

**PART 6: Planning Applications for Decision**

**Item 6.5**

**1 SUMMARY OF APPLICATION DETAILS**

Ref: 20/03107/FUL  
 Location: Homestead, Gibsons Hill, Norbury, London, SW16 3ER  
 Ward: Norbury  
 Description: Demolition of existing dwelling and erection of a 3-storey block of 9 apartments including accommodation in the roof space together with associated parking and landscaping  
 Drawing Nos: 2704/03/PLA, 2704/04/PLC, 2704/05/PLB, 2704/06/PLB, 2704/07/PLA, 2704/08/PLA, 2704/09/PLA, 2704/10/PLA, 2704/11/PLA, 2704/13/PLA, 2704/14/PLA  
 Applicant/Agent: Earlswood Homes Holdings Ltd  
 Case Officer: Christopher Grace

	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>4 bed</b>
<b>Houses</b>	0	0	0	0
<b>Flats</b>	2(2 person)	3(3/4 person)	4(4/5 person)	0
<b>Totals</b>	2(51-52sqm)	3 (64sqm-73sqm)	4 (74-95sqm)	0

<b>Type of floorspace</b>	<b>Existing Floorspace</b>	<b>Proposed Floorspace</b>	<b>Net gain</b>
Residential	371Sq.m	724Sq m	353Sq m
<b>Number of car parking spaces</b>		<b>Number of cycle parking spaces</b>	
9 ( including 1 disabled space)		18	

1.1 This application is being reported to Planning Committee because the application has exceeded the required number of objections and has been referred by a ward councillor (Sherwan Chowdhury).

**2 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 conclude a S.106 Agreement and impose conditions [and informatives] to secure the following matters:

- Financial contribution to sustainable transport measures of £1500.00 per flat.

## **Conditions**

- 1) 3 years
- 2) Built in accordance with approved plans
- 3) Materials to be submitted for approval
- 4) Details to be provided:-
  - a) Hard and soft landscaping – including paving surfaces, parking spaces, playspace, planting and species to be submitted
  - b) Windows (head/cills) dormers, roof details, ridge detail, terrace parapet walls at scale 1:10; main entrance scale 1:10
  - c) Boundary treatment –
  - d) Vehicle sight lines along Gibson's Road including point of entry/exit
  - e) Details of wheelchair lift to rear garden for units 2 and 4
- 5) Refuse Storage Area to be submitted
- 6) Cycle storage Area to be submitted
- 7) Parking to be provided as specified (including disabled space, active and passive charging points)
- 8) Details of land levels prior to occupation
- 9) Demolition and construction method statement
- 10) 19% reduction in carbon emissions
- 11) 110 litre water consumption target
- 12) Details of security lighting
- 13) Details of Suds measures
- 14) Details of tree maintenance, means of protection and new tree planting scheme
- 15) Details of rooflights, joinery openings, architectural key junctions, rain water goods and ventilation extracts
- 16) Unit 4 to comply with M4(3), Units 1, 5, 7 ,to comply with M4(2) accessibility requirements
- 17) Commence within 3 Years

Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport, and

## **Informative**

- 1) CIL -
- 2) Code of Practice regarding small construction sites
- 3) Highways works and or/damage to the existing highway during the construction phases to be made good at developer's expense
- 4) Any [other] informative(s) considered necessary by the Director of Planning and Strategic Transport

2.3 That the Planning 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 involves the demolition of the existing house and construction of a three-storey building involving accommodation within the roofspace to provide 9 flats.
- 3.2 The proposed building would be 9.3m high, 22m wide, 21m deep and provide 9 car parking spaces (including 1 disabled space, 18 bicycle spaces and refuse store) across the site.
- 3.3 The proposal includes the removal of six trees (Category C and U), the provision of new extensive landscaping, large communal garden and playspace, with each flat benefiting from private balconies and garden areas.
- 3.4 The proposal has been amended to include new internal layout with family sized flat at ground floor level, internal lift, internal access to communal garden area, inclusion of recessed balconies, provision of private amenity areas to ground floor flats and new refuse enclosure.

