

PART 6: Planning Applications for Decision**Item 6.1****1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 19/00490/FUL
 Location: 97 Pollards Hill South, Norbury, SW16 4LS
 Ward: Norbury
 Description: Demolition of the existing dwelling; Erection of building comprising of 3 x one bed flats and 1 x two bed flat and 4 x four bed semi-detached dwellings to the rear of the site with associated parking, landscaping, cycle and refuse storage (8 total).
 Drawing Nos: J003139/DD01, J003139/DD02, J003139/DD03, J003139/DD04, J003139/DD05B, J003139/DD06A, J003139/DD07B, J003139/DD08A, J003139/DD09, J003139/DD10, J003139/DD11, J003139/DD12A, J003139/DD13, J003139/DD20, J003139/DD21, J003139/DD22, 001 Rev B, 002 Rev B, 100 Rev B, 17-541-TPP-A.
 Applicant: Quantum Land and Planning
 Agent: Mr Spencer Copping (WS Planning)
 Case Officer: Wayne Spencer

	1 bed	2 bed	3 bed	4 bed
Existing House	0	0	0	1
Proposed Residential units	3	1	0	4

Number of car parking spaces	Number of cycle parking spaces
12	13

- 1.1 This application is being reported to committee because the Ward Councillor Shafi Khan has made representations in accordance with the Committee Consideration Criteria and requested committee consideration and representations above the threshold in the Committee Consideration Criteria have been received.

2.0 RECOMMENDATION

- 2.1 That the Planning Committee resolve to GRANT planning permission.
- 2.2 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

1. In accordance with the approved plans
2. Refuse/cycle stores to be installed/retained in perpetuity
3. Details of visibility splays/sight lines to be approved
4. External facing materials to be approved

5. Boundary fencing details to be approved and retained
6. Hard and soft landscaping to be approved and retained for 5 years
7. Drainage Strategy to incorporate SuDS to be approved, installed and retained
8. Water usage off 110L per head per day
9. 19% carbon dioxide reduction
10. Removal of permitted development rights
11. Submission and approval of Construction Logistics Plan
12. Parking & associated electric charging points to be implemented and retained
13. Existing and proposed details of the public highway (footway and verge)
14. Compliance with M4(2)
15. Refuse Collection Management Plan to be approved
16. Commence within 3 years
17. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

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

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 The applicant seeks full planning permission for the following:
- Erection of detached building comprising 3 x one bed and 1 x two bed flats at the front of the site
 - Erection of 4 x four bed semi-detached dwellings to the rear of the site
 - Associated parking accessed off Pollards Hill South (2 spaces per unit)
 - Refuse and cycle stores to all new properties
 - Associated hard and soft landscaping

Site and Surroundings

- 3.2 The application site lies on the south eastern side of Pollards Hill South, approximately 40 metres east of its junction with Highdaun Drive. The site is currently occupied by a two-storey detached dwelling with associated garden and front parking area. The existing dwelling would be demolished to facilitate the proposed development.
- 3.3 The surrounding area is residential in character with properties on the southern and south eastern side of the road predominantly comprising of a mix of two storey detached and semi-detached properties which appear to have predominantly been built during the same period. The properties on the northern and north western side of the road primarily consist of terraced two storey properties. The properties are of similar heights however they vary in design with varied plot widths.
- 3.4 The front element of the application site is located within an area at a very low risk of surface water flooding and the rearmost element of the application site is in an area at a low risk of surface water flooding. The site is not within a Conservation Area and the building in question is neither nationally nor locally listed.

Planning History

- 3.5 18/01182/FUL – *‘Demolition of existing dwelling; Erection of 1 x seven bed detached dwelling and 4 x four bed semi-detached dwellings to the rear of the site with associated parking, landscaping, cycle and refuse storage.’*

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

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

5.0 CONSULTATION RESPONSE

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

6.0 LOCAL REPRESENTATION

- 6.1 The application has been publicised by way of consultation letters sent to the properties which are adjacent to the application site. The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 64 Objecting: 64 Supporting: 0

