

PART 6: Planning Applications for Decision

6.5 Item

1 APPLICATION DETAILS

Ref: 18/05098/FUL
 Location: 168 Foxley Lane, Purley, CR8 3NF
 Ward: Purley and Woodcote
 Description: Demolition of existing dwelling and erection of two storey building with accommodation in the roof space and single storey building with accommodation in the roof space at the rear to provide a total of 8 units as well as associated refuse and cycle stores, landscaping, vehicular access and car parking (amended description).
 Drawing Nos: 799/009/PL01 Rev B, 799/009/PL02 Rev J, 799/009/PL03 Rev E, 799/009/PL04 Rev C, 799/009/PL07 Rev B, 799/009/PL08 Rev B, 799/009/PL09 Rev B, 799/009/PL10 Rev B, 799/009/PL11 Rev D, 799/009/PL12 Rev C, 799/009/PL13 Rev A, 799/009/PL16 Rev B, 799/009/PL17, 799/009/PL18
 Agent: Neal Thompson
 Case Officer: Mr Tim Edwards

	1b2p	2b3p	2b4p	3b4p	3b5p	4b+	Total
Existing						1	1
Proposed		3	2	1	2		8

All units are proposed for private sale

Number of car parking spaces	Number of cycle parking spaces
8	16

1.1 This application is being reported to Planning Committee at the request of Cllr Badsha Quadir and because representation in excess of the Committee Consideration Criteria have been received.

2 RECOMMENDATION

- 2.1 That the Planning Committee resolve to GRANT full 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) The development shall be carried out wholly in accordance with the approved plans
- 2) Submission of a detailed landscaping (including details on replacement trees) for approval
- 3) Submission of materials for approval

- 4) Submission of the following to be approved and thereafter retained: cycle storage, refuse storage and presentation details, balustrading and privacy screens to balconies and child play space.
- 5) All first and second floor flank facing windows to be obscured glazed and non-opening up to 1.7 metres from internal floor height and no additional windows at first or second floor level with expressed consent of the local planning authority.
- 6) To be provided as specified prior to occupation: Parking spaces, EVCP (including spec and passive provision), access and visibility splays.
- 7) Removal of permitted development right for rear semi-detached units.
- 8) Trees – in accordance with Tree Protection Plan. Trees to be removed out of bird nesting season.
- 9) Ecology report recommendations to be followed.
- 10) Submission of FRA, following site investigation for approval.
- 11) The development must achieve 19% CO2 reduction beyond Building Regulations
- 12) The development must achieve 110 litres water per head per day
- 13) Demolition, Construction Logistics and Environmental Management Plan to be submitted and approved.
- 14) Time limit of 3 years
- 15) Any other planning condition(s) considered necessary by the Director of Planning & Strategic Transport

Informatives

- 1) Community Infrastructure Levy – Granted
- 2) Code of Practice on the Control of Noise and Pollution from Construction Sites
- 3) Wildlife protection
- 4) Any other informative(s) considered necessary by the Director of Planning & Strategic Transport

3 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The applicant seeks full planning permission for:

- Demolition of an existing two storey building and erection of a two storey building with accommodation in the roof-space to provide 6 units.
- Erection of a single storey building with accommodation in the roof-space to provide 2 additional family units.
- Provision of 8 parking spaces throughout the site.
- Multi-functional communal/child play space to be provided between the two built forms.

Site and Surroundings

- 3.2 The application site is located on north-western side of Foxley Lane. The character and appearance of Foxley Lane is varied, with infill and flatted developments seen throughout.
- 3.3 There is an existing two storey dwelling with two vehicle entrances and a substantial soft-landscaped rear garden; significantly overgrown. The site also backs/fronts onto Badgers Walk which is a residential cul-de-sac.
- 3.4 Land levels fall gradually from the Foxley Lane towards the rear of the site. The two prominent pine trees located at the front of the site are protected by way of Tree Protection Order (TPO 13, 2018).
- 3.5 The site is in an area at risk of surface water and groundwater flooding.