#### Site and Surroundings



- 3.5 The 0.12ha is located to the southern side of Gibson's Hill with the bulk of the site occupying an area west of Leathfield Close east of Averil Grove with a smaller triangular area of the land west of Averil Grove east of 108 Gibson's Hill also included. The site comprises a detached 1930s residential property with several extensions. The land slopes south/westward with a fall of about 1.3m. There are a number of mature trees along the western boundary of the site but no protected trees identified within the site or immediate surroundings

- 3.6 The area is residential in character, with a mixture of houses and blocks of flats, and the site lies opposite the Norwood Grove Conservation Area. However, it is not within a conservation area itself. There are three Grade II Listed Buildings in close proximity of the site on Arnall's Road (Beech Cottage on the corner with Gibson's Hill and nos.4 and 10) and St Joseph's College on the corner of Gibson's Hill is locally listed, the nearest of these is located about 40m from the front boundary of the site.

### **Planning History**

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

17/04018/FUL: Refused planning permission for demolition of existing detached house erection of three-storey building with further accommodation in roofspace comprising 3 x 1 bedroom flat, 4 x 2-bedroom flats and 1 x 3 bedroom flat, formation of vehicular access and provision of 4 associated parking spaces and refuse storage (Dismissed on appeal ref: APP/L5240/W/18/3206499 Dec 2018: as a consequence of its height, would appear as an unduly dominant, bulky and intrusive form of development that would fail to respect the scale and of neighbouring properties, cause significant harm to the character and appearance of the surrounding area). (Application for award for cost ref: APP/L5240/W/18/3206499 dismissed in Dec 2018)

17/01616/PRE: Demolition of existing building and erection of new building to provide 12 flats.

06/01652/P – Planning permission refused and dismissed on appeal for erection of a two storey building with accommodation in roof space comprising 11 x 2 bedroom units and 1 x 1 bedroom units (Reasons: design, building position, size, appearance, overdevelopment).

## **4 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- 4.1 The proposed development would provide an appropriate scale for a development making effective use of the residential site and increasing the Council housing stock.
- 4.2 The proposed new building would preserve the character of the area and would not harmfully affect the appearance of the immediate surroundings
- 4.3 The proposed new building would not have a detrimental effect on the residential amenities of the adjoining occupiers and would provide an acceptable living environment for the future occupiers.
- 4.4 The development would provide an appropriate level of parking for the proposed development, encourage sustainable modes of transport other than the car, incorporate safe and secure vehicle access to and from the site and would have an acceptable impact on the highways network.
- 4.5 The development would incorporate sustainability requirements and incorporate sustainability technics as part of the overall drainage strategy.

## 5 CONSULTATION RESPONSE

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

## 6 LOCAL REPRESENTATION

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

No of individual responses:                      29 Objections:      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:

<b>Summary of objections</b>	<b>Response</b>
<i>Principle of development</i>	
Overdevelopment no outside space; high density; intensification; clearly two sites bisected by road; a density of increase over 90 dwelling per hectare in excess of London Plan which suggests 40-80	Refer to paragraphs 8.2 to 8.5 of this report.
<i>Scale, massing and appearance</i>	
Not in keeping, particularly close to Conservation Area, no comparable buildings; overbearing, negative impact; larger footprint than existing; cramped development; not enhance area; obstruct street scene; unduly dominant; incongruous; excess scale; still too bulky despite previous appeal; insufficient screening from road	Refer to paragraph 8.6 to 9.1 of this report.
<i>Daylight and sunlight, privacy, outlook</i>	
Loss of light to neighbours	Refer to paragraph 9.5 – 9.9 of this report.
<i>Noise and Environment</i>	
Increase in noise and disturbance; increase pollution	Refer to paragraph 9.5 – 9.9 of this report.
<i>Standard of accommodation</i>	

Limited amenity space; refuse storage inadequate; top 3 bedroom flat unviable due to eaves without amenity space; no privacy to rear 1 bedroom flats	Refer to paragraph 9.2 – 9.4 of this report.
<i>Trees</i>	
Loss of established trees; destruction of green area	Refer to paragraphs 10.5 to 10.6 of this report.
<i>Transport</i>	
Not enough parking 13 spaces required; Lead to pollution and accidents due to extra cars; Leathfield Close already experiences parking problems congestion and significant traffic; block refuse and emergency vehicles along Gibson Hill; cars moving along Gibson Road would be dangerous along blind bend; no proper turning within site; double vehicle activity	Refer to paragraphs 10.1 to 10.4 of this report.