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

Summary of objections	Response
<i>Townscape</i>	
<ul style="list-style-type: none">• Out of keeping• Visually overbearing• Overcrowding/overdevelopment of the site• Backland development• Massing of the built form out of keeping with the area• Under croft out of keeping with other surrounding properties• Loss of a family home as a result of a flatted scheme• Loss of a "period" English property• Rear houses would form a new building line	See paragraphs 8.4 to 8.6

<ul style="list-style-type: none"> • Rear houses would be cramped and out of character • Rear gardens small and out of character with limited leisure space 	
<i>Neighbouring amenity</i>	
<ul style="list-style-type: none"> • Overlooking/loss of privacy to neighbours • Noise, pollution and dust caused by construction works • Loss of light to no.95 • Noise/disruption to front house caused by rear house vehicle movements 	See paragraphs 8.7 to 8.11
<i>Environment</i>	
<ul style="list-style-type: none"> • Loss of trees and the impact upon surface water absorption • All new trees should be mature and remaining trees should be protected • Lack of trees/hedging or screening to protect neighbouring privacy • Impact upon ecology/biodiversity/wildlife • Pressure on green space 	See paragraphs 8.22 and 8.23
<i>Highways and Refuse</i>	
<ul style="list-style-type: none"> • Poor access to the site for emergency/large vehicles and refuse collection • Under croft access poses Health and Safety risk • Highway safety - dangerous bend for emerging vehicles • Increase in vehicular traffic • Lack of transport options to serve new homes • Lack of visitor parking • Increase in waste/refuse and lack of bin storage being provided • Number of bins put out on collection day impacting upon pedestrians 	See paragraphs 8.12 to 8.18
<i>Flooding</i>	
<ul style="list-style-type: none"> • Surface water drainage/attenuation required • Poor drainage and no recommendation of SUDs measures • Possible subsidence resulting from the development • Impact upon underground stream and drainage ditch to the rear of the site 	See paragraphs 8.20 and 8.21
Other comments	Response
<ul style="list-style-type: none"> • Rear houses susceptible to burglary 	See paragraph 8.5
<ul style="list-style-type: none"> • Road surface damage by additional heavy plant usage 	See paragraph 8.16

<ul style="list-style-type: none"> Potential damage to property at the rear of the site 	See paragraph 8.16
<ul style="list-style-type: none"> Additional demands placed on local education and health service provision 	See paragraph 8.24
<ul style="list-style-type: none"> Flats have no community benefit 	See paragraph 8.24
<ul style="list-style-type: none"> No affordable housing proposed 	See paragraph 8.24
<ul style="list-style-type: none"> Previously added conditions not yet discharged 	See paragraph 8.24
<ul style="list-style-type: none"> Consultation with landlord/housing provider of properties in Recreation Way 	These properties are over 140m from the application site and do not adjoin it. There is no requirement to notify these properties or the housing provider.

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

Summary of comments	Response
Access to sewer and water pipes for Thames Water and the resulting pressure put upon the current system	this is a matter for Thames Water and the developers to address – not a material planning consideration
Gas pressure would decrease as a result of the development	Not a material planning consideration
Flying freehold posing problems for future buyers	Not a material planning consideration
Impact upon property values	Not a material planning consideration
Intention to build HMOs	not proposed under this scheme

6.4 Cllr Shafi Khan objected and referred the application to Planning Committee on the following grounds:

- The proposed development is a typical back land development and would destroy the original characters of Pollards Hill area - The house to be replaced for development is the show case of original arts & crafts designs in the area that gives Pollards Hill, its distinctive character.
- It will cause party wall disputes and cause disturbances to neighbours during the construction times.
- The privacy of neighbours will be compromised as they will be overlooked while in garden.
- The creation of the under croft will be obtrusive and out of character.
- It would increase traffic noise compromising quality of life issues of the local residents
- The proposed development, to build over the existing main sewer and foul water pipes, will incur a significant loss of mature trees and habitat from the green space,

- It will reduce the integrity of the ground and increase the water run-off from the top of Pollards Hill and will increase flood risk during weather extremes and an increase in pooling of water during wet weather.