Planning History

- 3.6 Whilst the site itself has not been subject to any relevant planning applications, of relevance to this proposal is a recent planning permission in respect of 158 Foxley Lane:

18/02915/FUL - Change of use and extension of care home (Use Class C2) to 7 self-contained flats (Use Class C3); erection of single and two storey building to rear of 2 self-contained flats (Use Class C3); landscaping; alterations and associated works: **Permission Granted and works have commenced.**

- 3.7 The following application at 170 Foxley Lane is also of relevance to the proposal:

19/02451/FUL - Demolition of the existing house, and the erection of a block of nine flats: **Under consideration and awaiting determination.**

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The site is a sustainable location for new dwellings and the principle of its redevelopment and intensification to provide additional housing is acceptable.
- The proposal would contribute positively to borough-wide housing targets and would deliver 7 additional units on site, 5 of which would be family-sized units.
- The proposed scale and layout of the two buildings is considered to be appropriate whilst responding to the surrounding street scene.
- The proposal would avoid unacceptable harm to the neighbours' living conditions.
- The development would provide an acceptable standard of living for future residents of the development, with satisfactory internal layouts and amenity space.
- The number of parking spaces proposed would be suitable, providing an appropriate quantity for the proposed mix.
- Access and turning arrangements for vehicles would not impact on the safety or efficiency of the public highway.
- Other matters including flooding, sustainability, landscaping can be appropriately managed through condition.

4 CONSULTATION RESPONSE

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

5 LOCAL REPRESENTATION

- 6.1 The application has been publicised by way of letters sent to adjoining occupiers of 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: 20 Objecting: 20 Supporting: 0

No of group responses: 2 Objecting: 2 Supporting: 0

- 5.2 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	Officer Comment
<i>Principle of development</i>	
Loss of family houses.	Refer to paragraphs 7.3 – 7.4 of this report.
Cumulative impact due to the number of flatted developments within Foxley Lane.	Each application is assessed on its own merits and cumulatively there is not considered to be a detrimental impact caused by the proposal.
<i>Design and appearance</i>	
Character of the area – overdevelopment, bulk, scale, density, massing, flats, design out of keeping, materials, landscaping	Refer to paragraphs 7.5 and 7.7 – 7.16 of this report.
Impact upon the special character of Badgers Walk	There are no policy designations related to Badgers Walk by the Croydon Local Plan 2018.
<i>Impact upon amenities of neighbouring properties</i>	
Impact on residential amenity of adjoining occupiers – loss of privacy, loss of daylight and sunlight, noise and disturbance, pollution	Refer to paragraphs 7.16 – 7.25 of this report.
<i>Highways and Parking</i>	
Increased traffic congestion and detrimental to highway safety and efficiency.	Refer to paragraphs 7.33 – 7.39 of this report.
Inadequate parking provision for both residents and visitors	Refer to paragraphs 7.33 – 7.39 of this report.
<i>Trees and Ecology</i>	

Loss of mature trees and vegetation.	Refer to paragraphs 7.31 of this report
Impact upon biodiversity.	Refer to paragraphs 7.32 of this report
Proposed development removal of adjoining occupier's trees.	The LPA have requested the applicant to clarify this approach during the application process. They have stated that the trees proposed to be removed fall within their site boundary. This therefore creates a potential boundary dispute, which is a civil matter and not a planning consideration which the LPA can interfere within.
Impact upon adjoining occupiers during construction.	A construction management plan will be sought by condition to ensure that the development is delivered in accordance with the council's code of conduct for construction sites.
<i>Other material issues</i>	
The proposed description of development is inaccurate.	The proposed description of development is considered to accurately detail the proposal.
Lack of emergency access to rear units.	<p>Whilst emergency access is not available directly through the site to the rear building, being 60 metres from the roadside, as set out by the Transport Addendum submitted, alternative methods can be utilised such as the installation of sprinklers.</p> <p>It is also noted that being 15 metres away from the rear boundary, emergency access could potentially be possible via Badgers Walks.</p> <p>Regardless of the above, these details would be secured and approved through consideration of the Building Regulations, and is not a matter for planning.</p>
The proposed development would create security and safety issues.	The proposed development would provide 'eyes on the street' throughout the development with overlooking from the front block to the rear communal area and front parking area, whilst the rear units would face the rear and front of the site, overlooking the proposed communal areas as well as towards the proposed under-croft.
<i>Non-material issues</i>	
Loss of value to properties	This is not a planning consideration.
Restriction covenants on-site	This is not a planning consideration.

