

PLANNING SUB COMMITTEE AGENDA

27 August 2020

PART 5: Planning Applications for Decision

Item 5.1

1 SUMMARY OF APPLICATION DETAILS

Ref: 20/00581/FUL
Location: 1 & 2 Coulsdon Court Road, Coulsdon CR5 2LL.
Ward: Old Coulsdon
Description: Demolition of existing garage and outbuildings, erection of 4 terraced dwellings with associated car parking, vehicular accesses, landscaping, cycle parking and refuse storage.
Drawing No's: GA-30 Rev A, GA-31 Rev A, GA-50 Rev A, Proposals - Elevation Study 2, Proposals - Elevation Study 1, GA-45 Rev A, GA-43 Rev A, GA-44, GA-42 Rev A, GA-40 Rev A, GA-21 Rev A, GA-20 Rev A, GA-11 Rev A, GA-10 Rev A, SK-20 Rev A, GA-14 Rev A, GA-15, GA-16, GA-17, GA-13 Rev A, GA-12 Rev A, GA-02 Rev A, EX-02, EX-01, GA-04 Rev A, GA-03 Rev A, EX-04 Rev A, EX-03 Rev A, GA-03 Rev A, SK-21, EX-04, MKA Preliminary Ecology Report and Badger Survey, MKA Ecology Aerial Tree Assessment, Andrew Day Consultancy Arboricultural Report, Red Banksia Planning Statement, Lime Transport Parking Stress Surveys 20028
Applicant: Red Banksia
Agent: Mr Ronald Davies
Case Officer: Ms Violet Dixon

	studio	1 bed	2 bed	3 bed	4 bed
House	0	0	0	0	4

Number of car parking spaces	Number of cycle parking spaces
3	8

- 1.1 This application is reported to Sub Committee because objections above the threshold in the Committee Consideration Criteria have been received, Ward Councillor (Cllr Margaret Bird) and HADRA have made representations in accordance with the Committee Consideration Criteria and requested Sub Committee consideration.

2 RECOMMENDATION

2.1 That the 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) Time limit of 3 years
- 2) Development to be carried out in accordance with the approved drawings except where specified by conditions.
- 3) Construction Logistics Plan to be submitted
- 4) Details of site specific SuDS to be submitted
- 5) Details of materials to be submitted
- 6) Hard and soft landscaping including boundary treatment, retaining walls and maintenance to be submitted
- 7) Details of visibility splays, electric vehicle charging point to be submitted
- 8) Details of cycle parking and refuse stores to be submitted
- 9) Removal of Permitted Development rights for the building
- 10) Development to be carried out in accordance with approved tree survey and TPO protection methods installed prior to works until development completion
- 11) Development to be carried out in accordance with approved ecology appraisal
- 12) Badger Survey and details of biodiversity mitigation and enhancement measures to be submitted
- 13) 19% reduction in carbon emissions.
- 14) Water usage restricted to 110 litres per person per day.
- 15) Parking and Access arrangements to be completed prior to occupation of the dwelling
- 16) 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) Highway works
- 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 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The proposal comprises the following:

- Demolition of existing structures
- Erection of four x three-storey four-bedroom properties;
- Provision of three parking spaces;
- Provision of individual refuse, recycling and cycle stores; and
- Provision of hard and soft landscaping, and amenity space.

3.2 During the course of the application amended plans have been received. Amendments include alterations to the front forecourts, parking layout and vehicular access, including the removal of a parking space to unit 4, amendments to the external facing materials proposed. In addition, additional information including a parking stress survey, and site plan to demonstrate the relationship with the neighbouring properties, was submitted.

Site and Surroundings

3.3 The site is located on a corner plot with Cearn Way and Coulsdon Road and comprises a plot of land which originally formed part of the rear gardens of 1 and 2 Coulsdon Court Road. On this side of Coulsdon Road, properties front on to Coulsdon Court Road. There are several ancillary structures to the site including a garage and summerhouse. The site and surrounding area features an increase in land level from east to west and south to north.