Councillor Sherwan Chowdhury has made the following representations

- The development is too large for the site
- Overdevelopment of the street scene
- Harm the character and appearance of the surrounding areas

Norwood Society

- Object to proposal consider the design of the proposed building overlarge and over dominant in the local context,
- Inappropriate architectural style. The stepped sections to the rear gives the appearance of a building with later additions.
- The use of balconies is not a feature of the area.
- The amenity space provided to the 3 bed flats on the ground floor would overlook the 1 bed units.
- The car parking area for 6 cars in the front the proposed building would be very visible and detract from the adjacent conservation area
- The proposed use of part of 108 Gibson's Hill to park an additional 3 cars is totally unacceptable and in addition would result in a number of trees being felled

## **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)

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in July 2018 (Amended 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:

- Achieving sustainable development (Chap 2)
- Delivering a sufficient supply of homes (Chap 5)
- Promoting sustainable transport (Chap 9)
- Achieving well designed places (Chap 12)
- Meeting the challenge of climate change, flooding and coastal change (Chap14).

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

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 5.2 Minimising carbon dioxide
- 5.3 Sustainable design
- 5.14 Water quality and wastewater infrastructure
- 5.17 Waste capacity
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 7.4 Local character
- 7.6 Architect

### Emerging New London Plan

7.4 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 New London Plan remains at an advanced stage of preparation but full weight will not be realised until it has been formally adopted. Despite this, in accordance with paragraph 48 of the NPPF substantial

weight can be applied to those policies to which the Secretary of State has not directed modifications to be made

- GG2 Making best use of land
- D1 London's form, character and capacity for growth
- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- H1 Increasing housing supply
- HC1 Heritage conservation and growth
  
- G5 Urban greening
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- SI1 Improving air quality
- SI2 Minimising greenhouse gas emissions
- SI5 Water infrastructure
- SI7 Reducing waste and supporting the circular economy
- SI12 Flood risk management
- SI13 Sustainable drainage
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential parking
- T7 Deliveries, servicing and construction

Croydon Local Plan: Strategic Policies 2018:

- SP2 Homes
- SP4 Urban design and local character
- SP6 Environment and Climate Change
- SP8 Transport and communication

Croydon Local Plan Policies 2018:

- DM1 Homes
- DM10 Design and character
- DM13 Refuse and recycling
- DM23 Development and construction
- DM25 Sustainable drainage systems
- DM28 Trees
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development
- DM45 Shirley

7.5 There is relevant Supplementary planning Guidance as follows

- London Housing SPG, March 2016.
- National Technical Housing Standards, 2015.
- National Planning Practice Guidance, 2014.
- Supplementary Planning Document (SPD2) Suburban Design Guide 2019.

## **8 MATERIAL PLANNING CONSIDERATIONS**

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

1. Principle of development
2. Townscape and visual impact and consideration of density
3. Housing Quality for future occupiers
4. Residential amenity/Daylight & Sunlight, Overlooking Privacy for neighbours
5. Transport
6. Trees
7. Sustainability and flooding
8. Waste

### **Principle of Development**

8.2 In considering this proposal the local planning authority has had regard to delivering a wide choice of homes in favour of sustainable development in line with the principles of the NPPF, Policy 3.3 of the London Plan relating to increase housing stock; policies SP2 of the Croydon Local Plan in providing a choice of housing for all people at all stages of life and DM1 in supplying new housing.

8.3 Both the London Plan and the NPPF place significant weight on housing delivery and focus on the roles that intensification and small sites in particular will play in part resolving the current housing crisis. The Croydon Local Plan 2018 further identifies that a third of housing should come from windfall sites and suburban intensification, in order to protect areas such as Metropolitan Green Belt.

8.4 This is the second planning application for redevelopment of this site in recent years. The previous proposal for 9 flats within a three-storey building with further accommodation in roofspace was refused by Committee in 2017 on design grounds and dismissed on appeal in December 2018. On reaching a decision the Planning Inspector raised no objection to the demolition of the existing property and its redevelopment. This aspect of the proposal would be acceptable as the floor space of the existing dwelling is over 130m<sup>2</sup> and its demolition would not result in the net loss of a 3 bedroom home. Four of the nine flats would provide family sized 3 bedroom accommodation with a further a flat providing 2 bedroom (4 person) accommodation regarded as suitable for

small families. The proposal therefore would make a suitable contribution (55%) to family housing in line with the Council overall strategic objective policy SP2 and the Boroughs housing stock in general.

