

Planning Sub-Committee Agenda



To: Councillor Michael Neal (Chair)
Councillor Leila Ben-Hassel (Vice-Chair)
Councillors Ian Parker, Sean Fitzsimons, Clive Fraser, Karen Jewitt,
Mark Johnson, Humayun Kabir, Lee, 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, 11 August 2022** at the rise of Planning Committee but not earlier than **7.00 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

Tariq Aniemeka-Bailey
020 8726 6000 x64109
tariq.aniemeka-bailey@croydon.gov.uk
www.croydon.gov.uk/meetings
Wednesday, 3 August 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. 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.

3. 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.

4. Planning applications for decision (Pages 5 - 8)

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

4.1 21/05664/OUT - Rear of 35 & 37 Croham Valley Road (Pages 9 - 24)

Outline application for the consideration of access, appearance, layout and scale only in relation to the erection of two buildings comprising of a total of 4 semi-detached houses, formation of vehicular access and provision of associated parking, refuse and bicycle storage fronting Ballards Rise.

Ward: South Croydon

Recommendation: Grant permission

5. 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 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.

This page is intentionally left blank



This page is intentionally left blank

PART 5: Planning Applications for Decision**Item 5.1****1 APPLICATION DETAILS**

Ref: 21/05664/OUT
 Location: Rear of 35 & 37 Croham Valley Road
 Ward: South Croydon
 Description: Outline application for the consideration of access, appearance, layout and scale only in relation to the erection of two buildings comprising of a total of 4 semi-detached houses, formation of vehicular access and provision of associated parking, refuse and bicycle storage fronting Ballards Rise
 Drawing Nos: 0350, 0351, 0456, 0457, 0252, 0100, 0454, 0353, 0352, 0455, 0451, 0254, 0253, 0452, 0453, 0450, 0354, 0251 REV A, 102 REV A, 0501 REV A, 2103091-01 REV A
 Applicant: Justin Owens
 Agent: N/A
 Case Officer: Alex Green

Home size	0-1 bedroom	2 bedroom	3 bedroom	4+ bedroom
Existing	-	-	-	-
Proposed	-	-	1	3

	Car Parking Spaces	Cycle Parking Spaces
Existing	-	-
Proposed	6	8

- 1.1 This application is being reported to committee because the ward councillor (Cllr Michael Neal) and a Resident Association (Croham Valley Residents Association) made representations in accordance with the Committee Consideration Criteria and requested committee consideration; and objections above the threshold in the Committee Consideration Criteria have been received.

2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 2.1 The proposal is for a residential scheme comprising of four two-storey semi-detached dwellinghouses, and it would respect the overall residential character of the area. The siting and location of the proposed dwellings relative to neighbouring properties is not considered to cause an undue impact on amenity levels, whilst the proposal would provide a satisfactory standard of accommodation. The proposal would be acceptable in terms of its impact on highways, trees, flooding and fire safety.

3 RECOMMENDATION

- 3.1 That the Committee resolve to GRANT planning permission.
- 3.2 That the Director of Planning and Sustainable Regeneration is delegated authority to 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 (note: the landscaping reserved matters application may be subject to further related conditions including biodiversity enhancement, maintenance and tree planting).

Pre-Commencement Conditions

5. Demolition/Construction Logistics Plan to be submitted prior to any development on site.
6. Grampian Condition: No development to commence until provision for replacement landscaping on the verge outside the site has been agreed with the highway authority and LPA.

Prior to Above Ground Works Conditions

7. Cycle storage and refuse management plan;
8. Materials including detailed drawings;
9. SuDs details across the site;

Pre-Occupation Conditions

10. Visibility splays as approved;

Compliance Conditions

11. Parking and Electric Vehicle charging;
12. Energy efficiency;
13. Water efficiency;
14. Compliance with fire strategy
15. Removal of permitted development
16. Obscured glazing (side elevations)
17. 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. Ecology;
4. Waste and Recycling;
5. Any additional informative(s) considered necessary by the Director of Planning and Sustainable Regeneration

- 3.3 That the Committee confirms that adequate provision has been made, by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.