3.4 The wider area comprises mainly detached two-storey properties of traditional design with pitched roofs and set within moderate plots. Further to the west of the site, there are groups of terraced properties. Many of the properties have on-site parking provision by way of hard-standings and/or garages.

3.5 The site has a PTAL of 1b, indicating poor access to public transport. The site is located near to Coulsdon Manor Golf Course, Metropolitan Green Belt, Archaeological Priority Area and Locally Listed Historic Park and Garden to the east.

3.6 The site is located at risk of groundwater flooding at surface, and low risk of surface water flooding. TPO 25, 1985 covers one tree in the application site and a number in surrounding gardens.

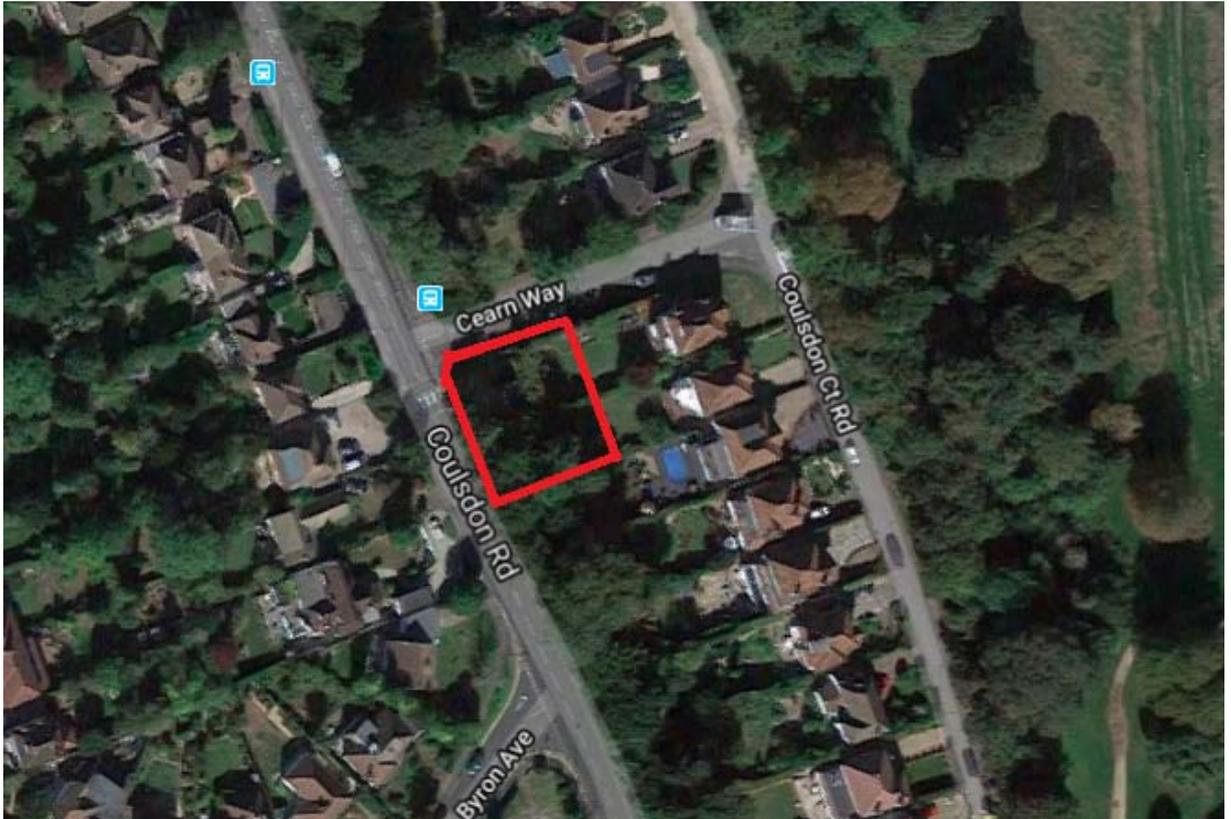


Figure 1 Aerial view of site

Planning History

3.7 One application of relevance:

19/01539/TRE: Fell Yew Tree, due to poor condition. Consent Granted subject to condition requiring replacement tree planting.

