear of the site, thereby ensuring that the properties would appear subservient to the properties towards the front of the site. The proposed dwellings would comfortably sit within the site whilst providing suitable separation distances to adjoining boundaries and adequate separation between the proposed dwellings. The development is considered to be well designed responding to the site's context and would sit comfortably within the street scene. Further design quality is to be secured through detail and material conditioning.



Figure 3.2: Proposed Street scene Elevation including houses on either side



Figure 3.3: Previously approved Street scene image (18/03185/OUT)



Figure 3.4: Proposed Street scene CGI

c) Impact on neighbouring amenity

- 7.9 Policy DM10.6 of the CLP states that the Council will not support development proposals which would have adverse effects on the amenities of adjoining or nearby properties or have an unacceptable impact on the surrounding area. This can include a loss of privacy, a loss of natural light, a loss of outlook or the creation of a sense of enclosure.
- 7.10 The application site lies between Nos. 18 and 22 Manor Way, with land levels rising northwest. House 1 would project 1.2m beyond the rear of No. 18 and would be set in by 1m from the boundary. No.18 has a substantial side garden, meaning there would be 12m between the houses. House 2 would be set in 1.5m from the boundary, and project 2m beyond the rear of No. 22, and again no.22 has a substantial side garden meaning that House 2 would be set 11.4m away from No. 22. Therefore, the minor projection beyond the rear building lines of these properties is offset by the substantial separation distances. Therefore, it is not considered that this aspect of the proposal would have an unduly detrimental impact on the amenity levels afforded to the occupiers of these properties in terms of loss of light or outlook, nor would it lead to an increased sense of enclosure.
- 7.11 In terms of Houses 3 and 4, which are located towards the rear of the site, House 3 would be set 23.7m away from the rear of No. 18 and House 4 would be set 24m away from the rear of No. 22, both of these distances exceed the guidance within the London Plan Housing SPG (18-21m). Given the substantial separation distances to these properties and the size and scale of the dwellings proposed to

the rear of the site, it is not considered that would cause an undue loss of light or outlook to the occupiers of these properties. The views afforded from the windows at first floor level, given their orientation and separation distance to neighbouring properties, are not considered to cause an undue loss of privacy to neighbouring occupiers.

d) Quality of accommodation

- 7.12 Policy SP2 of the CLP states that all homes in Croydon should meet the needs of residents over a lifetime and should contribute to sustainable communities within the borough. Policy DM10 also requires development to provide adequate sunlight and daylight to potential future occupants. The supporting text to policy DM10 states that the Council will apply the standards of the Building Research Establishment Guidance (Site Layout Planning for Daylight and Sunlight). Policy D6 of the London Plan (2021) is also relevant.
- 7.13 Policy D6 of the London Plan (2021) states that a 4-bedroom 8 person dwelling and a 5-bedroom 8 person dwelling over 3 floors, should achieve a minimum internal floorspace of 130sq.m and 134sq.m respectively; all units would meet their respective space standards. The proposal would also meet the relevant space standards for individual room sizes; therefore, the internal areas of the dwellings is appropriate. The proposed plans also detail that the dwellings would have access to adequate levels of light and outlook, thereby providing a satisfactory standard of accommodation.
- 7.14 Policy D7 of the London Plan (2021) requires that at least 10 per cent of dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(3) 'wheelchair user dwellings', with all other dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) required to meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'. Policy D7 is a strategic policy, and the supporting text explains that for small-scale infill developments it may be necessary to apply some flexibility. The supporting text to Policy H2 states that homes that are not on the ground floor on minor developments can comply with the M4(1) standard, which does not require step-free access, where provision of step-free access would be unfeasible. Only Plots 3 and 4, which are located to the rear of the site, would be M4(2) accessible, with the dwellings to the front of the site having steps to their respective entrances. Given that the issue with compliance with standards M4(2) and (3) relates to the levels of the site (and the Building Regulations includes an allowance for this through designating sites as "steeply sloping") and that it is undesirable for the land to be significantly built up, from a sustainability, appearance and neighbour impact perspective, the provision of 2 M4(2) units is considered to be acceptable.
- 7.15 Policy DM10 requires development to provide private amenity space that is of a high-quality design and enhances and respects the local character; provides

functional space and provide a minimum amount of private amenity space of 5 sq.m per 1-2 person unit and an extra 1sq.m per extra occupant thereafter. The proposed plans show that all dwellings would each have access to a private rear garden which significantly exceeds the standard, therefore the proposal would provide a sufficient quantum of private amenity space.

