

PART 5: Planning Applications for Decision

Item 5.1

1.0 SUMMARY OF APPLICATION DETAILS

Ref: 18/04376/FUL
 Location: Laurel Court, 7 South Park Hill Road, South Croydon, CR2 7DY
 Ward: South Croydon
 Description: Construction of 3-storey residential building at rear comprising 9 units (6x2 bed and 3x3 bed flats) with associated car parking, cycle storage, amenity space and refuse storage along with the refurbishment of existing building with associated external alterations
 Drawing Nos: 171214-D-001, LC7-010 Rev B, LC7-011 Rev B, LC7-012 Rev B, LC7-013 Rev B, LC7-014 Rev B, LC7-015 Rev B, LC7-016 Rev B, LC7-017, LC7-018, LC7-019, LC7-020 Rev C, LC7-021 Rev B, LC7-022 Rev D, LC7-023 Rev C, LC7-029 Rev D, LC7-030 Rev D, LC7-032 Rev D, LC7-035, LC7-036, LC7-037, LC7-038, LC7-040, LC7-041.
 Applicant: Mr Kris Maj, Cobalt Construction PL Ltd
 Agent: Mr Duncan Clendenan, Urban Development
 Case Officer: Samantha Dixon

	studio	1 bed	2 bed	3 bed	4 bed
Apartments	0	0	6 (6 x 3 person)	3 (2 x 5 person, 1 x 4 person)	0

All units are proposed for private sale

Number of car parking spaces	Number of cycle parking spaces
15 (including 2 disabled spaces) for existing and proposed units	31 (for existing and proposed units)

1.1 This application is being reported to Planning Committee because the Ward Councillor (Councillor Neal) has made a representation in accordance with the Committee Consideration Criteria and requested Planning Committee consideration.

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. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
- 2. Details/samples of materials and balustrades to be submitted
- 3. Inclusive access to units 2, 5 and 8

4. Details of children's playspace to be provided
5. No additional windows
6. Obscure glazing to windows in north elevation
7. Details of glazed screen to roof terrace
8. Car parking provided as specified
9. Details of Refuse storage and maintenance/management to be submitted
10. Details of cycle storage to be submitted
11. Details of electric vehicle charging points to be submitted
12. No obstruction within visibility splays
13. Development in accordance with Construction Logistics Plan
14. Details of SuDS to be submitted
15. Flood resistance and resilience measures to be submitted
16. 19% Carbon reduction
17. 110litre Water usage
18. Tree protection in accordance with submitted details
19. Hard and soft landscaping including boundary treatment as submitted
20. Time limit of 3 years
21. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

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

2.3 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.

3.0 PROPOSAL AND LOCATION DETAILS

3.1 The proposal includes the following:

- Erection of a three storey building at rear of existing block of flats
- Refurbishment of existing building with associated external alterations (retaining the 6 flats - albeit with internal configuration)
- Provision of 9 units including 6 x 2 bed and 3 x 3 bed flats
- Provision of communal external amenity space and children's play space
- Provision of 15 off-street spaces in basement for existing and proposed units
- Provision of associated refuse and cycle stores in basement

3.2 The scheme has been amended during the application process in respect of unit mix, balcony arrangement and size, location of children's play space and communal garden area.

Site and Surroundings

3.3 The application site is located on the eastern side of South Park Hill Road. The site currently consists of a detached three storey block of 6 x 2 bedroom flats known as

Laurel Court with car parking and amenity space to the rear. There is an existing vehicular access to the front of the site that mostly runs along the boundary with 3-5 South Park Hill Road (South Park Hotel).



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

- 3.4 South Park Hill Road is a Classified B Road. The site has a PTAL rating of 4 (Good). South Croydon train station is within walking distance and there are two bus routes along the road (routes 64 and 433). Whilst there are no protected trees on site, there is a TPO at 9 South Park Hill Road (No.1, 1994) which relates to a Horse Chestnut in the front garden, as well as an area TPO at the vacant plot of land to the south east of the site (No.5, 1993) (Land rear of 9-13 South Hill Park Road). Ownership and access rights to this back-land site are unknown.

Planning History

Relevant planning history at adjacent sites

South Park Hotel, 3 South Park Hill Road

- 3.5 12/01878/P Alterations and refurbishment of elevations to include new facade; construction of a second floor to provide additional bedrooms – GRANTED.
- 3.7 16/02535/P - Use as a boarding house for a maximum of 40 students with the A3 (Restaurant & Cafe) use unaffected – GRANTED.