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of development is acceptable given the residential character of the surrounding area.
- The scale and layout of proposed built form is considered to be appropriate for the site and the design and appearance of the buildings would be in keeping with the surrounding character of the 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 Described Space Standards.
- The level of parking and impact upon highway safety is considered acceptable, and can be controlled through conditions.

- The refuse and cycle storage would be acceptable, and can be controlled through conditions.
- The Arboricultural impact is considered acceptable, protected trees are appropriately protected and suitable landscaping is proposed.
- Sustainability can be appropriately managed through condition.

5 CONSULTATION RESPONSE

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

Ecology Advisor

5.2 No objections subject to conditions to secure biodiversity mitigation and enhancement.

6 LOCAL REPRESENTATION

6.1 The application has been publicised by way of neighbourhood notification letters. The number of representations received from neighbours and local groups in response to notification and publicity of the application was as follows:

No of individual responses: 45 Objecting: 45 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.

Objection	Officer comment
<i>Principle of development</i>	
Overdevelopment of the site	Addressed in section 8-2-8.4 of this report.
Loss of family housing	Addressed in section 8-5-8.6 of this report.

Cumulative impact with nearby proposals	Each application is assessed on its own merits and there is not considered to be a detrimental impact caused by the proposal. Parking concern addressed in section 8.25-8.28. Each development will provide suitable CIL contributions.
<i>Design and appearance</i>	
Out of keeping with the surrounding area – typology, height, size, scale, depth, design, appearance	Addressed in section 8.7-8.15 of this report.
<i>Impact on amenities of neighbouring properties</i>	
Adverse impact on neighbouring properties – loss of light, privacy, overbearing, visually dominant, overlooking, overshadowing, and noise.	Addressed in section 8.18-8.22 of this report.
Construction impacts	Addressed in section 8.28 of this report.
<i>Impact of the development on future occupiers</i>	
Insufficient parking, living accommodation, private amenity space, disabled provision	Addressed in section 8.16-8.19 of this report.
<i>Highways</i>	
Traffic	Addressed in section 8.25-8.28 of this report.
Detrimental to Highway Safety	Addressed in section 8.25-8.28 of this report.
Adjacent Zebra crossing and junction has occurred multiple accidents/deaths.	Addressed in section 8.25-8.28 of this report.

Pressure on existing sewage and drainage system	Addressed in section 8.32 of this report.
<i>Trees/Ecology/Environment</i>	
Detrimental impact on trees	Addressed in section 8.35-8.35 of this report.
Detrimental impact on wildlife and protected species	Addressed in section 8.36 of this report.
<i>Drawings</i>	
Inaccurate drawings and documents	The applicant has submitted amended drawings and confirmed that the drawings submitted are correct and accurate.
<i>Procedural or non-material comments</i>	
Impact on property values	This is not a planning consideration.
Money Laundering	This is not a planning consideration.
In breach of restrictive legal covenant on site.	This is not a planning consideration. Restrictive legal covenants are a civil matter between the land owner and benefits of the land.

6.3 Hartley & District Residents' Association (HADRA) [objecting and referred the application] has made the following representations:

- Design and appearance out of character
- Loss of wildlife
- Impact on neighbours amenities; loss of privacy and overlooking
- Unacceptable development on windfall sites
- CIL spending failure and inadequate infrastructure provision
- Inadequate living conditions
- Landscaping and trees
- Inadequate parking and impact on highways
- Construction logistics
- Not in compliance with pre app advice

6.4 Councillor Margaret Bird [objecting and referred the application] has made the following representations:

- Design, bricks and materiality out of character
- Inadequate amenity space
- Impact on highways safety
- Inadequate parking
- Impact on ecology and trees

7 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.