5.3 Councillor Badsha Quadir has objected to the scheme, making the following representations:

- Not in keeping with the local characteristics
- Overdevelopment.
- Loss of mature trees.

5.4 Councillor Paul Scott, former Chair of the Planning Committee (when this application was originally consulted upon) referred this application to committee for further consideration for the following issues:

- Potential to meet housing need.
- Massing and design of the proposed building.
- Not appearing to maximise the development potential of the site.
- Extent of hard standing throughout the site.
- Mix of residential units positive.

5.5 Purley & Woodcote Residents Association has also objected to this application on the following grounds:

- Overdevelopment of the site.
- Visually intrusive to the adjoining occupiers.
- Impact of the proposed development by way of noise and lights on the adjoining occupiers.
- Far too much of the potential amenity space available to the flats is taken up with paved driveways
- Inadequate amenity space for the proposed flats.
- The plot should be formally divided with the building at the rear to be independently proposed with access onto Badgers Walk.
- The proposal at 168 and 170 Foxley Lane are incompatible.
- The proposed rear element of the development at 168 Foxley Lane would prejudice substantial/future development at 170.

5.6 The Maples Residents Association Company has commented throughout the application process, objecting to the application on the following grounds:

- Out of character
- Overdevelopment
- Adverse impact upon the amenities of the adjoining occupiers.
- Loss of mature trees and greenery.
- Inaccessible parking spaces and lack of swept path analysis provided.
- Impact of the proposed parking arrangements and serious safety concerns in relation to its impact upon pedestrians and future occupiers using the child play space.

5.7 Whilst amended plans were submitted as part of the application process and have been considered, these did not change the nature of the proposal originally consulted upon and responded to issues raised by local residents. Further re-consultation was therefore not considered necessary.

6 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 (CLP) 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:
- Requiring good design.
 - Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions
- 6.3 The main policy considerations raised by the application that the Committee are required to consider are:

Consolidated London Plan 2015 (LP):

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 3.11 Affordable housing targets
- 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
- 3.13 Affordable housing thresholds
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.13 Sustainable drainage
- 6.9 Cycling
- 6.11 Smoothing traffic flow and tackling congestion
- 6.13 Parking
- 7.2 Designing out crime
- 7.4 Local Character
- 7.6 Architecture
- 7.14 Improving air quality
- 7.19 Biodiversity and access to nature
- 7.21 Trees and woodland

Croydon Local Plan 2018 (CLP 2018):

- SP2 Homes
- SP4 Urban design and local character
- SP6 Environment and climate change
- SP8 Transport and communications
- DM1 Housing choice for sustainable communities
- DM10 Design and character
- DM13 Refuse and recycling
- DM16 Promoting healthy communities
- DM19 Promoting and protecting healthy communities
- DM23 Development and construction
- DM24 Land contamination
- DM25 Sustainable drainage systems and reducing flood risk
- DM27 Biodiversity
- DM28 Trees
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development
- Applicable place-specific policies

7.4 The relevant Supplementary Planning Guidance is as follows:

- London Housing SPG (March 2016)
- The Nationally Described Space Standards (October 2015)
- Suburban Design Guidance (SDG) (SPD) (2019)

7 MATERIAL PLANNING CONSIDERATIONS

7.1 The main planning issues raised by the application that the Planning Committee is required to consider are as follows:

- Principle of development;
- Townscape and visual impact;
- Residential amenity;
- Living conditions of future occupiers;
- Trees and landscaping;
- Parking and highway safety;
- Flood risk;
- Other planning matters

Principle of Development

7.2 The London Plan and Croydon Local Plan support the delivery of new housing in sustainable locations, to address the need for new housing to suit local communities. Approximately 30% of future housing supply may be delivered by windfall sites which provide sensitive renewal and intensification of existing residential areas and play an important role in meeting demand in the Capital, helping to address overcrowding and affordability issues.