7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan 2018 and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), updated February 2019. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

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

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

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

7.4 Croydon Local Plan 2018:

- SP1.1 Sustainable development
- SP1.2 Place making

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

7.5 There is relevant Supplementary Planning Guidance as follows:

- London Housing SPG March 2016
- The Nationally Described Space Standards (October 2015)
- Suburban Design Guide Supplementary Planning Document (2019)

8.0 MATERIAL PLANNING CONSIDERATIONS

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

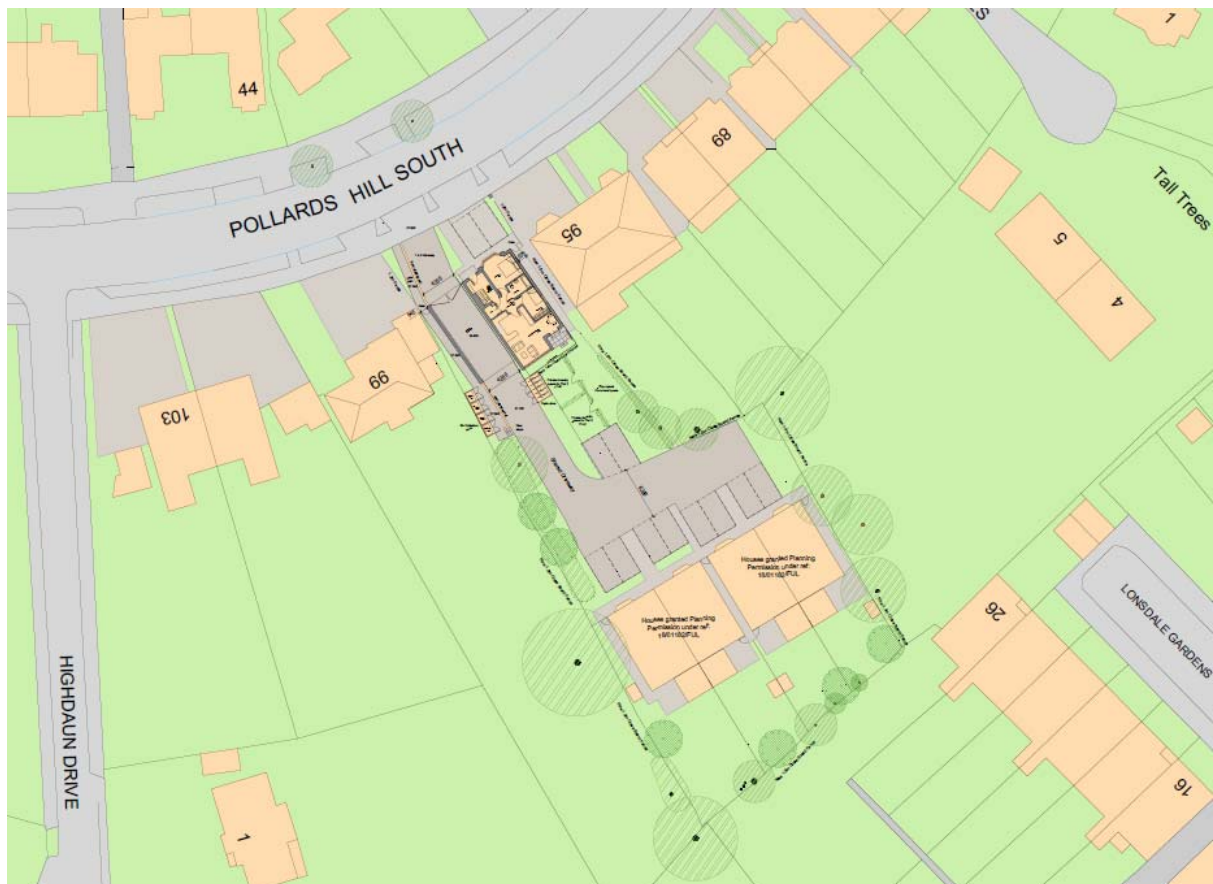
- Principle of development
- Townscape and visual impact
- Housing Quality for future occupiers
- Residential amenity for neighbours
- Transport
- Refuse Stores
- Sustainability
- Flood Risk
- Other Planning Matters

Principle of development

8.2 The appropriate use of land is a material consideration to ensure that opportunities for development are recognised and housing supply optimised. Permission was granted in November 2018 for buildings of the same positioning and massing as this proposed development. Given that the site is located within a residential area, the principle of a residential development can be supported providing that the proposal respects the character and appearance of the surrounding area and there are no other impact issues.