7.3 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
- 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
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.13 Parking
- 7.4 Local Character

- 7.6 Architecture
- 7.21 Woodlands and trees

Policy 3.3 of the London Plan 2016 recognises the pressing need for more homes in London and Policy 3.8 states that Londoners should have a genuine choice of homes which meet their requirements for different sizes and types of dwellings in the highest quality environments. The impact of the draft London Plan is set out in paragraph 7.7 below.

Croydon Local Plan 2018 (CLP 2018):

- SP2 Homes
- SP4 Urban Design and Local Character
- SP5 Community Facilities
- SP6 Environment and Climate Change
- SP7 Green Grid
- SP8 Transport and Communication
- DM1 on Housing choice for sustainable communities
- DM10 on Design and character
- DM13 on Refuse and recycling
- DM16 on Promoting healthy communities
- DM19 on Promoting and protecting healthy communities
- DM23 on Development and construction
- DM24 on Land Contamination
- DM25 on Sustainable Drainage Systems and Flood Risk
- DM27 Biodiversity
- DM28 on Trees
- DM29 on Promoting sustainable travel and reducing congestion
- DM30 on Car and cycle parking in new development

Supplementary Planning Guidance as follows:

- Technical Housing Standards – Nationally Described Space Standards
- Croydon Suburban Design Guide Supplementary Planning Document Aril 2019

Emerging New London Plan

Whilst the emerging New London Plan is a material consideration, the weight afforded to it is down to the decision maker, linked to the stage a plan has reached in its development. The Mayor's Intend to Publish version of the New London Plan was submitted to the Secretary of State who has now issued a direction and one awaits to hear how the London Mayor responds. The New London Plan remains at an advanced stage of preparation but full weight will not be realised until it has been formally adopted. Therefore, the New London Plan's weight has increased following

on from the publication of the Panel Report and the London Mayor's publication of the Intend to Publish New London Plan. The Planning Inspectors' Panel Report accepted the need for London to deliver 66,000 new homes per annum (significantly higher than existing adopted targets), but questioned the London Plan's ability to deliver the level of housing predicted on "small sites" with insufficient evidence having been presented to the Examination to give confidence that the targets were realistic and/or achievable. This conclusion resulted in the Panel Report recommending a reduction in London's and Croydon's "small sites" target.

The Mayor in his Intend to Publish New London Plan has accepted the reduced Croydon's overall 10 year net housing figures from 29,490 to 20,790 homes, with the "small sites" reduced from 15,110 to 6,470 homes. Crucially, the lower windfall housing target for Croydon (641 homes a year) is not dissimilar to but slightly larger the current adopted 2018 Croydon Local Plan target of 592 homes on windfall sites each year.

It is important to note, should the Secretary of State support the Intend to Publish New London Plan, that the overall housing target in the New London Plan would be 2,079 new homes per annum (2019 – 2029) compared with 1,645 in the Croydon Local Plan 2018. Therefore, even with the possible reduction in the overall New London Plan housing targets, assuming it is adopted, Croydon will be required to deliver more new homes than our current Croydon Local Plan 2018 and current London Plan (incorporating alterations 2016) targets.

For clarity, the Croydon Local Plan 2018, current London Plan (incorporating alterations 2016) and South London Waste Plan 2012 remain the primary consideration when determining planning applications.

8 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
- Impact on setting of Metropolitan Green Belt
- Housing quality for future occupiers
- Residential amenity for neighbours
- Transport
- Sustainability
- Trees

Principle of development

8.2 This application must be considered against a backdrop of significant housing need, not only across Croydon, but also across London and the south-east. All London

Boroughs are required by the London Plan to deliver a number of residential units within a specified plan period. In the case of the London Borough of Croydon, there is a requirement to deliver a minimum of 32,890 new homes between 2016 and 2036 (Croydon's actual need identified by the Croydon Strategic Housing Market Assessment would be an additional 44,149 new homes by 2036, but as there is limited developable land available for residential development in the built up area, it is only possible to plan for 32,890 homes). This requirement is set out in policy SP2.2 of the Croydon Local Plan (CLP) (2018), which separates this target into three relatively equal sub targets with 10,760 new homes to be delivered within the Croydon Opportunity Area, 6,970 new homes as identified by specific site allocations for areas located beyond the Croydon Opportunity Area boundary and 10,060 homes delivered across the Borough on windfall sites. The draft London Plan, which is moving towards adoption (although in the process of being amended) proposes significantly increased targets which need to be planned for across the Borough. In order to provide a choice of housing for people in socially-balanced and inclusive communities in Croydon, the Council will apply a presumption in favour of sustainable development of new homes.