- 7.3 Policy SP2.7 supports the provision of new family sized dwellings, with a strategic target of 30% of all new dwellings across the borough to be family sized. The proposed unit mix is three 2-bedroom (3 person) units, two 2-bedroom (4 person) units, one 3-bedroom (four person) unit and two 3-bedroom (5 person) units. The proposal would therefore provide five family units on site, totalling 62.5% and would therefore contribute significantly to the above 30% target.
- 7.4 Policy DM1.2 prevents the loss of small family homes by restricting the net loss of units with three bedrooms or a floor area of less than 130sq.m. There is therefore a requirement to retain or re-provide family sized homes in this case, with several recent appeal decisions supporting both policies DM1.2 and SP2.7. As the existing dwelling exceeds 130sq.m, is a family unit in excess of 3 bedrooms and the proposed development would provide replacement/uplift of family accommodation (3 bedroom), the proposal would comply with Policy DM1.2.
- 7.5 The site has a general suburban setting with a PTAL rating of 1b and as such, the London Plan indicates that the density levels could range from 150 - 200 habitable rooms per hectare (hr/ha). The proposed density of this development would be 290hr/ha. Although this is above the levels sets out, the London Plan states that it is not appropriate to apply these ranges mechanistically, as the density ranges are broad, to account for other factors relevant to optimising potential – such as local context and design. In this circumstance, it is considered that the proposed development would be appropriate for the site and surrounding area.
- 7.6 The site is located within an existing residential area and subject to policy compliance in other respects, the principle of redevelopment and the density proposed should be welcomed.

Townscape and Visual Impact

- 7.7 The existing dwelling is not statutorily or locally listed and therefore, there is no objection to its demolition and replacement with a proposed flatted development. The scheme proposes a two storey building (with accommodation in the roof-space) fronting onto Foxley Lane, with an under-croft area, providing access to a rear single storey building (with accommodation in the roof space). The units to the rear would front mainly Foxley Lane, but would back onto Badgers Walk to the rear. No access onto badgers Walk (pedestrian or vehicular) is proposed.
- 7.8 The proposed flatted block fronting onto Foxley Lane, is considered to be well designed contemporary reinterpretation, which should integrate well into the varied character of wider area. The application treats both buildings proposed in a similar style, creating 'a family' of buildings.



Figure 1: Proposed Streetscene Elevation facing Foxley Lane

- 7.9 Policy DM10.1 states that proposals should achieve a minimum height of 3 storeys respecting local character. In this case, as demonstrated in Figure 1, whilst the adjoining properties are different in their scale and massing (with 170 Foxley Lane being a detached two storey chalet bungalow and 166 Foxley Lane being a semi-detached dwelling with single storey side extension) the proposal would be appropriate for the site.
- 7.10 At the rear of the site, the building would appear as a single storey bungalow with accommodation based within the roof space (with a front gable feature). Figure 2, details the proposed scale of the development in comparison to its two closest adjoining properties that front onto Badgers Walk (with the existing trees omitted for clarity). These two, 3 bedroom units are considered to sit comfortably between the two-storey detached house at 8 Badgers Walk and the bungalow located at 7 Badgers Walk.
- 7.11 Objections received have discussed that the proposal would detrimentally impact the well-considered homogenous development created by Badgers Walk. Whilst this rear facing building would be a stand-alone development, it is considered that this proposal would be a high quality addition to the Badgers Walk streetscene, referencing the common design features including the use of brick and gable roof forms. It is also of note that Badgers Walk has evolved from its original inception, including the now proposed development at the rear of 158 Foxley Lane, which would also partially front Badgers Walk having been recently approved.



Figure 2: Proposed Street-scene Elevation fronting Badgers Walk

7.12 As shown by Figure 3, the site has been laid out to retain the TPO trees located along the Foxley Lane frontage, as well as other trees located along the rear boundary onto Badgers Walk. A central communal area is proposed between the two proposed buildings, with indicative child play-space and areas for car parking across the site, with access provided via an under-croft, integral to the frontage block.