3A South Park Hill Road

- 3.8 09/03490/P - Demolition of existing building; erection of two storey five bedroom detached house with detached garage – APPEAL ALLOWED.

11 South Park Hill Road

- 3.9 18/00693/FUL - Demolition of the existing dwelling; erection of a three/four storey building comprising 1 studio, 4 two bedroom and 1 three bedroom flats with associated landscaping, parking, refuse and cycle provision - GRANTED.

Tudor House Nursing Home

- 3.10 17/04437/FUL - Demolition of two existing residential units (Class C3); erection of two blocks at the rear of 4 Birdhurst Road (Tudor House) to provide additional 53-55 bed care home accommodation with alterations to ground levels, additional parking and landscaping with access from Birdhurst Road and Coombe Road – GRANTED

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the development is acceptable given the residential character of the surrounding area.
- The design and appearance of the development is appropriate, enhancing the appearance of the existing frontage building.
- The preserved tree to the frontage of 9 South Park Hill Road would be protected and new landscaping introduced.
- The living conditions of adjoining occupiers would be protected from undue harm subject to conditions.
- The application has been designed to ensure that adjacent sites can be developed in the future.
- The living standards of future occupiers are satisfactory and Nationally Described Space Standard (NDSS) compliant
- The level of parking and impact upon highway safety and efficiency is considered acceptable and can be controlled through conditions.
- Sustainability aspects can be controlled by conditions

5.0 CONSULTATION RESPONSE

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

6.0 LOCAL REPRESENTATION

- 6.1 The application has been publicised by 18 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours in response to notification and publicity of the application are as follows:

No of individual responses: 12 Objecting: 4 Supporting: 8 Comment: 0

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

Objection	Officer comment
<i>Design and appearance</i>	
Overdevelopment of the site. The site is too tight. Too big	Addressed in Section 8.9 of this report.
Obtrusive by design	Addressed in Section 8.4 - 8.7 of this report.
<i>Impact on amenities of neighbouring properties</i>	
No consideration for the neighbours – there have already been 2 other large developments in the area at Tudor House Nursing Home and the at 11 South Park Hill Road	Addressed in Section 8.15 – 8.24 of this report.
Loss of light to neighbouring properties	Addressed in Section 8.15 – 8.24 of this report.
Overlooking and loss of privacy for neighbours	Addressed in Section 8.15 – 8.24 of this report.
Extra pollution	This is a residential development and there is no evidence or reason to suggest that the proposal would result in extra pollution.
<i>Trees and ecology</i>	
A number of trees have already been cleared in the copse area at the back/side of the site.	Addressed in Section 8.35 – 8.38 of this report.
Wildlife will be affected	Addressed in Section 8.39 of this report.

6.4 The following Councillor has made representations:

Cllr Michael Neal (South Croydon Ward Councillors) Objecting:

- Over development of the site (back land development)
- Impact on neighbouring properties (overlooking)
- Loss of light or overshadowing

6.5 Limited comment was made by those supporting the proposed development, although some highlighted the need for smaller, more affordable accommodation and a general desire to live in the immediate area.

7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

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

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in 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 Committee are required to consider are:

7.4 Consolidated London Plan 2015

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

7.5 Croydon Local Plan 2018

- SP2 - Homes
- SP6.3 - Sustainable Design and Construction
- DM1 - Housing choice for sustainable communities
- SP4 – Urban Design and Local Character
- DM10 - Design and character

- DM13 - Refuse and recycling
- DM16 – Promoting healthy communities
- SP6 – Environment and Climate Change
- DM23 - Development and construction
- DM25 – Sustainable drainage systems and reducing floor 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

7.6 There is relevant Supplementary Planning Guidance as follows:

- London Housing SPG March 2016
- Croydon Suburban Design Guide Supplementary Planning Document (SPD2) April 2019

8.0 MATERIAL PLANNING CONSIDERATIONS

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

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

Principle of Development

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

8.3 The application is for a flatted development providing additional homes within the borough, which the Council is seeking to promote. The site is located within an existing residential area and as such, providing that the proposal respects the character and appearance of the surrounding area and there are no other impact issues, the principle is supported.

8.4 Policy SP2.7 seeks to ensure that a choice of homes is available in the borough that will address the borough's need for homes of different sizes and that this will be achieved by setting a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms. The scheme provides 3 x 3 bedroom units and a reasonable number of 2 bed 4 person units. The scheme would therefore contribute to the borough

meeting the 30% strategic target. As the scheme proposes 9 new units (with the existing flats being merely re-configured and enhanced, there is no basis to require the delivery of affordable housing.