- 8.3 Local Plan Policy DM1.2 seeks to prevent the loss of small family homes by restricting the net loss of 3 bed units and the loss of units that have a floor area less than 130 sq.m. The existing dwelling has a floor area of approximately 262sq.m and is a 5 bed house; therefore it is not protected by the retention of small family homes policy. Although a 7-bed home was approved under the previous scheme, this was never implemented and therefore the Council cannot insist on this being provided on site in-lieu of the proposed flatted scheme. Nevertheless, this proposal seeks to add four family sized homes to the Borough with the remaining four units proposed being 1-bed and 2-bed accommodation which would be an acceptable unit mix.

Townscape and visual impact



- 8.4 The existing site currently consists of a detached dwelling set fairly centrally within the plot and has a very similar plot width as the other dwellings in Pollards Hill South. The demolition of the existing dwelling, which has no statutory protection, would allow for the erection of the flatted building at the front of the site. The building would have a front feature gable which is common within the street scene. It also proposed to introduce a traditional full hipped roof which is an element typical with the character of the properties within the immediate locality of the application site. Although it is proposed to be used as a flatted development, it would have the overall appearance of a large detached dwelling, similar to that approved under reference 18/01182/FUL however it would now incorporate a rear recessed balcony within the roof space which would not be highly visible from public vantage points and the recessed nature of the balcony would allow it to integrate into the built form. The building would occupy the majority of the plot width and will provide a gated undercroft opening through the front building to allow vehicular access to the properties at the rear. Although undercrofts

are not typical with the road, the height and massing of the roof and the overall footprint of the proposed built form would provide a degree of correlation with the properties in the immediate locality and the symmetrical appearance coupled with the gable ended front feature would typically reflect the scale, massing and design of the surrounding properties. The width of the proposed front building would maintain separation distances from the flank boundaries of both adjoining plots which are typical within the street scene. The plot frontage would be left relatively open and the front building line would also be typical of that associated with other properties in Pollards Hill South. Although a significant part of the front garden would be hard landscaped to provide the undercroft access road and parking, there is the opportunity to use the remainder of the frontage to incorporate meaningful landscaped garden areas to serve the flats which would soften the appearance of the proposed development. The materials to be used would not be at odds with neighbouring properties and would relate to the appearance and external finishes of the surrounding properties.



- 8.5 The two pairs of semi-detached 4-bed dwellings at the rear of the site would utilise the proposed undercroft and associated access road from Pollards Hill South. It is proposed to provide associated parking (2 vehicle spaces per dwelling) and private rear gardens with at least a 10 metre deep rear garden to serve each dwelling which is the same as the scheme approved under 18/01182/FUL. They have an adequate layout with sufficient amenity spaces to serve the dwellings. It has been raised by third party comments that the development at the rear of the site would be out of keeping with the area however there are properties directly to the north east in 'Tall Trees' which were part of a previously back land development. The orientation and juxtaposition of these dwellings would be different to those being proposed however, given the existence of this built form and its associated layout, it is not considered that the development would be substantially incongruous or significantly out of keeping with the characteristics associated with the area. It is also considered that there would be a good level of natural surveillance within the area at the rear of the site and this could be improved by lit parking bollards which could be secured by a landscaping related planning condition. This would then increase security and would decrease the risk of criminality occurring within the site.



- 8.6 The two pairs of semi-detached dwellings at the rear of the site would be seen against the backdrop of the built form fronting Pollards Hill South and the proposed semi-detached dwellings at the rear of the site, given their overall scale and massing, would appear subservient to the massing of the properties fronting Pollards Hill South. The proposed semi-detached dwellings would have a traditional appearance which is in keeping with the properties fronting Pollards Hill South therefore retaining the character of the area. They would utilise the width of the plot without appearing unduly cramped or overdeveloped. As a result of this assessment, the proposal would not warrant the refusal of permission based upon the low overall visual impact upon the existing townscape and the design would conform to the relevant provisions of Croydon's Suburban Design Guide SPD (2019) which has been adopted since the previous application was approved. In conclusion, it is not considered that this development would be harmful to the character and appearance of the surrounding area to sufficiently warrant the refusal of permission on these grounds. The external materials of these buildings would be required to be submitted by planning condition as would a hard and soft landscaping scheme which aims to soften the visual impact of the development.