- 8.3 The Croydon Suburban Design Guide (2019) sets out how suburban intensification can be achieved to high quality outcomes and thinking creatively about how housing can be provided on windfall sites. As is demonstrated above, the challenging targets will not be met without important windfall sites coming forward, in addition to the large developments within Central Croydon and on allocated sites.
- 8.4 The proposal seeks to provide four terraced dwellings, on a site within an established residential area, which the Council is seeking to promote. The subdivision of the existing rear garden of no. 1 and 2 would retain over half of the garden for the existing properties in accordance with policy DM10.4e. The principle of redevelopment is therefore considered acceptable, given the need for housing within the borough and the residential nature of the surrounding area, albeit subject to compliance with other policies.
- 8.5 CLP Policy DM1.2 seeks to prevent the net loss of 3-bedroom homes (as originally built) and homes less than 130m². The existing site is vacant and therefore there would be no net loss of homes under 130sqm or three-bedroom homes as required by Policy DM1.2.
- 8.6 Policy SP2.7 seeks to ensure that a choice of homes is available to 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 proposal would provide four units with four bedrooms, and would therefore contribute towards the strategic target.

Townscape and visual impact

- 8.7 Policy DM10.1 requires residential development proposals to be of high quality and whilst seeking to achieve a minimum height of 3 storeys, should respect the development pattern, scale, height, density and appearance.
- 8.8 The Suburban Design Guide suggests appropriate ways of accommodating intensified development on sites and suggests that where a development is proposed within a rear garden, including redevelopment of a garage to the rear of a property, it should be subservient to accord with Policy DM10.1 of the Croydon Local Plan. If any part of the proposed development would be within 18m of the rear wall of any neighbouring dwelling, the proposal should be of a lower height in order to ensure a subservient appearance. Where no part of the proposed development would be within 18m of the rear wall of the host or neighbouring dwelling, the proposal may be of the same number of storeys of the predominant building height in the area provided the footprint and form helps achieve a massing that appears subservient to the existing dwellings.
- 8.9 Section 2.14 (Form of developments on corner plots) further states that proposals for the development of corner plots should seek to accommodate additional height and depth as marker points within the townscape.

Layout

- 8.10 The urban grain within the immediate and wider locality mainly comprises detached houses set in moderate plots, setback from the main highway with landscaped front gardens. The development would front onto Cearn Way, which does not have any built form facing onto it, providing an opportunity for the development to create new character and introduce a new typology of terraced dwellings. Further, it is noted that within 200m of the site, there are a number of terraced developments along Rutherford Rise, Blueberry Gardens, Aldercroft, and Deepfield Way. Given this, officers are satisfied that the proposed typology, and introduction of terrace dwellings is contextually appropriate.
- 8.11 The proposed development would be set back from Cearn Way by 6.5m which would be circa 3m behind the side elevation of 1 Coulsdon Court Road. This represents a good separation from the street and would allow for the buildings to not appear unduly dominant. The development would be set in from the side site boundaries by 1.5m and 3m, with a landscaped buffer area. The dwellings would appear well separated from the neighbouring properties along Coulsdon Road and Coulsdon Court Road. The side elevation on to Coulsdon Road would be 3m from the site boundary which, whilst closer than is typically found in the area, would on balance not give rise to an obtrusive design element, as there would be ample room for screening and the side elevation is not bulky and is well designed and detailed.