Townscape and Visual Impact

- 8.4 The existing building on site is to be retained and will be re-clad and internally reconfigured. The proposed works seek to modernise and greatly enhance the appearance of the existing block and the wider visual amenities of the locality.



Figure 2: Photo of existing block and plan/CGI of proposed frontage within the street scene

- 8.5 Policy DM10.1 states that proposals should achieve a minimum height of 3 storeys, and the proposal is for a three storey building. By reason of current standards the proposed building would have a greater height than the existing frontage block and would also have a greater mass and would therefore not appear subservient. To the frontage building.
- 8.6 However, the new building would be situated entirely behind the existing block, approximately 26 metres back from the site frontage. Whilst the building would be 1 metre higher than the existing block and a similar height to the building to the north (3-5 South Hill Park Road) the rear element will not be visually overbearing within the street scene.
- 8.7 The articulation of mass, including the orientation and proportion of proposed windows has been well considered, providing a suitable contemporary response to the site characteristics. The proposal makes use of the existing large single storey addition to 3-5 South Hill Park Road, thereby opening up the full depth of the site. The units would be mainly orientated towards a southerly direction, to maximise light; leaving a gap to the southern boundary of the site which would enable the neighbouring site to be developed in the future. Whilst the development would extend into the rear yard area, this is a common feature of the adjacent site to the north and with other back-land developments (including 3A South Hill Park Road to the north east) and developments on Birdhurst Road to the east (including Tudor House directly to the rear of the site). This form of development would not be out of character in this location and would successfully maximise the use of the site.

- 8.8 The overall design of the building is contemporary which, as raised above, is considered to be an appropriate approach given the appearance of the building to the front of the site. There is a wide variety of building types in the surrounding area and this development would not be out of keeping. The submitted information outlines that the external elevations will be finished in a white brick and two different tones of fibre-cement panelling. The window frames would be black aluminium and the balustrades black metal. The finish details and use of external materials are of key importance to ensure a quality appearance of the building and therefore full details including samples of materials would be required by condition.
- 8.9 Representations have raised concern that the proposal is an overdevelopment of the site. The site is an urban setting with a PTAL rating of 4 and as such the London Plan indicates that the density levels ranges of 200-700 habitable rooms per hectare (hr/ha). The proposal would be within this range at approximately 440 hr/ha. It is agreed that the development is dense; the proposal uses the local context and good PTAL to optimise the site potential. As outlined above, the proposal would overall result in a development that would respect the pattern and rhythm of neighbouring area and would not harm the appearance of the street scene.
- 8.10 Therefore, having considered all of the above, against the backdrop of housing need, officers are of the opinion that the proposed development would comply with the objectives of the above policies in terms of respecting local character.

Housing Quality for Future Occupiers

Existing units

- 8.11 The existing 6 flats at Laurel Court would be refurbished as part of the proposed development. The rear of the site currently contains dated garaging and an area of hardstanding which does not appear to be overly used as a communal garden. New private balconies would be provided to the front of the building for each unit, which would be an improvement in respect of the amenity for these occupiers. The ground floor would be reconfigured (from a 2 bed to a 1 bed flat) to allow for a through access to the rear of the site and the associated garden space. The existing flats would have access to the proposed new communal garden and children's play space which would provide a further benefit. They would also be provided with an off-street parking space within the new basement car park. It is noted that the Laurel Court Resident's Association are in support of the proposal.

Proposed units

- 8.12 All the proposed new units would comply with internal dimensions required by the Nationally Described Space Standards (NDSS). Whilst the flats would mainly be single aspect, they would all be either south facing or south-east facing. They would also all have access to a generous private garden or balcony. A communal garden space would also be provided at the rear with a children's play area. It is noted that Lloyd Park is located in close proximity at an approximate 10 minute walk away. It is recommended that a condition be imposed to ensure details of the play space are submitted for approval.
- 8.13 In terms of accessibility, level access would be provided from the front door of the existing building to the three ground floor units and a lift is proposed from basement

level upwards. A plan has been provided to show that Units 2, 5 and 8 could be M4(2) and (3) adaptable. This can be secured by condition. Two disabled parking spaces are proposed within the basement car park.

- 8.14 The development is considered to result in a high quality development including 3 x 3 bedroom family units all with adequate amenities and overall provides a good standard of accommodation for future occupiers.

Residential Amenity for Neighbours

- 8.15 The main properties that would be affected by the proposed development are 3-5 South Park Hill Road (a restaurant/student accommodation), 9 South Park Hill Road (a children's nursery), 3A South Park Hill Road and 16 Birdhurst Road (residential).



Fig 5: Ground floor plan highlighting the relationship with the adjoining occupiers.