Housing quality for future occupiers

- 8.7 The proposal involves the loss of a detached dwelling which has an internal floor area which exceeds 130sqm and therefore there would be no loss of a small family dwelling. The National Space Standards and the London Plan states that 4-bed, 7-person dwellings split over three levels should provide a minimum internal floor space of 121m² and that 4-bed. It also states that 2-bed, 3-person dwellings should provide a minimum internal floor space of 61m² and that 1-bed, 2-person dwellings should provide a minimum internal floor space of 50m². The floor area of all proposed units would exceed the minimum standards set out in the National Space Standards. The plans submitted indicate that the proposed semi-detached dwellings would each have an internal floor area of approximately 161.8m² which would exceed the required space standards for 4-bed, 7 person dwellings. The 2-bed, 3 person flat would have an internal floor area of approximately 64m² and the 1-bed, 2 person flats would have an internal floor area of approximately 50m². Having assessed the room sizes and the associated fenestration detailing on the proposal, all habitable rooms serving all of the proposed properties would have a good outlook with adequate sized windows allowing

a significant amount of natural light to enter all of the proposed residential units. As such, there would be no detrimental impact upon the living conditions of future occupiers.

- 8.8 The new dwellings would all have access to private rear garden amenity spaces with at least a 10 metre deep rear gardens to serve each of the semi-detached dwellings to the rear of the site. The flatted development at the front of the site would have three separate amenity spaces at ground level to serve the ground and first floor flats as well as a rear facing roof terrace to serve the flat within the roof space. All proposed amenity spaces would exceed the London Plan guidance and would also provide an area which could be attributed to leisure activities within the site without putting pressure on existing green space. Each property would have adequate parking space to serve each of the proposed units with 2 spaces for each dwelling at the rear of the site and 1 space for each of the proposed flat. As a result, the quality of the proposed development for all future occupiers is considered to be acceptable.

Residential amenities of neighbours and future occupiers



- 8.9 The proposed flatted building would infill an area fronting Pollards Hill South and would maintain the existing building line of the road. This building would be 945mm from the boundary with no.99 at its closest point. Although this distance would be marginally under 1 metre requirement of the Suburban Design Guide, it is not considered that this separation distance would be significantly harmful to the character of the area to warrant the refusal of permission on these grounds, particularly given the extant permission which exist on site for exactly the same built form on site as that being proposed. The building would be approximately 1.075 metres from the boundary with no.95 at its closest point and this would be in accordance with the Suburban Design Guide. The proposed built form would maintain a clear view between the 45 degree

angle of the rear windows of the adjoining properties and the proposed built form which would be in accordance with the Suburban Design Guide. The building would follow the building line of the adjacent properties and the positioning and massing combined with the hipped roof design would ensure that there would not be a significant overbearing or overshadowing impact upon these neighbouring properties. No flank windows are proposed for this building and, whilst the rear facing windows and roof space balcony of the building would overlook the rear gardens of both properties, the level of overlooking and potential noise impact from the residential intensification of the site would remain within that expected within an urban area.

- 8.10 The proposed dwellings at the rear would be over 11 metres from the flank wall of properties in Lonsdale Gardens, approximately 30 metres from the other surrounding dwellings in Pollards Hill South and approximately 38 metres from the properties in 'Tall Trees'. Given the siting of these properties in relation to the new dwellings combined with the separation distances, the development would not appear visually intrusive upon these properties. The rear facing windows would provide an outlook towards the rear garden of no.26 Lonsdale Gardens however they would primarily face the rearmost part of this site and two 'Acer campestre' trees are proposed to provide screening between the site and no.26 Lonsdale Gardens (as shown on drawing numbered 100 Rev B). Given the juxtaposition of the dwelling in relation to no.26 Lonsdale Gardens combined with the proposed tree screening and the separation distance, the development would not result in significant direct overlooking or a loss of privacy to the detriment of this property. This relationship is unchanged from the previous permission of this site under reference 18/01182/FUL. No other existing properties would be significantly overlooked and the development would not harm the residential amenities of existing neighbours.
- 8.11 The proposed dwellings and their associated fenestration have been designed to ensure that they do not have any undue impact upon the amenities of the occupiers of the proposed dwellings and would not, therefore, result in undue visual intrusion or mutual overlooking. There would be adequate separation distances between the proposed dwellings and no other properties would be significantly overlooked by the proposal. It is therefore considered that the development would not significantly harm the residential amenities of neighbours. With regards to noise impact, the dwellings would be required to meet current Building Regulations standards with regards to sound proofing and it is not considered that the need to change gear when negotiating the under croft or when parking to the rear of the site would cause significant noise or disturbance, particularly given the limited potential vehicle movements to and from the site based on the scale of the development proposed.