e) Impact on Highways, Parking and Refuse Provision

- 7.16 Policies SP8 (Transport and Communication), DM29 (Promoting sustainable travel and reducing congestion) and DM30 (Car and cycle parking in new development) of the CLP seek to promote development which makes full use of public transport, cycling and walking; does not have a detrimental impact on highway safety for pedestrians, cyclists, public transport users and private vehicles; does result in a severe impact on local transport networks; reduces the impact of car parking; provide car and cycle parking spaces as set out in the Local Plan and ensures that cycle parking is designed so that it is secure. Policies T4, T5, T6 and T7 of the London Plan (2021) are also relevant.
- 7.17 The application site has a Public Transport Accessibility Rating (PTAL) of 1a which means that the site has very poor access to public transport. Policy T6.1 of the London Plan (2021) states that the maximum parking standards in this PTAL should be 1.5 spaces per dwelling. The proposal would provide 2 parking bays to serve each of the new dwellings. Whilst the overall parking provision would exceed 1.5 spaces per home, the application proposes four large family dwellings, and the parking is not provided at the expense of soft landscaping.
- 7.18 Manoeuvring tracks for all parking spaces and ingress/egress from the site using the proposed crossover have been provided which details that vehicle can enter and leave in forward gear, demonstrating that the vehicle access and parking spaces as proposed is acceptable. Furthermore, pedestrian and vehicle visibility splays have been provided, thereby demonstrating that the proposal would not have a detrimental impact in terms of highway safety.
- 7.19 The decision notice would include a condition to request details of accessible parking bays and electric vehicle charging points prior to occupation. It would also include a pre-commencement condition for a Demolition/Construction Logistic Plan to ensure minimum disruption to traffic movements in the area as a result of the construction process.
- 7.20 Table 10.2 of The London Plan (2021) sets the cycle parking standards at two spaces for all dwellings of two or more bedrooms and the proposal would require 8 cycle parking spaces. The two rear dwellings would incorporate cycle parking into the side of each building, whilst the two front dwellings could accommodate cycle storage in their gardens. Details of the cycle storage are to be secured via condition.

- 7.21 Policy DM13 of the CLP aims to ensure that the location and design of refuse and recycling facilities are treated as an integral element of the overall design and the Council would require developments to provide safe, conveniently located and easily accessible facilities for occupants, operatives and their vehicles.
- 7.22 Refuse stores would be sited adjacent to the respective parking areas for the proposed dwellings, with a collection point for the two rear properties sited to the side of the dwellings towards the front of the site. The requirement of the Council's waste collection operators is that where appropriate access and turning for refuse collection vehicles is not possible, a refuse store must be provided within 20m of the street. This point must be no more than 30m from the front door of the dwelling. The siting of proposed refuse collection point for the rear dwellings would accord with the aforementioned guidance. Further details of the proposed refuse stores are to be secured via condition.
- 7.23 In summary, the proposal's parking provision, access, vehicular movement and servicing of the proposed development would not result in a significant adverse impact on the adjoining highway and its operation in terms of safety, as per the London Plan (2021) and Croydon Local Plan (2018) Policies DM13 and DM30.

f) Trees, ecology, flooding and sustainability

- 7.24 The landscaping element of the scheme has been reserved, with details of planting to be provided by a reserved matters application. None of the trees on site are protected. Planning consent 18/03185/OUT was granted in 2018 (extant until 2023) and accepted the loss of 9 category C trees, three category C hedges, a and a category C group of trees. The proposal would result in the further loss of two category C trees (T17 Monterey Pine with low amenity value, and T19 Hornbeam with moderate amenity value). The root protection areas of these additional trees would be substantially covered by development meaning it would not be possible to retain them. The council's tree officer has reviewed the scheme and has no objection to the removal of the trees due to their quality, subject to a landscaping plan which includes replacement trees. Full details of landscaping, including a requirement for substantial tree planting, would be provided and considered in the reserved matters application.
- 7.25 In terms of ecology, there is no reason to believe that any protected species would be harmed by the proposed development, however an informative would be included on any decision making the applicant aware that it is an offence to harm protected species or their habitat, and in the event that protected species are found on site the applicant should refer to Natural England standing advice.
- 7.26 The site is at low risk of surface water flooding. Policy DM25 of the CLP states that sustainable urban drainage systems (SuDS) are required in all developments. This would ensure that sustainable management of surface water would not increase

the peak of surface water run-off when compared to the baseline scenario. The decision notice would include conditions to this effect.