- 8.5 Neighbours have objected to overdevelopment of the site and the inclusion of part of the public road along Averil Grove as part of its area. The applicants have clarified this matter in terms of ownership and access rights to the either side of this stretch of Averil Grove. In terms of density the site is a suburban setting with a PTAL rating of 2 and as such, the London Plan indicates that the density levels ranges of 150-250 habitable rooms per hectare (hr/ha) with 50–95 u/ha; the proposal would be within this range at 241hr/ha and 75u/ha on a site area of 0.12ha (without the section of road along Averil Grove) and is within London Plan Standards. Paragraph 3.4 of The London Plan identifies that density is only the start of the planning housing development and not the end. The range, for a particular location, is broad enabling account to be taken of other factors including local context, design and transport capacity which, where appropriate, can provide a tool for increased density in certain situations. It is considered that the sites location, design, transport capacity and parking provision density is justified and the proposed development is appropriate in line with Council aspirations for the site and surrounding area.

### Townscape and Visual Impact



- 8.6 As mentioned above the previous proposal in 2017 to replace the existing building was refused by the Committee on design grounds due to its overall proportions, style, form, mass, external treatment and architectural response, failing to respect the character and appearance of neighbouring properties. In deciding the subsequent appeal, the Planning Inspectorate considered that the accommodation over the proposed floors would appear as an overly tall structure, when compared with the single and two storey dwellings directly opposite. This resulted in it appearing unacceptably tall, bulky and overly dominant in the context of its surroundings, accentuated by its position close to the road than the existing dwelling. The result an intrusive development which failed to respect the scale and mass of the buildings within which it was viewed and therefore detrimental to the character and appearance of the surrounding area.
- 8.7 The current proposal when compared with the previous 2017 scheme has been substantially reduced in height from 11.4m (8.3m at eaves) to 9.3m when

viewed from Gibson's Hill with a full storey removed for the building. The proposed building would be 0.7m lower than the existing house.

- 8.8 In heritage terms, the principle of the proposal can be accepted and would preserve the setting of the nearby conservation area. The simplified design (relative to the refused scheme) is an improvement as it does not draw undue attention in the streetscene.



- 8.9 The scale and positioning of massing is considered acceptable in principle with the two storey plus roof level not disrupting the street scene. The Inspector in deciding the previous proposal considered the size of the plot, able to accommodate the footprint of the building proposed without it appearing as a cramped form of development with the rear projection as an appropriate subordinate addition to the main street frontage. The current proposal occupies a similar footprint and includes a lower rear addition which would play a similar subordinate role when viewed in its surroundings.
- 8.10 The applicants have chosen a similar Georgian design expression as the previous proposal. The Inspector did not consider this design approach as a mere pastiche, particularly given the varied character of the surrounding buildings. This traditional approach was generally considered in keeping with the character of the surrounding area and the Inspector concluded that the architectural expression did not warrant the dismissal of the appeal. Following officer advice the applicants have amended the proposal to further simplify the building appearance and clarify its setting to better respond to traditional design principles. The applicants have introduced balconies with raised parapet surrounds; removed railings at roof level, simplified the parapet surrounds and dormer access at roof level, introduced a new main entrance and improved architectural detailing in Georgian style, the details to be agreed by condition.
- 8.11 The applicants have revised the landscaped layout to identify how the areas of land would be used. This includes dedicated permeable hard and soft landscaped areas to bin and cycle areas, driveways, private paved areas, screened gardens, paths, seating areas and playspace area. The landscape strategy details including playspace area to be confirmed and secured by condition. The proposed scheme is considered to be a sensitive intensification of this site. In light of the previous decision and based on the information provided the design would preserve this site and local character in line with national, regional and local policies.