Transport

- 8.12 The application site is located in an area on the boundary of PTAL values of 0 and 1b, which is considered to be very poor. The nearest bus stops are respectively 209 and 470 metres away. The site is therefore considered to be poorly accessible to local public transport links. It is proposed to provide 2 car parking spaces for each of the rear dwellings and 1 space for each of the flats fronting Pollards Hill South which the Council consider to be high. However, given the low level of accessibility, the Council consider that this level of parking is considered acceptable and there is no requirement to provide visitor parking for this scheme. The site currently has one vehicular access and the proposal is to create two accesses separated by small section of verge. The Council would require a scaled drawing showing the existing and proposed details of

the public highway (footway and verge) would need to be submitted and to, and agreed with, the Council's Highways Department which could be secured by condition.

- 8.13 The detached building at the front of the site proposes a pair of parking spaces perpendicular to Pollards Hill South with their own vehicle crossover. The access road to the houses at the rear is proposed to be 4.2m wide and would be adjacent to this crossover. Two parallel spaces are proposed to the frontage of all four properties at the rear with two additional spaces opposite these spaces which will provide two parking spaces to serve the proposed flats. This arrangement would be acceptable within the character of the locality and would be required to provide electric charging points with a 20% active provision and a 20% passive provision for the proposed parking spaces to accord with London Plan Standards. These could, again, be secured by planning condition.
- 8.14 In order to provide adequate for pedestrian access, visibility splays would need to measure 2.8 metres into the site from the back edge of the public footway and would need to measure 3.3 metres either side of this distance which would be the same for the two parking bays adjoining the highway. Such detailing would need to ensure there is no obstruction within these resulting area above the height of 0.6m. In addition, the main access must provide and maintain vehicle sight lines from the carriageway with no obstruction above the height of 1.05m. The sight lines would need to be 2.4 metres in from the carriageway boundary towards the subject site, extending a distance of 43 metres in each direction to accord with Manual for Streets. These details would be secured by planning condition to ensure that the proposal is acceptable from a highway safety perspective.
- 8.15 The height of the under croft was amended under the previous application (reference 18/01182/FUL) to allow better access through to the properties at the rear. This was required to ensure that the development achieved compliance with the relevant Building Control requirements including compliance with the relevant fire standards. The applicant previously demonstrated that a fire appliance could park on the site frontage between the road and the under croft and the fire hose would reach a distance of 75m to the rearmost part of the furthest house from the fire appliance. As the overall positioning of the proposed built form has not changed, the proposal would continue conform to the required fire standards and Building Regulations requirements and would not pose a health and safety risk.
- 8.16 With regards to third party comments, potential road damage resulting from the development is not a material planning consideration. Any damage to the public highway, as with any damage caused to third party property, are civil matters which fall outside of the material planning considerations. Sewer pipes and service piping needing to be relocated are again, outside of the planning departments control and would need to be raised with the service providers.
- 8.17 In order to comply with London Plan standards each new 2-bed and 3-bed unit should have provision for covered and secure storage for 2 cycles per unit with one cycle space provided for the 1-bed flats. The rear gardens of the semi-detached properties could accommodate cycle stores in order to conform to the London Plan requirements. The cycle store for the front flatted development will be located along the proposed access road and would be conveniently located to serve each flat and would have the required capacity. The implementation and retention of these stores would need to be secured through the use of planning conditions.