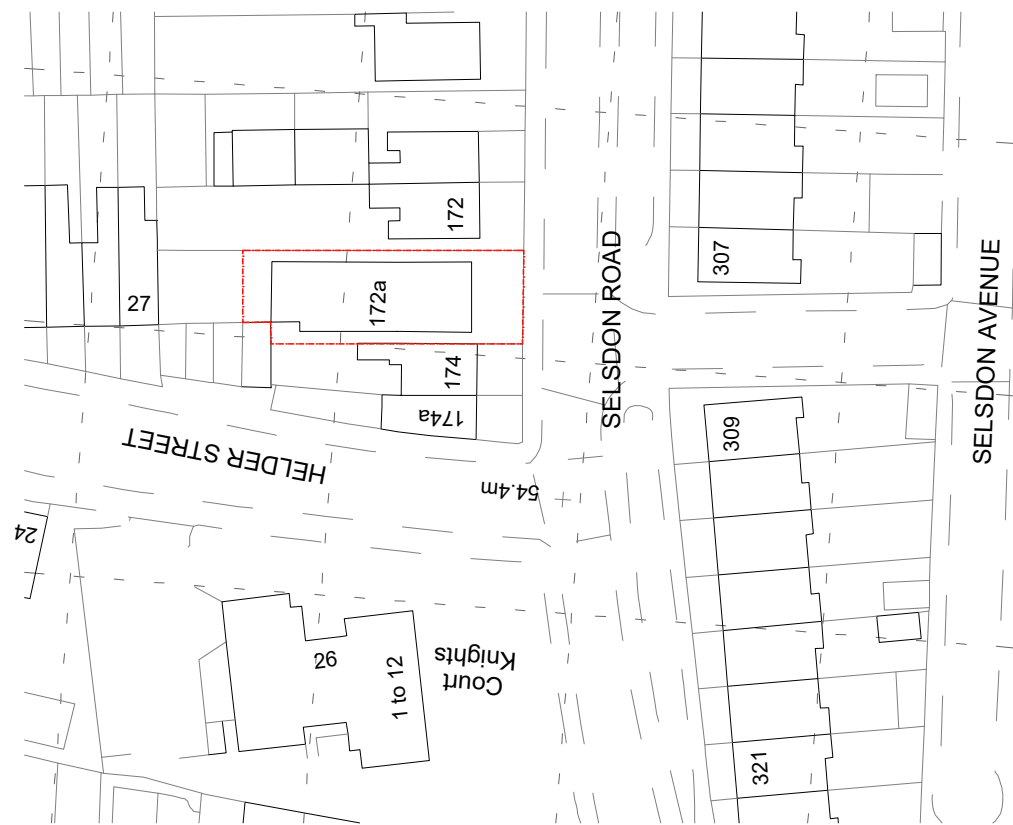
- 7.27 SP6.2 of the CLP states that the Council will ensure that development make the fullest contribution to minimising carbon dioxide emissions in accordance with the London Plan energy hierarchy to assist in meeting local, London Plan and national CO2 reduction targets. The decision notice would include a condition to ensure that the development would achieve 19% reduction in CO2 emissions over 2013 Building Regulations.
- 7.28 Policy SP6.3 of the CLP requires all new-build residential development to meet water efficiency standard of 110 litres/person/day as set out in Building Regulations Part G. The decision notice would include a condition to ensure the development would adhere to the standards of this policy.