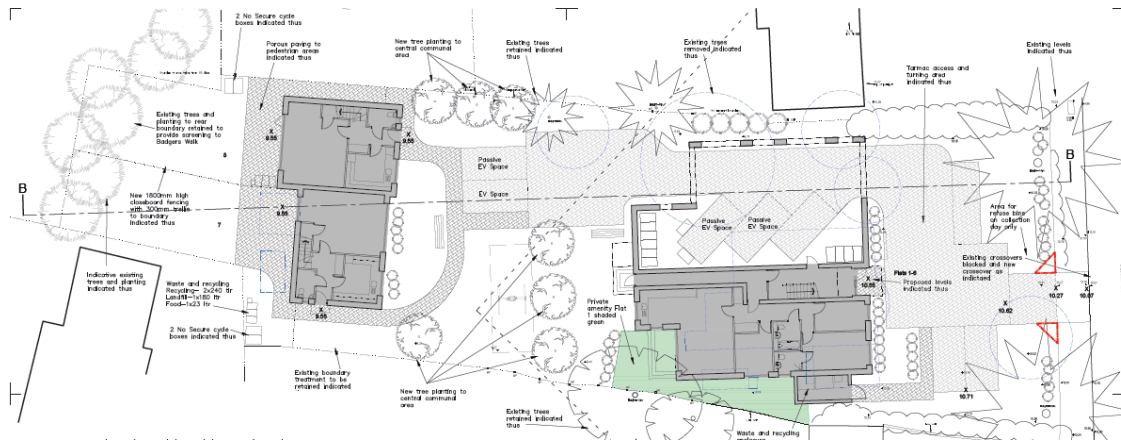


Figure 3: Proposed Site Layout

7.13 The flattened development would incorporate balconies within the front and rear elevation at first and second floor level which are sensitively designed to minimise overlooking, whilst not significantly increasing the buildings mass to an unacceptable degree.

7.14 The proposed development has been altered throughout the application process with the removal of proposed render from both buildings and the integration of hanging tiles, alongside the use of brick. Brick is proposed to be used in a number of different methods to further break down the mass of the building and add interest specifically to the proposed balcony areas as well as flank elevations which is to be welcomed.

7.15 The proposal carefully integrates ancillary items, refuse and cycle storage within the built form for the front flatted block, whilst the semi-detached building at the

rear would have capacity to store these elements within generous rear gardens areas.

- 7.16 Overall, the proposed development would represent a high quality addition to the wider street scene, providing a building that is respectful to local character whilst intensifying the site to provide additional residential units.

Impact on Neighbouring Residential Amenity

- 7.17 The properties most affected by the development would be; 166 and 170 Foxley Lane as well as 7 and 8 Badgers Walk as detailed within Figure 4. The separation between the two proposed buildings would be around 18 metres which should provide acceptable window to window separation between the proposed houses and flats.

166 Foxley Lane

- 7.18 The site and building have been significantly revised throughout the application process to alter the mass of the frontage building as well as the overall site layout, thereby reducing the area of hardstanding. Whilst this has brought the building closer to the flank elevation of 166 Foxley Lane, there is a large single storey garage located adjacent to the boundary at 166 Foxley Lane. There is also an outbuilding located to the rear of this adjoining occupier's garage (not detailed within Figure 4) with the closest located habitable rooms set in from the boundary. The proposal has demonstrated that both in plan and elevation it would not break the 45 degree angles as set out in the SDG (2019). The proposal would therefore not have an overbearing impact upon this adjoining occupiers or detrimentally impacting upon the level of daylight and sunlight received by this immediate neighbour.
- 7.19 All proposed private amenity spaces for the first and second floor units of the front building are shown as being set within the building envelope, restricting overlooking and utilising solid materials such as 'hit and miss' brick work within their flanks. Whilst flank windows are proposed within the northern elevations, these are secondary to the units and would therefore be controlled via condition to be non-opening and obscure glazed up to 1.7 metres from the internal floor level.