Figure 2 Proposed site layout



Figure 3 Side elevation to Coulsdon Road

8.12 Although the depth of the proposed rear garden would be smaller than the majority of surrounding properties, this would not be overly apparent when viewed from Coulsdon Road and Cearn Way and, as discussed below, is sufficient for private amenity space to be provided.

Height, scale and appearance

8.13 The proposed development would provide four three-storey terraced dwellings, with the third storey contained within the roof. The prevalent height and scale of the properties in the vicinity is two-storeys (with accommodation within the roof in some instances). The proposed houses would face on to Cearn Way and so, whilst the proposal should not be overly intrusive or dominant, the guidance above relating to subservience is generally aimed at developments without a street frontage.

8.14 As the proposal would result in a new frontage on to the street, it should be of a stature and prominence which responds to the approach of DM10 of being three storeys subject to the character of the area. One of the main characteristics of the area is the topography, with Cearn Way sloping steeply down to the West. To respond to that the terrace is proposed to step down the hill. This level change, and the respective land levels compared to the properties which front on to Coulsdon Court Road result in the proposed houses, whilst being taller, having a lower ridge than the host properties and mediating the height between those properties and those on the opposite side of Coulsdon Road. As such, the height and scale of the proposed buildings is appropriate.



Figure 4 Streetscene showing relative building heights

8.15 The terrace would be wider than the detached / semi detached properties typically found in the area, although less wide than some of the other terraced buildings in the wider area. With the stepping down the hill; roof form with each property having a gable and detailed design to differentiate the four houses through shadow gaps, rainwater goods and front boundary treatments, the mass and scale of the building

is considered to be broken down and made of a human scale which successfully responds to its context. As discussed above, the depth of the properties is not excessive with well designed side elevations, which would be visible from the public realm contributing to a pleasing scale and appearance of the building.

- 8.16 The dwellings are contemporary and take a townhouse style approach, featuring pitched gabled roofs which step down towards Coulsdon Road and finished with parapet coping, and a single storey flat roofed rear extension. The dwellings would be finished in red tonal brickwork and feature recessed darker brick work detail to the elevations, and dark grey aluminium windows and doors. The proposed design would provide an element of articulation to the property and visual interest and it is considered that the design and appearance would achieve a balance of an irregular frontage of visual interest whilst maintaining design continuity with the neighbouring properties, given the proposed materiality.



Figure 5 Front elevation facing Cearn Way

- 8.14 The proposed material palette would ensure the development responds to the surrounding locality coherently, through the provision of traditional and modern materials utilised in the local area. The submission indicates hard and soft landscaping to the front of the site, of which further details can be secured by condition.
- 8.15 Overall, the scheme is considered to be a contemporary development which provides a modern version of a typology found in the wider area although not immediately adjacent to the site and which responds well to the site's challenges in

terms of its height and breaking down the massing through high quality design and appearance. The appearance from Cearn Way and spacing to the front and host properties would be good, whilst it would appear tighter to Coulsdon Road and to the rear. The scheme is considered to be an appropriate design response.



Figure 6 CGI of proposed scheme

Housing quality for future occupiers

8.16 The dwellings would comply with internal dimensions and minimum GIA required by the Nationally Described Space Standards for a 4 bedroom, 8 persons dwelling over 3 floors providing circa 142 square metres of Gross Internal Floor Area; in excess of the minimum space requirement of 130 square metres. The houses would be dual aspect with adequate outlook. The ground floor forward facing living spaces would have adequate privacy being well separated from the street and with adequate space for planting, secured by condition. In terms of layout the proposed units are considered acceptable to the amenities of any future occupiers providing high quality living accommodation which is above the minimum housing standards for a unit of this size.

8.17 The London Housing Supplementary Planning Guidance (SPG) sets out that a minimum of 5 square metres of external amenity space be provided for a 1-2 person

dwelling, with 1 additional square metres for every additional occupant. It is considered that the proposed four-bedroom houses would be capable of providing accommodation for approximately 8 persons, therefore in this regard the development would be expected to provide 11 square metres of private amenity space. The proposed amenity provision well exceeds the minimum requirements providing circa 22-32 square metres of amenity space to the rear, with a depth of 5 metres. However it is acknowledged that this is relatively tight for the character of the area and a condition is recommended to remove permitted development rights for rear extensions.