Fire Safety

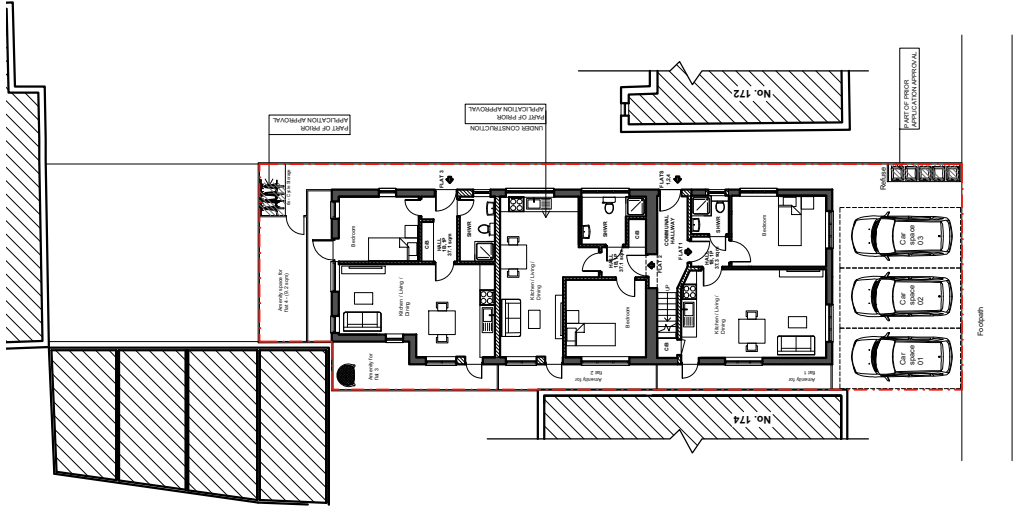
- 7.29 Policy D12 of the London Plan (2021) requires all development proposals to achieve the highest standards of fire safety. Paragraph 3.12.1 states that fire safety of developments should be considered from the outset and D12 sets out six requirements that should be achieved on all developments. The applicant has submitted a fire statement which includes fire safety measures and identifies the means of escape and the fire assembly point. This is considered to meet the requirements of Policy D12 of the London Plan (2021)

Conclusions

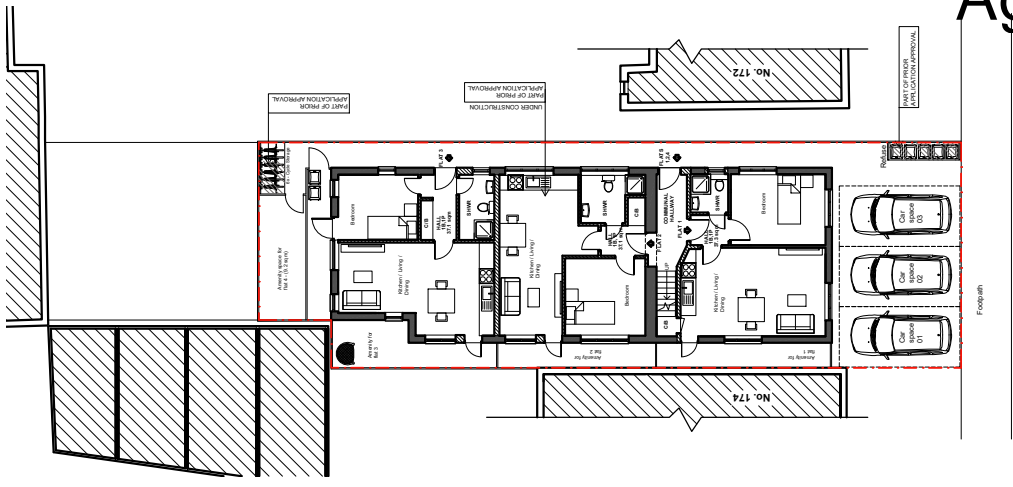
- 7.30 The provision of four residential family dwellings within the Borough is encouraged by the Council's Local Plan policies, national guidance in the NPPF and regional policies of the London Plan.
- 7.31 In addition, using legal agreement and appropriate conditions, the development would be acceptable on highways, environmental and sustainability grounds.
- 7.32 All material considerations have been taken into account, including responses to the consultation. The conditions recommended would ensure that any impacts of the scheme are mitigated against, and it is not considered that there is any material planning considerations in this case that would warrant a refusal of this application. Taking into account the consistency of the scheme with the Development Plan and weighing this against all other material planning considerations, the proposal is considered to be acceptable in planning policy terms.