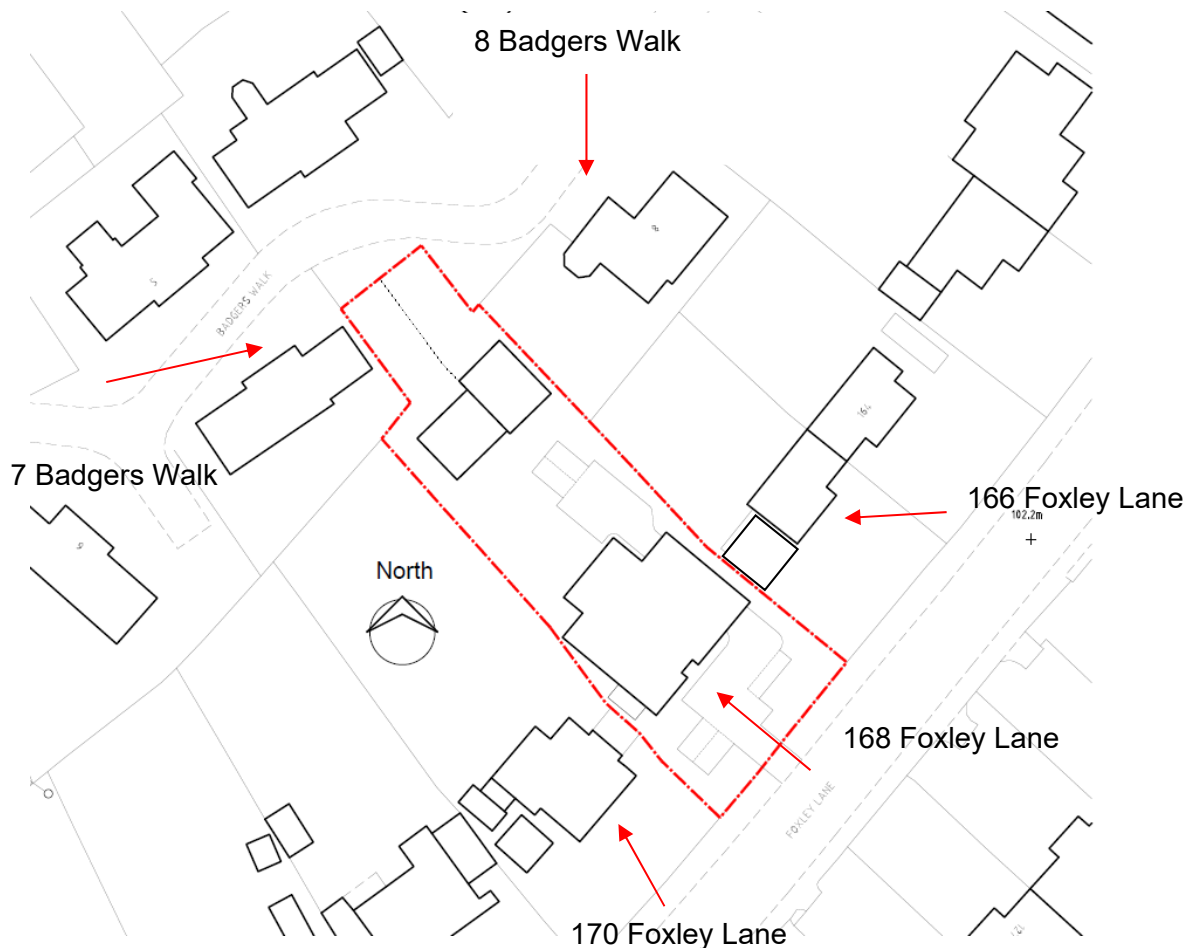


Figure 4: Proposed Site Layout

7.20 Whilst the development would lead to the removal of a number of poor quality tree specimens situated along side boundary, the applicant has indicatively shown replacement trees, alongside the retention of two existing mature trees. These details will be secured by condition, adding further natural screening along the boundary and further improving the relationship with this adjoining occupier.

7.21 The proposed building to the rear considering its scale (being single storey with accommodation in the roof-space and being separated by approximately 26 metres) would not significantly adversely affect the amenities of this adjoining occupier.

170 Foxley Lane

7.22 This neighbouring property is two storey chalet bungalow with accommodation provided within the roof space. Whilst there is a bedroom window located within the first floor flank elevation to this property facing onto the application site, this window is secondary in nature and overall, the proposed development would not be detrimental to the amenities of this neighbouring occupier (especially as the

proposed development would be sited to the north-east of this neighbouring property).

- 7.23 As detailed within the planning history, a similar development, including the demolition of this existing building and erection of a building with 9 units is currently under consideration. A grant of planning permission in respect of the proposed redevelopment of 168 Foxley Lane would not prejudice the principle of the redevelopment of this neighbouring site although as advised above, the proposals for this neighbouring site remain under consideration.