**Housing Quality/Daylight and sunlight for future occupiers.**

- 8.12 The proposed flats would accord with the National technical housing standards guidelines in terms of floor space requirements including areas for storage. Each property would have dual aspect and would receive good levels of sunlight and daylight. The applicants have demonstrated through section drawings that sufficient head height would be afforded to the accommodation within the roof space. This arrangement is, therefore acceptable. Each of the flats would have their own private amenity space, with private gardens, recessed balconies and roof terraces. The proposal includes a communal garden and playspace area both of which would be accessed directly from the building in line with London Plan standards. The proposal including provision of private, communal areas and playspace would therefore be in accordance with the principles of the NPPF in delivering a wide of choice of quality homes and London Plan Policies, and Croydon Local Plan 2018.
- 8.13 In terms of accessibility, the Housing SPG recognised that for developments of four-stories or less the provision for new build homes being accessible and adaptable should be applied flexibly to ensure that the development is delivered. The applicants have highlighted the change in land levels associated with this site and that accommodation in the front half necessitates steps down to access the floorspace towards the rear due to the front half being at a higher level. They have however been able to introduce a lift which would provide wheelchair access to all three levels. Flat 4 would be M4(3) with flats 1, 5 and 7 M4(2) compatible. The applicants have proposed wheelchair lift for direct access to the garden while step free access to the rear would be possible from internal corridor and by exiting the building and travelling along its side to the rear garden.
- 8.14 Based on the introduction of the lift officers are satisfied that efforts have been made to enable as many flats direct access by a variety of occupiers as is possible additional information officers are satisfied that sufficient efforts have been made to consider the viability of a lift as part of this development.

### **Residential Amenity Daylight/Sunlight, Overlooking, Privacy for neighbours**

- 8.15 Policy DM10.6 states that the Council will not support development proposals which would have adverse effects on the amenities of adjoining or nearby properties, or have an unacceptable impact on the surrounding area. This can include a loss of privacy, a loss of natural light and a loss of outlook.
- 8.16 The proposed dwelling is well separated from all adjoining occupiers. The neighbours closest to the site at 118 Gibson's Hill would be 26m from the building to the east separated by Leafield Close. To the west the rear of 108 Gibson's Hill would be 18m from the building separated by Averil Grove. Towards the south, the building would be 10m from the site boundary 17m from the building with no.2 Leafield Close which has no windows in its flank elevation. Garages exist to the rear of no.2 and along the south and along the south west of the application site. The proposal would not result in loss of light or significant overlooking or loss of privacy for these neighbours with the proposal positioned further away from the boundary with no.2 than the existing property and angled away from neighbouring gardens

- 8.17 The application site is 20m south from neighbouring properties opposite (nos 161 and 163). The proposal would be set back 12m into the site boundary. The proposal at 32m overall would be a considerable distance in an suburban context. It is not considered that the development would harm the living conditions of any neighbours to the north. The scale and massing of the building is considered appropriate to the size of the site and the surrounding area, therefore it is not considered that the development would result in visual intrusion or harm to the amenity of neighbours. It should be noted that in dismissing the appeal in relation to the previous applications that the Inspector concluded *“the proposed elevations are reasonable separated from all adjoining occupiers. As such, the proposal would not cause demonstrable harm to the living conditions of the occupants of neighbouring properties of an extent to warrant dismissal of this appeal on those grounds”*.
- 8.18 Several neighbours have raised concerns over the impact of the construction of the development. It is acknowledged that there will be some noise and disturbance during the construction process, with pollution and vehicle access also a concern expressed by neighbours. A planning informative is recommended to advise the applicant to follow the Councils “Code of Practice on the Control of Noise and Pollution from Construction Sites”. A Construction Logistics Plan would need to be submitted and approved prior to the start of building works. It is also recommended that a demolition / construction logistics plan be provided in order to reduce amenity considerations, traffic impacts and safeguard the development during the build; the detail of which is to be controlled by condition. Further informatives would ensure the reinstatement of the highway with developers to meet the cost of reinstatement of any work
- 8.19 A condition requiring details of lighting and illuminance to the rear and along the vehicle parking at the front would ensure that neighbours amenity is protected.