EXISTING BLOCK PLAN - 1:500



EXISTING SITE PLAN - 1:200



PROPOSED SITE PLAN - 1:200

JOB TITLE: Alteration to elevations and improvements to facade and creation of 1 residential unit to second floor level	DRAWING TITLE: Existing Block plan Existing and Proposed Site plans	SCALE: 1:200@A3 1:500@A3	DATE: 29/09/21
		DRAWING No.: P9/001	DATE: 28/02/2022
SITE: 172A Seltsdon Road, South Croydon CR2 6PJ		Rev C	

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1.0 APPLICATION DETAILS

Ref: 21/05085/FUL
Location: 172A Selsdon Road, South Croydon, CR2 6PJ
Ward: South Croydon
Description: Alterations, erection of an additional storey to provide 1 flat and associated refuse and cycle storage
Drawing Nos: P9/001 Rev C, P9/002 Rev B, P9/003, P9/004, P9/005, P9/006 Rev C, P9/007 Rev C, P9/008 Rev C, P9/009 Rev C, P9/010 Rev C, P9/011 Rev C
Agent: Sterling Rose
Applicant: Sterling Rose
Case Officer: Victoria Bates

1.1 This application is being reported to Planning Sub Committee in accordance with the following committee consideration criteria:

- The Ward Councillor (Cllr Maria Gatland) made representations in accordance with the Committee Consideration Criteria and requested committee consideration

2.0 RECOMMENDATION

2.1 That the Planning Sub Committee resolve to GRANT planning permission.

2.2 That the Director of Planning and Sustainable Regeneration has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

1. Commencement time limit of 3 years
2. Development carried out in accordance with approved drawings and reports

Compliance

3. Refuse and recycling details
4. Materials as specified
5. Compliance with Fire Strategy Statement
6. Energy and water efficiency requirements
7. Any other planning condition(s) considered necessary by the Director of Planning and Sustainable Regeneration

Informatives

1. Community Infrastructure Levy
2. Code of practice for Construction Sites

3. Compliance with Building/Fire Regulations
4. Construction Logistics Informative
5. Any other informative(s) considered necessary by the Director of Planning and Sustainable Regeneration

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 The application seeks planning permission for alterations, erection of an additional storey to provide a 1 bedroom, 2 person flat and associated refuse and cycle storage.
- 3.2 The alterations would involve replacement of UPVC windows with aluminium.
- 3.3 The 1 bedroom, 2 person flat would be accessed from second floor with the living room, double bedroom and bathroom at entrance level, with kitchen/dining room within the roof space and a terrace to the rear within a part open rear roof dormer extension.
- 3.4 The cycle storage would be provided in an enclosed store at the rear of the site. The refuse storage for the new unit would be provided at the front of the site.

Amendments

- 3.5 Throughout the course of the application, amendments were submitted which were re-consulted on for a period of 14 days. These were amendments to simplify the design to extrude the existing building upwards, as opposed to the previous contemporary design with pitched roof, new bay feature and extensive brickwork.

Site and Surroundings

- 3.6 The application site is located on the western side of Selsdon Road. It is occupied by a two-storey property, with a single storey rear extension. The site is within an Archaeological Priority Area and Critical Drainage Area.



Figure 1 – front of site with adjoining premises

- 3.7 The site was formerly in use as offices but has been converted to four flats under 21/05000/GPDO. This permission has been implemented and is substantially complete.

Planning History

- 3.8 21/06100/DISC - Discharge of condition 3 (Refuse and Cycle Parking) attached to permission 21/05000/GPDO for Change of use from Class E to Class C3 to provide 4 self-contained flats under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) – Approved
- 3.9 21/05000/GPDO - Change of use from Class E to Class C3 to provide 4 self-contained flats under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) – Prior approval approved and implemented
- 3.10 20/04331/OUT - Demolition of existing buildings and erection of 2 new part 2 storey, part 3 storey buildings containing 1 x 3 bed, 3 x 2 bed and 2 x 1 bed apartments with a disabled parking space accessed off Helder Street – Permission refused
- 3.11 19/03893/GPDO - Change of use of ground and first floors (Use Class B1 - office) to residential use (Use Class C3 - dwelling), to comprise of 3 residential units with associated parking, cycling and refuse storage facilities. – Prior approval granted – Not implemented
- 3.12 01/01092/P – Use of part of ground floor for purposes within class B1 (business) - Permission granted

- 3.13 84/02714/P - Erection of two storey front extension to provide garage /store with offices over – Permission granted

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the intensified residential development is acceptable;
- The quality of accommodation is acceptable for future residents;
- The design and appearance of the development is an acceptable quality, and it is not considered that it would harm the character of the surrounding area;
- The proposal would not create undue harm to the amenity of nearby residential properties and their occupiers;
- The level of parking and impact upon highway safety and efficiency would be acceptable;
- Sustainability aspects can be controlled by conditions.