Refuse storage

- 8.18 The refuse stores would be located on the access road to the proposed dwellings at the rear and the store is also proposed to be set back significantly from the main road with its siting being acceptable from a character point of view. The distance between the refuse store and the houses at the rear of the site would be within the distance required by the Suburban Design Guide. The refuse store would be located within 20 metres of the main road at its closest point with the furthest part of the refuse store being 29 metres from the main carriageway. 29 metres would exceed the maximum distance currently agreed between the Council and refuse collectors however an arrangement could be in place to bring the refuse closer to the road on refuse collection days. Such an arrangement could also allow refuse collection to take place without having to impact upon the highway network or blocking access for vehicles or pedestrians. Again, the implementation and retention of these stores, the capacity being compliant with current guidance and a refuse collection management plan could be secured by planning condition.

Sustainability

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

Flood risk

- 8.20 The front element of the site is within an area which is of 'very low' risk of surface water flooding and the rearmost part of the site is within an area which is of 'low' risk of surface water flooding as identified by the Croydon flood maps. The ground consists of London Clay and the fact that land upon which development is proposed may be unstable and could lead to later subsidence is a planning consideration. The Building Regulations determine whether the detailed design of buildings and their foundations will allow the buildings to be constructed and used safely. The National Planning Policy Framework (NPPF) states that, where a site is affected by land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.
- 8.21 In order to mitigate against potential flood risk a detailed Drainage Strategy has been referred to in the Flood Risk Assessment and seeks to provide final surface water run-off rates based upon the final design of the proposal which will then confirm the level of flood risk attenuation required for this development. The submission has include an outline Sustainable Drainage Strategy which confirms that the applicant will seek to achieve a reduction on the existing run-off rates within the site. The Council will work proactively with the applicant to ensure that suitable mitigation measures are achieved as result of the proposed development and the submission of a further full Drainage Mitigation Strategy, including details of the sustainable urban drainage systems to be incorporated into the development, will be required by planning condition. In addition to this, a soft landscaping scheme would also be secured by condition which could include any additional mitigation measures.

Trees and Ecology

- 8.22 The proposal seeks to remove some trees and have also suggested a planting schedule. The original submission under this application was considered unacceptable

by the Council's Tree Officer given the type of planting originally being proposed however the 'Quercus robur' trees originally proposed to rear of the site have been replaced with 'Acer campestre' trees and the originally proposed 'Pyrus Chanticeer' trees on the boundary with no.99 have been replaced with 'Amelanchier 'Robin Hill'' trees which has now addressed the original concerns and would provide a degree of screening from the neighbours. With regards to third party comments, the proposal involves replacement planting to compensate for the loss of trees. It is considered that the replacement planting would at least maintain the level water absorption from the current tree arrangement on site. The existing mature trees on site are not worthy of a Tree Preservation Order and cannot be forcibly retained. However, a landscaping condition would be added to the grant of permission requiring all proposed planting to be retained for a minimum of five years subsequent to permission being granted.

- 8.23 The site is not designated as having any known biodiversity or ecology issues and there is no evidence to suggest that the development would have a significant impact upon any protected species or the local wildlife to warrant the refusal of permission on these grounds. As such, it is not considered that the development would have any undue impact upon ecology or biodiversity.

Other Planning Issues

- 8.24 Third party comments raised the impact of the development upon the health and education facilities however, given the small scale of the development as a whole, the impact upon these services would be minimal and such matters would be captured by the Community Infrastructure Levy. With regards to affordable housing provision, as the scheme is for less than 10 units, no affordable housing provision would be required. Matters regarding noise, pollution and dust from the construction works are covered by the Environmental Health Act. All conditions not yet discharged under the previous approval (reference 18/01182/FUL) would be repeated under this application and it is considered that all relevant consultation with properties which adjoin the application site have been carried out in accordance with the Council's statutory obligation. All other matters raised by third party comments have been addressed earlier in this report.

Conclusion

- 8.25 The proposal would result in the redevelopment of the site which would provide four 4-bed family homes as well as 3 x 1-bed flats and 1 x 2-bed flat within the Borough. The overall massing of the development would be the same as that approved under application 18/01182/FUL in November 2018 and would not be significantly harmful or out of keeping with the character of the area nor would it have a significant impact on the amenities of adjoining occupiers. Landscaping, parking, energy systems and sustainable drainage are all acceptable in principle and can be secured by condition. It is therefore recommended that permission is granted.
- 8.26 All other relevant policies and considerations, including equalities, have been taken into account.