- 8.18 Policy 3.8 of the London Plan and D7 and H2 of the Draft London Plan set out that 90% of units should meet M4(2) and 10% M4(3) but that flexibility should be applied on smaller schemes if exceptional circumstances prevail. In this instance, the proposed units would have step free access and could be adapted to accessible units and so all meet M4(2), which would be secured by condition.
- 8.19 Overall, the development would provide a good standard of accommodation for future occupiers.

Residential Amenity for Neighbours

- 8.20 The site is located on a corner plot and bound to the north and west by Coulsdon Road and Cearn Way. The properties would be located a minimum of 30m from the nearest neighbouring properties to the north (1 Cearn Way) and west (52-56 Coulsdon Road). It is not considered that the proposed development would result in any undue harm to these properties.
- 8.21 The houses would be located a minimum of 15m from the host properties (1 and 2 Coulsdon Court Road, and the development would be set in 1.5m from the boundary. There are two windows proposed in the side elevation (ground floor) facing the rear elevations of 1 and 2 Coulsdon Court Road. This separation distance and level change is considered appropriate to prevent any loss of privacy, overlooking or visual intrusion to the inhabitants of 3 Holland Court.
- 8.22 The nearest neighbouring property to the south east is 3 Coulsdon Court Road. The proposed development would be set back a minimum of 18m from the neighbouring properties rear elevation, and would be set in 5m from their boundary. There are a number of windows proposed in the rear elevation facing the rear garden of 3 Coulsdon Court Road. These windows would overlook the rear end of the garden and would not result in direct overlooking of the first 10m of the garden perpendicular to the dwelling. Furthermore given the topography and fall in land levels across the site from Coulsdon Court Road and Coulsdon Road, the proposed development would be set at a lower ground level to 1-3 Coulsdon Court Road. It is therefore considered that the proposed siting of the property and separation distances would prevent any undue overlooking, loss of outlook, privacy, or visual intrusion into the gardens and habitable windows of 3 Coulsdon Court Road.

- 8.23 It is considered that the proposed separation distances afforded and siting of the property and fenestration would be adequate to avoid any loss of amenity, in terms of a loss of outlook, visual intrusion, overlooking, loss of daylight or loss of sunlight.
- 8.24 Overall, the development is considered to be in accordance with the relevant policies and would not result in unacceptable harm to the residential amenities of the surrounding occupiers. Moreover, it is clear that the scheme is appropriate in terms of density with no evidence/effects that would suggest over-development of the site.

Transport

- 8.25 The site has a PTAL rating of 1b which indicates poor accessibility to public transport.
- 8.26 The existing site has a vehicular access point on Cearn Way which serves a garage within the rear garden of 1 Coulsdon Court Road and this would be removed as part of the development. It is noted that 1 Coulsdon Court Road has a front grassed forecourt area and existing vehicular access which could be utilised. 2 Coulsdon Road has parking within the front forecourt which would not be altered as part of the development.
- 8.27 3 parking spaces are proposed on site, with a shared vehicular access providing two parking spaces for units 1 and 2, and a singular vehicular access providing one parking space for unit 3. The remaining dwelling, closest to Coulsdon Road, would not have a parking space. The proposed singular vehicular access closest to the junction with Coulsdon Road, would be located in the same location as the existing vehicular access which would provide for one parking space, and therefore would not increase the use of this crossover. The shared vehicular access for the two units located towards Coulsdon Court Road would be set away from the singular access by 5m, which is acceptable. It is not considered that the proposed development would have an undue impact on highway safety. The proposed crossovers are acceptable subject to conditions relating to visibility splays and details.
- 8.28 The applicant has submitted a parking stress survey which demonstrates that the loss of parking area for 1 Coulsdon Court Road as a result of the development, would have an acceptable impact on parking stress on Cearn Way and Coulsdon Court Road. Further the parking stress survey demonstrates that the introduction of 3 parking spaces for four units, would have an acceptable impact on parking stress within the area. The parking stress survey was carried out in accordance with the Lambeth parking survey methodology, and completed along roads within 200m of the site, including Cearn Way, Coulsdon Court Road, Byron Avenue. Various areas have been excluded from the analysis not being appropriate for parking, which results in 59 spaces within the 200m survey area, of which a maximum of 15 were parked, resulting in an existing parking stress of approximately 25%. The proposal would therefore be a long way from resulting in an unacceptably high level of on street parking demand. Strategic Transport have raised no objection to the proposed