5.0 CONSULTATIONS

LOCAL REPRESENTATION

- 5.1 The application was publicised by letters of notification to neighbouring properties. The number of representations received in response to the notification of the application are as follows:

No of individual responses: 11; Objecting: 11; Supporting: 0

- 5.2 Two of the eleven representations were received outside of the re-consultation period.

- 5.3 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.

Objection	Officer comment
<i>Character and design</i>	
Obtrusive by design	Acknowledged and addressed in paragraphs 7.6 – 7.11 of this report
Over development	
Not in keeping with the area	
<i>Impacts on neighbouring amenity</i>	
Overlooking	Acknowledged and addressed in paragraphs 7.15-7.20 of this report
Loss of light	
Overbearing	
Loss of privacy	
Noise from construction	A construction logistics and management plan condition would be imposed. Construction works cannot take place out of permitted hours as outlined on the Council's website. The construction process would need to comply with environmental health legislation.
<i>Transport and highways impacts</i>	

Traffic	Acknowledged and addressed in paragraphs 7.21-7.24 of this report
Inadequate car parking	
Increased stress on street	
<i>Flooding</i>	
Increased flood risk	The proposal would not increase the footprint of the building
<i>Other matters</i>	
Lack of family homes	This is not required for an application for 1 dwelling
Change of use from office to residential	This does not form part of this application.
Construction has already commenced	Work has been commenced on the conversion of the ground and first floor under the GPDO approval. Works have not been commenced on this application.

5.4 Councillor Gatland referred the application on the following grounds, noting her comments were unchanged following amendments to the design of the building:

- Over development
- Overly dominant building
- Harm to amenities of neighbours
- Design of jarring and over dominant
- Would not enhance the local character of the area

6.0 RELEVANT PLANNING POLICIES AND GUIDANCE

6.1 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 London Plan (2021), the Croydon Local Plan (2018) and the South London Waste Plan (2012).

6.2 Government Guidance is contained in the National Planning Policy Framework (NPPF) (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.

6.3 The main planning Policies relevant in the assessment of this application are:

London Plan (2021):

- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D11 Safety, security and resistance to emergency

- D12 Fire Safety
- H1 Increasing housing supply
- H2 Small sites
- H10 Housing size mix
- S13 Energy infrastructure
- S15 Water infrastructure
- S112 Flood risk management
- S113 Sustainable drainage
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential parking
- T7 Deliveries, servicing and construction

Croydon Local Plan (2018):

- SP2 Homes
- DM1 Housing choice for sustainable communities
- SP4 Urban Design and Local Character
- DM10 Design and character
- DM13 Refuse and recycling
- SP6 Environment and Climate Change
- DM23 Development and construction
- DM25 Sustainable drainage systems and reducing floor risk
- SP8 Transport and communications
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development

Supplementary Planning Documents/Guidance

- Croydon Suburban Design Guide SPD (2019) – officer’s note Mayor Perry’s intention to revoke this guidance, but the SPD2 remains in place as of today and is a material consideration in the determination of relevant planning applications, such as this scheme
- London Housing SPG (Mayor of London, 2016)
- Character and Context SPG (Mayor of London, 2014)
- Sustainable Design and Construction SPG (Mayor of London, 2014)

7.0 MATERIAL PLANNING CONSIDERATIONS

7.1 The main planning issues relevant in the assessment of this application are as follows:

- Principle of development
- Design and the impact on the character of the area
- Quality of accommodation for future occupiers
- Residential amenity for neighbours
- Transport
- Refuse storage
- Other planning considerations
- Conclusion

Principle of development

7.2 The London Plan (LP) and the National Planning Policy Framework (NPPF) place significant weight on housing delivery and focus on the roles that intensification and small sites can play in resolving the current housing crisis.

7.3 Policy SP2.1 of the Croydon Local Plan (CLP) applies a presumption in favour of development of new homes and Policy SP2.2 states that the Council will seek to deliver 32,890 homes between 2016 and 2036, with 10,060 of said homes being delivered across the borough on windfall sites.

7.4 LP policy D3 encourages incremental densification to achieve a change in densities in the most appropriate way. Policy H3 seeks to significantly increase the contribution of small sites to meeting London's housing needs.

7.5 The proposal would result in a net gain of one dwelling on a site which is in residential use. This is an appropriate location for additional housing.