4 PROPOSAL AND LOCATION DETAILS

Proposal

- 4.1 The proposal is for the demolition of the existing dwellinghouse and the construction of four single dwellinghouses with an associated vehicular access and parking.
- 4.2 Matters for consideration under this planning application are:
- Access.
 - Appearance.
 - Layout.
 - Scale.
- 4.3 The landscaping for the proposal is a reserved matter for approval at a later date although it is indicatively shown on the plans to demonstrate whether it can be achieved.

Site and Surroundings

- 4.4 The application site lies on the north-east side of Croham Valley Road, to the rear of Nos. 35 and 37, and is accessed via Ballards Rise.
- 4.5 The surrounding area is typically residential in character comprising detached dwellings varying in design and character. Most properties are sited within generous plots benefitting from large quantities of established soft landscaping. Land levels fall from east to west.
- 4.6 The application site is not located within an Environment Agency Flood Zone, though is at high risk of surface water flood risk.
- 4.7 The site has a Public Transport Accessibility Level (PTAL) of 1b which indicates that the site has poor access to public transport. There are two bus routes along Croham Valley Road (64 and 433), and it is approximately 1.7km (18 minutes) walking distance to Selsdon District Centre and 1.7m km (22 minutes) walking distance to South Croydon Station.

Planning History

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

Rear of 35 & 37 Croham Valley Road

- 4.9 21/02346/OUT - Outline application for the consideration of access, appearance, layout and scale only in relation to the erection of 2 three storey detached buildings including accommodation within the roofspace comprising 8 flats, formation of vehicular access and provision of parking spaces with associated refuse and bicycle storage fronting Ballards Rise (amended description). **Pending Consideration.**

4.10 The following image shows the alternative scheme under consideration for the same site:



Rear of 31 & 33 Croham Valley Road

4.11 The following development was approved on the opposite side of Ballards Rise:

4.12 19/04615/FUL Erection of 2 two storey detached buildings with accommodation within the roofspace comprising 8 flats, bin store, formation of vehicular access and provision of 7 parking spaces

4.13 The following image shows the approved development (which has been constructed) opposite the site:



5 CONSULTATION RESPONSE

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

6 LOCAL REPRESENTATION

- 6.1 A total of 15 neighbouring properties were notified about the application and invited to comment. The application was also publicised on site by way of a site notice. The number of representations received from neighbours in response to notification and publicity of the application are as follows:

No of individual responses: 37 Objecting: 37 Supporting: 0

- 6.2 The following local groups/societies made representations:

- Croham Valley Residents' Association [objecting]

- 6.3 The following Councillor and MP made representations:

- Councillor Michael Neal [objecting]
- Chris Phillip MP [objecting]

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

Objections

- Overdevelopment and not in keeping with the character of the area
- Impact on neighbouring properties in terms of loss of light and privacy
- Inadequate parking and impact on highway safety
- Impact on flooding
- Disruption to local wildlife and preservation of area
- Construction traffic and disruption

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

- Noise and air pollution impact. (OFFICER COMMENT: Problems arising from the construction period of any works are covered by Control of Pollution Acts).
- Impact on local infrastructure (OFFICER COMMENT: The development would be liable for a Community Infrastructure Levy which would assist in the delivery of the infrastructure needed to support development in the area).

7 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development
2. Impact upon the character and appearance of the area
3. Impact upon neighbouring amenity

4. Quality of accommodation
5. Impact on highways, parking and refuse provision
6. Trees, ecology, flooding and sustainability
7. Fire safety

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.
- 7.3 The Croydon Local Plan sets out a target of 32,890 homes from 2016-2036, and the London Plan takes precedence from 2019-2029, requiring 20,790 homes to be built in that period. Although the London Plan figure is lower, it is over a 10 year period (2019-2029) rather than the 20 year Local Plan period (2016-2036).
- 7.4 The Local Plan target for development on Windfall sites is 10,060 homes which is approximately 503 per year, the London Plan's 10-year target for net housing completions on small sites (below 0.25 hectares in size) is 6,410 or 641 per year, which until 2029 is a higher requirement than the Croydon Local Plan windfall sites target.
- 7.5 The site is a windfall site which could be suitable for sensitive renewal and intensification. The proposal is for a residential scheme comprising of four two-storey semi-detached dwellinghouses, it would maintain the overall residential character of the area and would be acceptable in principle.
- 7.6 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 1 x 3 bedroom and 3 x 4-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.
- 7.7 Policy DM10.4e of the CLP states that in the case of development in the grounds of an existing building which is retained, a minimum length of 10m and no less than half or 200sq.m (whichever is smaller) of the existing garden area is retained for the host property after the subdivision of the garden. The site plan details that proposal would appear to be in accordance with this (the retained gardens would be at least 10m long and 230sqm and 330sqm in size), therefore overall, the principle of the provision of developing the site for additional homes is acceptable in land use terms.
- 7.8 The following image shows the proposed subdivision of the site relative to the host properties and the surrounding area:



Impact on the character and appearance of the area

- 7.9 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.
- 7.10 The proposed dwellings would be located to the rear of Nos. 35 and 37 Croham Valley Road. Ballards Rise is a cul-de-sac which features 3 large detached properties at the rear with 2 x two storey detached buildings comprising 8 flats recently constructed opposite the application site to the rear of Nos. 31 and 35 Croham Valley Road. The proposed dwellings would front onto Ballards Rise, and the proposal is for four semi-detached properties, which would be set within the topography of the site and would be stepped in height. The proposed buildings would be set behind a driveway and landscaping, and although the landscaping is a reserved matter it would retain sufficient space for landscaping to maintain the verdant character of Ballards Rise. It is considered that the scale and massing of the proposed development would respond well to local character and topography.

- 7.11 The site layout would reflect that of the new development opposite, albeit with a lower density and whilst providing traditionally laid out semi-detached houses rather than flatted blocks.
- 7.12 Local Plan Policy DM10 requires development to seek to achieve a minimum height of 3 storeys. The surrounding buildings are generally 1-2 storeys in height with pitched roofs (some of which have additional accommodation within the roof space). The proposed development would achieve this requirement whilst respecting the local building heights, by having 1-2 full storeys with additional accommodation within the pitched roofs. The house to the north of the site would also be set down within its landscape to minimise its height along the boundary, being one full storey (plus pitched roof) above the natural boundary with 3 Ballads Rise (which is a bungalow with a pitched roof).



- 7.13 Ballards Rise and Croham Valley Road are characterised by a mix of building styles, with houses sharing design features such as tiled roofs with gables or catslides; render, pebbledash or brick facades, and horizontal windows. The surrounding houses are therefore varied and informal in design. The proposed dwellings would not replicate the styles of neighbouring properties, but would reflect their design features through the use of traditional gabled roofs, pale brick elevations (reflecting the buff colour of the nearby pebbledash houses), and asymmetry through use of a catslide roof. The buildings opposite are contemporary in appearance, and were granted planning permission prior to the Suburban Design Guide being revoked. The proposed buildings take a more traditional form, reflecting the traditional materials and detailing of the houses in the area. It is considered the proposed development would be acceptable given the proposed dwellings would be set back from the road frontage and would be built into the topography of the land. 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.

7.14 The following image shows the proposed development as viewed from Ballards Rise:



7.15 The development opposite, and the alternative scheme proposed for this site, are more contemporary in their design approaches (see paragraphs 4.10 and 4.13 above). The design proposed by this application is more traditional, and in keeping with the traditionally designed surrounding houses rather than drawing upon the design of the contemporary new building opposite.

7.16 It is considered the proposed development would be acceptable in terms of its impact on the character of the area and would maintain the street's locally distinctive sense of spaciousness.

Impact on neighbouring amenity

7.17 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.

7.18 Policy DM10 of the CLP protects the first 10m of private amenity space from direct overlooking, and Nos. 35 and 37 Croham Valley Road (which are the "host" properties) would have retained garden lengths in excess of 10m. The proposed dwellings would be set 1.44m from the side boundary shared with Nos. 35 and 37 Croham Valley Road. The London Plan Housing SPG supports window-to-window separation distances of approximately 18m, with smaller distances where appropriate. As no windows are proposed to the side of the dwelling facing the garden of these properties, with a closed boarded fence and hedging adjacent to the side boundary minimising overlooking from the gardens of the new houses, no objection is raised in this regard.