development and consider the development to have an acceptable impact on parking stress.

- 8.29 The proposal includes refuse storage and cycle storage capable of storing 2 cycle spaces for each house within the front and rear gardens. Details of this have been secured by condition as limited details have been provided at this stage.
- 8.30 The applicant will be expected to adhere to the Council's code of construction in regards to working practices and hours of work. Strategic Transport have requested a construction logistics plan be submitted and this has been conditioned.

Environment and Sustainability

- 8.31 A condition is attached requiring the applicant to achieve a 19% reduction in CO2 emissions while ensuring that water consumption does not exceed 110L per head per day.
- 8.32 The site is located within an area at low risk of surface water and groundwater flooding. A Flood Risk Assessment and SuDS Strategy has been submitted as part of the application which outlines the risks of flooding at the site. Policy DM25 requires all development to incorporate sustainable drainage measures (SUDS). The report outlines SuDS measures that could be feasible at the site including permeable paving and attenuation systems and details can be conditioned.

Landscaping, Trees, and Ecology

- 8.33 The site features a number of non-protected mature trees and planting, and immediately adjoins the rear garden of 3 Coulsdon Court Road. TPO 25, 1985 covers one tree in the garden of no 2 (part of the application site) and other trees in surrounding properties. Permission was recently granted to fell the yew tree covered by the Tree Preservation Order within the rear garden of 2 Coulsdon Court Road, (application ref. 19/01539/TRE). The works were granted on the condition that a suitable tree be planted to mitigate the loss of the protected specimen removed. A replacement tree has not yet been planted and so would be incorporated into the landscaping strategy for this permission. Additionally, the development proposes to remove the 4 other trees and two groups of planting within the existing site (none of which is protected and all of which are Categories C or U), with the protected and non-protected trees within the neighbouring property to be retained and protective measures taken during construction.
- 8.34 The applicant has submitted a draft tree survey which has been reviewed by the Council's Tree Officer and is considered acceptable in providing suitable tree protection methods. There is a small incursion into the RPA of the protected trees within the neighbouring garden, which is considered insignificant and would not be detrimental to the tree's health and retention. A condition is recommended to ensure suitable protection during potential construction works.
- 8.35 As part of the proposals, landscaping is proposed including planting six trees along the side buffer with Coulsdon Road, which would be a mix of Hornbeam and Yew specimens. The tree planting would be of instant impact (4-5m) in height. A

landscaping scheme would be duly conditioned to ensure that the landscaping and tree provisions are adequate. The introduction of soft landscaping to the side and front of the site would improve the appearance of the proposal from the street and can be secured by condition and would incorporate the replacement planting for the TPO tree felled on the site.

- 8.36 Concerns were raised that the proposed development would have an impact on protected species, including badgers. A Preliminary Ecological Appraisal (MKA Ecology, September 2019) was submitted and has been reviewed by the ecology team. No objection is raised to the proposed development subject to securing biodiversity mitigation and enhancement measures by condition.

Conclusions

- 8.37 The proposal would result in the development of a vacant plot to provide a high-quality home. The development would be in keeping with the character of the area and would not have a significant impact on the amenities of adjoining occupiers. The details relating to the landscaping, trees, parking, vehicular access, cycle and bin storage can be secured by condition.

All Other Matters

- 8.38 All other relevant policies and considerations, including equalities, have been taken into account.