Design and impact on the character of the area

7.6 London Plan (2022) Policy D3 states that development should make a positive contribution to the local character and should incorporate the highest quality materials and design appropriate to its context. Policy SP4.1 and SP4.2 of the Croydon Local Plan (2018) states that the Council will require development to be of a high quality and be informed by the distinctive qualities, identity, topography and opportunities of the relevant places of Croydon. Policy DM10.1 states that proposals should achieve a minimum height of 3 storeys whilst respecting a) the development pattern, layout and siting; b) The scale, height, massing and density; c) The appearance, existing materials and built and natural features of the surrounding area. The Suburban Design Guide SPD guidance on extensions and alterations to roofs (4.21) and extending upwards (4.22) are relevant to this assessment.

- 7.7 The proposed extension would replicate the floors below in its appearance and materials. It would respond to the character of the existing dwelling which is in accordance with DM10 of the Croydon Local Plan.
- 7.8 The proposal would increase the height of the building by a storey, maintaining the same materials and roof form at an increased height. The total height of the building would be increased by 3.6 metres (measured at the ridgeline), to the same height as 172 Seldon Road adjoining as shown below in Figure 2.

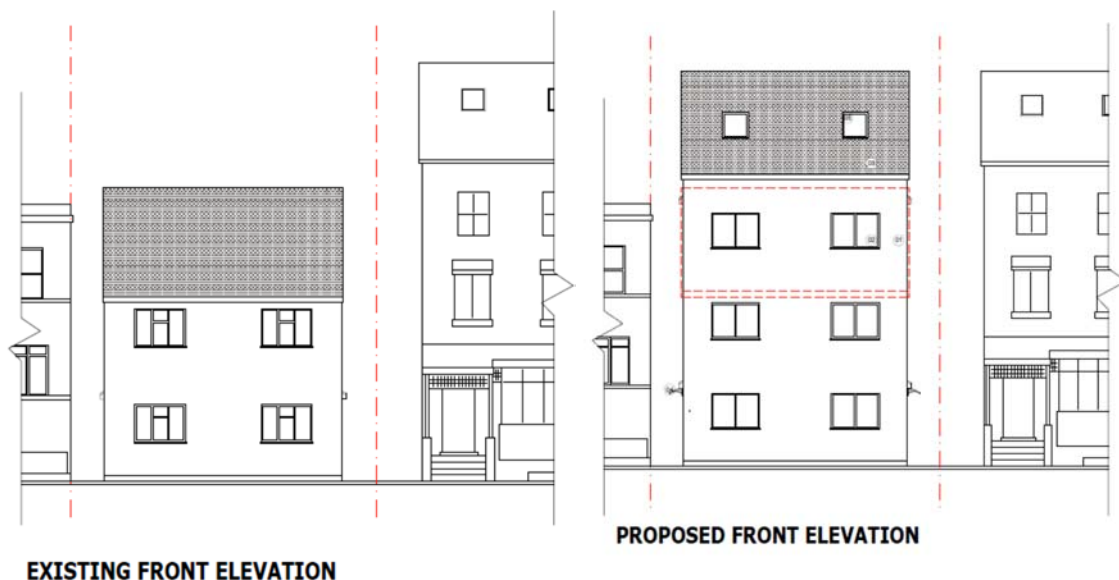


Figure 2: Existing and Proposed Elevations

- 7.9 At the rear, a recessed dormer is proposed which would be partially open to provide the new unit's external amenity space (part enclosed for the stairwell window). The dormer would measure two thirds of the width of the roof space which is in accordance with the Suburban Design Guide SPD guidance on roof extensions (Section 4.21). As such, it would not appear overly dominant.
- 7.10 Roof lights are proposed on the front elevation. These windows are minor in scale and would not be out of keeping with other properties on the street.
- 7.11 Overall, when taking all of the above into consideration, it is considered the scale, massing, positioning and architectural expression is acceptable.

Quality of accommodation for future occupiers

- 7.12 The proposed unit would comply with the internal dimensions required by Policy D6 of the London Plan (2021). It would be classed as a 1 bedroom 2 person unit over two storeys and would measure 64sqm which exceeds the requirement of 58sqm.
- 7.13 The unit would be dual aspect which would provide cross ventilation and good daylight. The upper floor kitchen/dining room would be served by rooflights in both the front and rear roof slopes, as well as an outlook through the doors onto the rear terrace.