3 - 5 South Park Hill Road

- 8.16 This property was previously used as a 30 bedroom hotel with an attached restaurant. A 2016 planning permission changed the use of the hotel rooms to student accommodation for a temporary 3 year period (ending 30th July 2019). After this date it is intended for the premises to be converted back to a hotel.
- 8.17 There are rear facing windows at the back of this property at first and second floor level that serve bedrooms. There are also side facing windows at first floor level that face towards the site which serve the dining area and kitchen of the restaurant. It is acknowledged that some of the windows at this property might be impacted in terms of daylight/sunlight (as confirmed by the submitted Daylight and Sunlight Report) and outlook at the rear would be affected by the encroachment of the proposed development into the rear garden. However, on the basis that the hotel provides short stay accommodation, the overall impact is considered acceptable on balance. The north facing windows (facing onto the hotel/student accommodation) would all serve the communal hallway and would be obscurely glazed to prevent any potential for overlooking and to ensure the development does not preclude the future development of the adjacent site.

8.18 It is noted that a letter of support has been received from this property.

9 South Hill Park Road

8.19 This property is currently operating as a children's nursery. The application site is due north of the nursery plot and on a lower ground level and therefore the development would not cause any loss of light. The main issue for the existing occupiers would be overlooking from any new windows and private amenity space. The main bulk of the proposed development would be set off the shared boundary by approximately 6 metres. Whilst the existing trees along the boundary would need to be removed, a replacement tree screen is proposed that would be planted at a height of 5 - 5.5 metres to ensure an instance screen. This would help to mitigate against any unacceptable harm. It is recommended that a condition be imposed to ensure these existing trees are planted prior to any occupation of the new development at a height of no less than 5 meters and retained and if any of the trees have died after a 5 year period, then suitable replacement trees should be planted.

8.20 Given the distance of the development to the site boundary, it is considered that the proposal would not preclude any future development proposals at 9 South Hill Park Road in the future.

3A South Hill Park Road

8.21 This residential property is located to the north-east of the site at the rear of 3-5 South Park Hill Road with its rear garden abutting the application site. Whilst the proposed development would be clearly visible from the rear of this house, it would be located a minimum of 16 metres from the rear elevation and would therefore not be unduly overbearing. The side elevation would front onto this property and no windows proposed for the elevation facing onto 3A South Hill Park Road and would therefore provide a reasonable level of privacy. The private amenity space (proposed on the roof of the extension) would be set back 2.5m from the sides of the building and would be enclosed by a glazed 1.8m high screen which would prevent it from causing any overlooking. The applicant has undertaken an assessment demonstrating that the proposal would not encroach into the 25 degree BRE sightline from the ground floor windows of 3A South Hill Park Road and therefore, the development would not materially affect the existing daylight/sunlight provision of this property. The impacts on this neighbouring property to the north would therefore be acceptable.

16 Birdhurst Road

8.22 This residential property is located to the rear (south east) of the site. Whilst the detached property remains in place, planning permission to demolish this property and extend Tudor House care home (with a five storey building in a similar and extended position to the existing house) was granted by Planning Committee in June 2018 (LBC Ref 17/04437/FUL).

8.23 As existing (16 Birdhurst Road) or proposed (Tudor Court), the application has been designed to ensure there would be no adverse impact on this property. The orientation of the buildings would mean that the proposal would cause no significant loss of light. At its closest point, the proposed building would be 11.5 metres from the rear elevation and all upper level windows have been angled so that they afford no direct views of the site to the east. As outlined in Paragraph 8.21 above, the roof terrace would cause no significant loss of privacy. The impacts on the site to the rear are acceptable.

Vacant land to the south east

8.24 This vacant area of land to the rear of 9-11 South Hill Park Road is covered in vegetation, with trees protected by an area TPO. Ownership and access rights to this site are unknown. Whilst the TPO suggests that future development of this site is unlikely, the applicant has provided plans to demonstrate that the current proposal would not prejudice the future development this site, outlining a possible building footprint showing window orientation. Officers are satisfied with the information provided.

Access and Parking

8.25 The site has a PTAL rating of 4 which means that it has good access to public transport links. South Croydon railway station is a short walk from the site and there are bus stops located along the road (routes 64 and 433).

8.26 15 car parking spaces would be provided at the site in a basement car park. Two of these spaces would be designated for disabled users. At present, the rear of the site provides parking for the existing 6 flats at Laurel Court. It should be noted that the 15 parking spaces would be created for the 9 new flats, together with the 6 existing flats (15 flats in total, 1 space for each unit).