7 Badgers Walk

- 7.24 The proposed rear building would be located approximately 9.5 metres from the rear elevation of 7 Badgers Walk. However, the two units have been carefully designed to ensure there is no direct overlooking, with habitable rooms located at first floor level and set away from the boundary with this adjoining property (with direct line of site into the proposed rear garden areas). Side windows would again be obscure glazed. Moreover, with 7 Badgers Walk being sited north-west of the proposed building, the proposed development should maintain daylight and sunlight penetration into the rear gardens and rear rooms of this neighbouring property.

8 Badgers Walk

- 7.25 There is an approximate separation of 11.5 metres between the proposed flank elevation of proposed rear building and 8 Badgers Walk. Objections received have stated that the development would create an overbearing impact in view of to the flat nature of the proposed elevation, especially considering its height. However, the proposed roof form would be semi-hipped, which would mean that at its closest point to this adjoining occupier, it would be 3.80 metres to eaves and 7 metres to ridge (albeit set further into the site by 3.5 metres). Further amended plans have sought to accommodate taken into account these potential concerns through the introduction of hanging tiles and obscure glazing the side window (which is proposed to be controlled via condition). It is therefore considered that the proposed development should not have an undue impact upon the amenity of this adjoining occupier to an unacceptable degree.
- 7.26 Whilst the proposed development is likely to generate additional comings and goings to/ from the site, the additional noise levels associated with this is not anticipated to be beyond what would be expected within residential areas.

The Standard of Accommodation for Future Occupiers

- 7.27 All the units would comply with requirements set out by the Nationally Described Space Standards (NDSS) in relation to units, bedrooms and floor to ceiling heights. All units are provided with acceptable outlook, daylight and sunlight, with all (apart from Unit 3 at first floor) being dual aspect in nature. Whilst Unit 3 would be north-west facing, with a relatively shallow layout and expansive use of patio doors and windows, officers are content that the quality of the accommodation would be satisfactory.

- 7.28 As regards external amenity space, the London Housing SPG and Croydon Plan states that a minimum of 5sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm for each additional person. Each unit would benefit from private amenity space which would meet or exceed these minimum private open space requirements.
- 7.29 In addition to private amenity spaces, the proposal includes children's play-space within the communal area between the two buildings. Details of this play-space will be controlled through the use of a planning condition, in line with London Plan Policy 3.6 and the Mayor's Supplementary Planning Guidance 'Shaping Neighbourhoods: Play and Informal Recreation'. Concerns have been raised by neighbouring residents about the proximity of the child play space to the proposed parking areas. Whilst vehicles are likely to be travelling at low speed, further clarity as regards to how these areas will inter-relate with each-other, to ensure safety within the site, will be secured through the use of planning conditions.
- 7.30 Due to the existing subtle land levels and need to increase these at the front of the site to ensure that the TPO trees are appropriately protected, it has not been possible to ensure that any of the units on site would meet M4(3). Taking into account the importance and the protection required for the two pines trees, overall this approach is considered acceptable.
- 7.31 The development would provide high quality accommodation including a number of family sized homes with high quality internal layouts, private amenity space, and communal areas for all future occupiers.

Trees and Bio-Diversity

- 7.32 The proposal would provide appropriate protection measures for the two pines trees adjacent to the front boundary (protected by TPO 13, 2018). A number of low quality specimens are proposed to be removed throughout the site and whilst they do provide some visual amenity (mainly when viewed from Badgers Walk) their removal would be acceptable; they are not of significant quality to warrant preservation. To compensate for tree loss, a number of replacement trees are proposed and shown on the proposed block plan. This approach is supported, with details of the species and pot sizes of replacement specimens to be secured through the use of a landscaping condition.
- 7.33 The majority of the site is currently a residential garden, the rear part of which is heavily overgrown. An ecology appraisal which assessed the potential impact of the development accompanied the proposal. The report has identified no risk to bats and to ensure there is no adverse impact upon breeding birds, a number of mitigation methods were recommended. Overall, this approach is supported and proposed to be secured through the use of a planning condition.

Parking and Highways

- 7.34 The site has a PTAL rating of 1b which indicates poor accessibility to public transport, although the site is located in close proximity to local bus stops and

existing cycle lane situated along Foxley Lane, which provide access to Purley District Centre.