- 7.14 With regard to external amenity space, Policy D6 of the London Plan (2021) 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. Private amenity space of 6.6m would be provided within the inset terrace.
- 7.15 Whilst the unit would not be step free, given the implemented prior approval for conversion of the building to residential, officers accept that the provision of a lift is unfeasible in this scenario.
- 7.16 London Plan policy D12A 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. The applicant has demonstrated how fire safety has been considered and demonstrates that the highest standards of fire safety would be achieved.

Residential amenity for neighbours

- 7.17 Policy D6 of the London Plan (2021) indicates that in their neighbourhoods, people should have a good quality environment. Policy DM10.6 of the Croydon Local Plan (2018) states that proposals for development should ensure that the amenity of the occupiers of adjoining buildings are protected.
- 7.18 The extension would have the same footprint as the existing first floor as shown in Figure 3. It would not exceed the rear building line, or the building line of either neighbouring property. The rear elevation would not exceed either property and as a result would not result in a loss of outlook, daylight or sunlight reaching the rear windows.

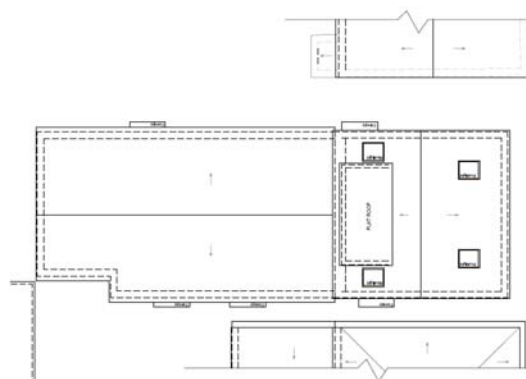


Figure 3: Proposed roof plan

- 7.19 The additional mass may cause a minimal increase in overshadowing over the rear garden of 172 Selsdon Road in the morning, but the increase in height is only 3.6 metres over the existing building which is unlikely to cause any significant harm.
- 7.20 There are windows at first and second floor in the side elevation of 172 Selsdon Road which are obscurely glazed and serving bathrooms. The Suburban Design Guide SPD states that daylight and sunlight studies will not normally be required where a neighbour's window directly faces onto or over an application site in a manner that is considered to be unneighbourly. These unneighbourly windows place undue restraints on the development, and as such the light and

outlook they receive will not receive significant protection. 174 Selsdon Road does not have any side facing windows.

- 7.21 A terrace is proposed in the rear roof slope, recessed into the roof. The terrace would be 10 metres above the neighbouring gardens and would face directly onto the application site itself. This would be sufficient to avoid direct overlooking and to protect the privacy of the users of neighbouring gardens.
- 7.22 In summary, due to the location of the additional massing above the existing footprint, the proposal would not cause significant harm to the amenities of neighbouring properties.

Transport

- 7.23 Policies T6.1 of the London Plan (2021) sets out parking standards for proposed development. Policies SP8.17, DM29 and DM30 of the Croydon Local Plan (2018) provide further guidance with respect to parking within new developments and state that development should not adversely impact upon the safety of the highway network.
- 7.24 The site has a PTAL (Public Transport Accessibility Level) of 4 (on a scale of 0-6b) indicating good access to public transport. The site is within walking distance of South Croydon train station and 10 bus services. The proposal would result in the creation of a 1 bedroom flat. No off-street parking would be provided for the unit but given its relatively accessible location this is acceptable.
- 7.25 Cycle parking would be provided in an enclosed store at the rear of the site. It would be covered and secure, in accordance with T5 of the London Plan (2021).
- 7.26 In summary, the proposal would comply with DM29 and DM30 of the Croydon Local Plan and T4, T5, T6.1 and T7 of the London Plan (2021).

Refuse storage

- 7.27 A refuse store for the new dwelling would be located at the front of the site within the enclosed store, screened from the streetscene. A store at the rear would be provided for the existing ground floor rear flat that would be displaced from the frontage as a result of this proposal.

Other Planning Considerations

- 7.28 If permitted, the development would 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.
- 7.29 All other planning considerations including equalities have been taken into account.

Conclusion

- 7.30 All material considerations have been taken into account, including responses to the public consultation. Considering the consistency of the scheme with the

Development Plan and weighing this against all other material planning considerations, the proposal is considered to be acceptable in planning policy terms. The application is recommended for approval.

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