8.27 Two electric charging points (EVCP) would be provided in the car parking area (14% of the 15 spaces). Local Plan Policy DM30 states that 20% of parking bays should have electric vehicle charging points, with future provision available for the other bays. When considering provision for just the new units, two EVCP are required and therefore the number proposed are considered acceptable. Details and provision of the EVCP is conditioned.

8.28 A cycle storage area would be provided in the basement parking area. 31 cycle parking spaces would need to be provided for all of the flats (including the existing) in line with London Plan requirements (1 space for 1 bed flats and 2 spaces for all other units) and these are adequately shown on the plans.

8.29 Refuse storage is also shown within the basement. The applicant has confirmed that to get the bins to the highway on collection days an on-site refuse vehicle would be kept within the basement to bring the bins up the access ramp and that a property management company would be contracted for weekly delivery and return of the bins. Further details in regard to refuse storage and management would be required by condition. A refuse collection area within the site to the side of the vehicular access is shown on the plans.

8.30 The vehicular access to the site would be relocated from the centre of the frontage to the northern side. Plans have been submitted showing that the vehicular and pedestrian visibility splays can be achieved from the access. The access to the basement would have a 16% gradient which is an acceptable layout. Pedestrian access to the site would be improved with a dedicated footpath from the building entrance from the highway.

8.31 Given the tight constraints of the site and location of protected trees, a Construction Management Plan (CMP) has been submitted to demonstrate how the development could be constructed. Highways and Tree Officers have assessed the plan and are satisfied with its contents. These details will be secured by condition.

Environment and sustainability

- 8.32 Conditions can be attached to ensure that a 19% reduction in CO2 emissions over 2013 Building Regulations is achieved and mains water consumption would meet a target of 110 litres or less per head per day.
- 8.33 The site is located within an area with potential for groundwater flooding to occur at the surface and an area at very low risk of surface water flooding. The proposed basement is not habitable and therefore classed as a less vulnerable use, however details of resistance and resilience measures for the basement and ground floor level will be required by pre-commencement condition.
- 8.34 Policy DM25 requires all development to incorporate sustainable drainage measures (SuDS). The scheme proposes a green roof to the majority of the building. Whilst this is welcomed, further assessment to demonstrate that this is an appropriate SuDS solution for the site will be required by condition prior to the commencement of any groundworks on site.

Trees, Landscaping and Ecological Issues

- 8.35 There is a protected (TPO 1, 1994) tree situated on the front boundary, under ownership of 7 South Park Hill Road. The rooting protection area would extend across the front amenity area of the subject site and its main access. The trees situated in the vacant land to the rear/south of the application area protected by an area TPO (No.5, 1993).
- 8.36 The applicant has submitted an Arboricultural Impact Assessment, an Arboricultural Method Statement and a Tree Protection Plan. Tree officers raise no arboricultural objection to the proposed development subject to strict adherence to the protection measures as outlined in the reports.
- 8.37 The boundary trees situated along the southern boundary adjacent to the nursery would need to be removed to facilitate the construction of the development. They are of no special merit and not protected and therefore in tree quality terms, the tree officer has no objection to their removal. The trees do however provide a necessary privacy screen between boundaries and retaining a screen here is vital given the close proximity of the southern elevation of the proposed building which contains balconies at first and second floor level. The applicant has suggested a replacement evergreen tree screen which could be planted at a height of 5.5m to ensure an instant impact. This planting will prevent direct overlooking into the rear garden of the adjacent nursery and as such this is considered to be a suitable solution.
- 8.38 A full hard and soft landscape plan has been submitted for the whole site detailing boundary treatment and indicating permeable paving where appropriate and soft planting to the site frontage to enhance the appearance of the site within the street scene and planted within the communal area at the rear. The landscaping is appropriate and details can be secured by condition.
- 8.39 As regards ecological considerations, the land to the rear of the existing building is mostly hard landscaped. Whilst there is no reason to believe that any protected species would be harmed by the proposed development, an informative, to be included as part of the officer recommendation is suggested, 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.

Conclusions

- 8.40 The principle of development is considered acceptable within this area. Whilst it is recognised that the proposed development is significant in mass, it has been carefully designed to ensure there is no harmful impact on the existing units on site or the adjacent properties. The design is innovative and contemporary and the appearance of the existing frontage block would be greatly enhanced. The protected trees on adjacent sites would be retained and suitable soft landscaping proposed. The impact on the highway network is acceptable. Thus the proposal is considered to be in accordance with the relevant policies.
- 8.41 All other relevant policies and considerations, including equalities, have been taken into account.