7.19 The site is on a relatively steep slope and the rear of the garden at no.35 is already raised over 7m above the ground level at the rear of the house, therefore the outlook is accordingly limited. The proposed house would be at least 19m away from the first floor windows at no.35, therefore although it would be taller, noting the generous separation distance there would not be unacceptable impacts on the outlook of the host properties (nos 35 and 37) which would retain appropriate privacy and outlook.

- 7.20 The siting and location of the proposed dwellings relative to these properties is not considered to cause an undue impact in terms of loss of light, outlook or privacy.
- 7.21 The properties to the rear on Ballards Rise are set at an elevated land level in the context of the application site. No windows are proposed in the side of the dwelling facing these properties. The siting and location of the proposed dwellings relative to these properties is not considered to cause an undue impact in terms of loss of light, outlook or privacy.

Quality of accommodation

- 7.22 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.
- 7.23 Policy D6 of the London Plan (2021) states that a 3-bedroom 6 person dwelling and a 4-bedroom 8person dwelling over 3 floors, should achieve a minimum internal floorspace of 108sq.m and 112sq.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.
- 7.24 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.

Impact on Highways, Parking and Refuse Provision

- 7.25 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.
- 7.26 The application site has a Public Transport Accessibility Rating (PTAL) of 1b which means that the site has 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 6 parking bays, therefore the parking provision proposed would be in accordance with the aforementioned policy. Due to the size of the proposal, a Transport Statement was not provided. However, the other

application on the site (21/02346/OUT) included a Transport Statement with a parking stress survey, demonstrating parking stress of xxx which is low. The Transport Statement considered the cumulative impact including the development opposite, and found sufficient on-street capacity for visitor parking.

- 7.27 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.
- 7.28 The vehicle visibility splay requires views over highway land with planting, and details of the planting and potential maintenance requirements are required to be submitted to the Council by a Grampian condition to ensure that the planting does not obscure vehicle sightlines.
- 7.29 The decision notice would include a condition to request details of electric vehicle charging points prior to occupation. It would also include a pre-commencement condition for a Construction Logistic Plan to ensure minimum disruption to traffic movements in the area as a result of the construction process.
- 7.30 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. Units 1 and 4 would each have access to two cycle parking spaces to the front of the respective properties, with Units 2 and 3 each having two cycle parking spaces to the rear of the respective properties. Space for one accessible cycle parking space has been identified in close proximity to the bulky waste storage area, which means that if residents had an individual need requiring a specialist facility, this could be provided in future. Details of the cycle storage are to be secured via condition.
- 7.31 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.
- 7.32 Refuse stores would be sited adjacent to the parking area for the proposed dwellings, with a bulky waste storage area located towards the front of the site fronting Ballards Rise. Further details of the proposed refuse stores are to be secured via condition.

Trees, ecology, flooding and sustainability

- 7.33 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. The Council's tree officer has confirmed that the proposal in its current form and layout is generally of an acceptable nature given there are no trees of value remaining, although he has highlighted that the previous loss of trees on the site (understood to have taken place several years ago) was regrettable. Whilst officers acknowledge that there is limited space for significant and substantial tree planting, full details of landscaping, including a requirement for tree planting, would be provided and considered in the reserved matters application.

- 7.34 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. The Council's ecology advisor has reviewed the proposal and raised no objection.
- 7.35 The site is at high 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 a condition to this effect, which will be considered alongside the landscape design proposals to ensure that the London Plan Drainage Hierarchy is followed.
- 7.36 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. The materials and detailing condition will also ensure that the visual impact of any renewable energy technology required to meet this requirement (or the Building Regulations) is assessed to maintain a high quality design.
- 7.37 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

- 7.38 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).

Other Planning Issues

- 7.39 In accordance with Planning Guidance Note 1 – Planning Obligations: Developers Contributions, the proposal would attract the following contributions to mitigate the impact of the development:
- Approximately £111,447.61 towards Croydon CIL.
 - Approximately £16,112.06 towards Mayoral CIL.

Conclusion

- 7.40 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. The proposed new homes would add to the supply of family sized housing in the area, whilst respecting the local pattern of development and the local vernacular. It would not result in unacceptable impacts in terms of highways, amenity, or environmental impacts, and would result in a sustainable form of development.

- 7.41 In addition, using legal agreement and appropriate conditions, the development would be acceptable on highways, environmental and sustainability grounds.
- 7.42 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.

This page is intentionally left blank