### **Transport**

- 8.20 Neighbours have objected to the level of parking associated with the proposal and impacts on the road network. The site is located in an area with PTAL level of 2 (on a scale of 1 to 6b), which is considered to be a poor level of public transport accessibility. There is no Control Parking Zone within the area. It is however within walking distance to several bus routes on Beulah Hill and Crown Lane/Crown Dale (115m away) and close to local shops and schools (300m away). A total of 9 car parking spaces within 2 areas is proposed. The Draft London Plan states that for PTAL 2 up to 1 parking space per dwelling can be provided. This level of parking provision and the layouts proposed are considered acceptable. Electric vehicle charging points should also be provided and one of the parking spaces within the front forecourt should be designed for disabled use and be located close to the entrance to the property. It is recommended that details of this should be secured by condition. The applicants have also agreed to contribute £1500 per flat towards sustainable road improvements to be secured as part of a 106 agreement.
- 8.21 The application proposes that the two existing crossovers be replaced with one central vehicle crossover. It is the responsibility of the applicant to enter into an agreement with the Council’s Highways team to ensure these works are

undertaken. For all accesses to the parking areas pedestrian visibility splays should be provided to either side of the access with no obstruction over 0.6m in height. Vehicle sight lines should also be indicated on the deposited plans. It is recommended that this detail is secured by condition.

- 8.22 The proposal includes a cycle storage in line with London Plan standards. The external stores would need to be secure and covered. It is recommended that these details are secured by condition.
- 8.23 The location of a refuse store is considered acceptable. It is recommended that details of the screening and size for the proposed refuse store should be secured by condition. As identified above a condition requiring details of a construction logistic plan would further safeguard highway and neighbours concerns during the build process.
- 8.24 The proposed parking is the same as that considered in 2017. With regard to neighbour concerns the inspector considered that there was insufficient reason to conclude that the proposal would compromise highway safety. The proposal is therefore considered to be in accordance with London Plan policies and Croydon Local Plan policies in respect to traffic and highway impacts

### **Trees**

- 8.25 No issues surrounding biodiversity or ecology were raised within the previous Inspectors report. There are several trees on the site and several large mature trees on a piece of land to the east of the site. The applicants tree report identifies the removal of 8 trees across the two areas of land with minor pruning to another tree nearest to the bin enclosure. Neighbours have objected to the loss of trees associated with the proposal. The trees to be removed are however categorised as either C (low quality) or U (suitable for removal) trees. There are no protected trees on site and subject to a suitable planting replacement programme, tree officers have not raised any objection to their removal. New tree planting will help to preserve the site and screen and help soften the development when viewed from neighbouring properties.
- 8.26 A number of trees exist around the perimeter of the site particularly along the east. The proposal would be away from these trees on the neighbouring land and is therefore not considered to result in any harm to these trees. The applicants tree report includes a tree protection plan. Tree officers have examined the report and raise no objection to the removal or protection measures for neighbouring trees including street trees, the details to be secured by condition to ensure that appropriate protection is put up during construction. The proposal would therefore be in accordance with Council policy DM28.

### **Sustainability and Flooding**

- 8.27 The Council would seek new homes to meet the needs of residents over a lifetime and be constructed using sustainable measures to reduce carbon emissions. In line with Policy 5.2 of the London Plan, the development proposals should make the fullest contribution to minimising carbon dioxide

emissions. In addition, the Council would require the development to achieve a water use target of 110 litres per head per. Subject to conditions the development would need to achieve sustainable requirements in line with national, regional and local level.

- 8.28 The site does not fall within a major flood risk area or surface water flood risk area and no mitigation measures are considered necessary. However, in order to reduce any potential surface water runoff through rain water harvesting, a condition is recommended to secure the provision of at least 2 water butts for the site. All connections will be made in accordance with the building regulation requirements and those of Thames Water including retention and slow release systems (SUDS) to reduce the outflow to limit the risk of adding to flooding elsewhere in the vicinity. The details to be secured by condition.

### **Waste**

- 8.29 The proposed plans indicate waste storage facilities within the front of the site. Officers have identified that the proposed development would be within an acceptable distance for collection. Residents have expressed concerns over the capacity of the bin storage and its likely appearance. Waste officers confirm that 9 flats would require 2 x 660ltr landfill bin, 4 x 360ltr co-mingled recycling bin and 1 x 140ltr food waste bin. The applicant has designed the bin store to the Council's capacity requirements minimising the number of bins in place of wheelie bins for general waste and recycling with food storage. Final details of the bin enclosure including boundary treatment and screening should ensure suitable capacity and protection to the enclosure. The details to be secured by condition to ensure suitable facilities are provided in line with the principles of London Plan policy 5.17 waste capacity; CLP policies SP6 and DM13.

### **Conclusions**

- 8.30 The recommendation is to grant planning permission subject to 106 agreement to secure sustainable transport contribution.