- 7.35 The London Plan and Policy DM30 of CLP2018 sets out that maximum car parking standards for residential developments based on public transport accessibility levels and local character. 1-2 bedroom units should provide a maximum of up to 1 space per unit and up to 1.5 spaces per unit for 3 bedrooms. It is important to note that the SDG states in low PTAL areas of 0 and 1, the Council should seek to accommodate all parking within the site (off street) and any anticipated need for on-street parking will be judged on a case by case basis. Taking into account the proposed unit mix and policy requirement, the proposed development should aim to provide a maximum of 8.5 spaces.
- 7.36 This proposal proposes 8 on-site parking bays with 1 space designated for each unit, in-line with the policy requirements for a development of this nature in this location. This is considered acceptable when taking into account the site constraints, the need to provide high quality multi-functional spaces whilst preserving the existing trees on-site and ensuring the best use of land.
- 7.37 During the course of the application process, amended plans have amended the proposed parking layout as well as altering the massing of the front flatted building. These amendments were sought to overcome potential harm to the protected frontage trees and to enhance the forecourt design for future and neighbouring occupiers. This has now been amended accordingly distributing the proposed parking across the site. Whilst as demonstrated by the swept paths this does create some unfamiliar requirements (mainly for the three under-croft parking spaces) taking into account the relatively small number of trips generated by the development and that the layout would encourage low speeds with acceptable visibility provided throughout and on site waiting areas, overall this approach would be acceptable. Vehicles should have the ability to enter and exit in forward gear, with pedestrian visibility splays shown. The two existing vehicular access points will be closed and a new central access created. This should improve the poor quality sight lines currently in place (inhibited by soft landscaping) as well as the health of the TPO trees.
- 7.38 Cycle storage facilities will need to comply with the London Plan (which would require 16 spaces). These are proposed to be located within the under-croft area for the flatted development with the two units at the rear including these within their rear garden space. Whilst the location is considered acceptable, further details in relation to the proposed appearance and the security of this storage units will need to be controlled through the use of planning conditions.
- 7.39 The flatted development at the front has an internal stored refuse store, which is accessible for waste personnel and future occupiers. The rear units would have their own refuse stores, located adjacent to their properties. However, due to the separation from the roadside, a collection point is annotated on the plans and would require these future occupiers presenting their bins to this point when required. Further details in relation to this, as well as materials and appearance, will be secured by a condition.

7.40 The site layout would be capable of accommodating all construction vehicles on site for the duration of the construction process and this has been demonstrated indicatively within the transport addendum. A Demolition, Construction Logistics and Environmental Management Plan will be required by a condition before commencement of work, particularly given the proximity of the site to Foxley Lane. This should also outline measures to minimise noise and dust impacts and disruption to neighbours.

Flood Risk

7.41 The application lies within area at risk from both surface water and ground water flooding. A Flood Risk Assessment (FRA) has been provided outlining the existing on-site specifics alongside proposed situation. It is noted that the FRA has not been updated and therefore it is likely that as the amount of hard standing has been reduced the potential impact of the development has also further reduced. Regardless of this, the assessment has outlined that the development would not increase off-site flood risk, however as no on site investigations have been carried out, an updated FRA is required along with any updated mitigation measures undertaken in accordance with the updated FRA (following further investigations). Officers are satisfied that with the level of work undertaken to date, it is likely that the flood risk can be satisfactorily mitigated.

Other planning matters

7.42 Conditions are recommended in relation to carbon emissions and water use targets for the development, to achieve sustainability objectives in accordance with policy.

7.43 The development would be CIL liable. This would contribute to meeting the need for physical and social infrastructure, including education and healthcare facilities.

Conclusion

7.44 The site is in a sustainable location for new housing development and the scale, size and amount of development is appropriate for its setting. The new dwellings would provide a good quality and appropriate mix of family sized housing types, supported by car parking, cycle storage and bin storage. The impacts to neighbours would be largely limited to the construction period and the further potential impacts highlighted in this report would be mitigated by the recommended planning conditions.

7.45 The proposal would comply with the Croydon Local Plan 2018 and would be acceptable. Taking all of the above planning considerations into account, it is recommended that planning permission should be granted.

7.46 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted subject to a legal agreement for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.