

1 SUMMARY OF APPLICATION DETAILS

Ref: 21/01110/FUL
 Location: 97 Wentworth Way, South Croydon, CR2 9EZ
 Ward: Sanderstead
 Description: Erection of a one and two storey building to provide a semi-detached pair of 2 bed houses, together with associated amenity space, landscaping, bin and cycle stores, and 1 no. parking space.
 Drawing Nos: Site Location Plan, 0828 EX01, 0828 PR01 Rev A (received 21.07.21), 0828 PR03 (proposed roof plan), 0828 PR03 Rev A (proposed floor plan), 0828 PR04 (10.03.21), 0828 PR05, 0828 PR06 Rev A (received 21.07.21), 0828 PR07 Rev A (received 21.07.21), 0828 PR08, 0828 PR09, 2156, 3D image (visualisation), Street Scene image, Planning Statement Rev A (May 21), Design and Access Statement (0828-Feb 21), Arboricultural Method Statement CCL ref no: 10368 by Crown Tree Consultancy including TPP (CCL 10368/TPP Rev:1), Arboricultural Report dated 2nd August 2019, Tree Constraints Plan, Tree Survey, Parking Stress Survey & Analysis (dated May 2019), Flood Risk Assessment, Fire Safety Strategy
 Applicant: Mr Paul Phillips
 Case Officer: Hayley Crabb

	Houses	Total
Proposed Houses	2 x 2 bedroom (3 person)	2
Total		2

All units are proposed for private sale

Number of car parking spaces	Number of cycle parking spaces
1 (for host house)	6 (2 per property and 2 for the host house)

1.1 This application is being reported to Planning Sub Committee because objections above the threshold as specified by the Committee Consideration Criteria have been received and the application was referred by the ward councillor (Cllr Yvette Hopley).

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) Development to be carried out in accordance with the approved drawings except where specified by conditions
- 2) Materials (including samples) to be submitted for approval
- 3) Parking shall be provided as specified in the application prior to occupation including visibility splays (with no obstruction over 0.6m in height)
- 4) Prior to first occupation of the development, the amenity area of the host property shall be enlarged (including the re-siting of the boundary fence) and the dropped kerb reinstated as specified in the application
- 5) Details of cycle store, refuse store, lighting to be submitted prior to commencement of above ground works
- 6) No additional windows in the flank elevations other than as specified/obscure glazed
- 7) Tree Protection Plan (pre-commencement)
- 8) Details of fire fighting measures (pre-above ground works)
- 9) Landscaping details prior to first occupation.
- 10) Remove Permitted Development
- 11) Construction Logistics Plan to be submitted (pre-commencement)
- 12) Contamination condition (pre-commencement)
- 13) Site specific SUDs details prior to above ground works
- 14) 19% reduction in carbon emissions
- 15) Water usage restricted to 110 litres per person per day
- 16) Commencement of development within three years of consent
- 17) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) Community Infrastructure Levy
- 2) Code of practise for Construction Sites
- 3) Party Wall Act
- 4) Highways
- 5) Policies
- 6) Protected Species
- 7) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

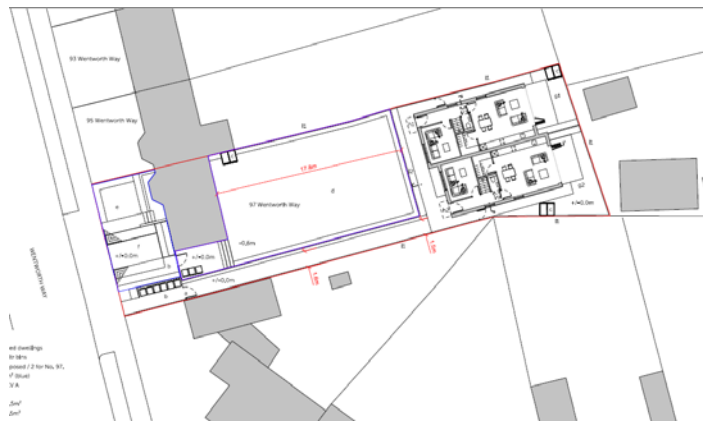
2.3 That the Planning Sub Committee confirms that adequate provision has been made by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.

3 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The proposal comprises the following:

- Erection of a part single/part two storey building with accommodation within the roof space
- Two houses are proposed (2 x 2 bedroom, 3 person units);
- Provision of 1 parking space at front (to serve the host house);
- Provision of refuse store adjacent to the host house and cycle stores proposed in the rear garden of each house;
- Refuse and cycle stores for the host house;
- The drawings show the boundary around the host house would be altered to provide a larger amenity space at side/rear and the frontage of the host house altered and part of the kerb re-instated as per the submitted drawings.



Proposed site plan (0828 PR01 Rev A) received 21.07.21

During the course of processing the application amended/additional information has been submitted in respect of the height of the building, which has not been considered so significant as to require re-notification.

Site and Surroundings

- 3.2 The application site consists of an end of terrace house. Wooden fencing has been installed separating part of the site. It was noted during the officer's site visit that there was a metal container on the rear part of the site.
- 3.3 The area is predominately residential in character with a mix of detached/semi-detached/terraced houses/bungalows/flats.



Site Location Plan

- 3.4 The site has a PTAL 1a – Very poor accessibility to public transport links.
- 3.5 The site falls within an Archaeological Priority Area (Tier III) and area with the potential of ground water flooding (surface water).

Planning History

- 3.6 20/04287/FUL – Erection of a pair of two storey 2 bedroom semi-detached houses with associated bin and cycle stores and provision of one parking space - **Planning Permission Refused** on 19.01.2021 for the following reasons:

1. The proposed development would not retain sufficient amenity space for the host property resulting in the overdevelopment of the site, out of character with the area and so would be contrary to policies 3.5, 7.1, 7.4 and 7.6 of the London Plan (consolidated with alterations since 2011), policies SP4, DM10, DM10.4 (e) of the Croydon Local Plan 2018 and the Suburban Design Guide - SPD April 2019.

2. By reason of its massing, form and design the development would be harmful to the character of the locality and detrimental to the visual amenity of the surrounding townscape. The development would thereby conflict with the NPPF, policies 3.5, 7.1, 7.4 and 7.6 of the London Plan (consolidated with alterations since 2011), policies SP4, DM10, DM10.4 (e) of the Croydon Local Plan 2018 and the Suburban Design Guide - SPD April 2019.

3. The plans submitted for full planning permission are inaccurate and ambiguous and do not allow for Council as the local authority to make a favourable determination of the application under Section 70 of the Town and Country Planning Act 1990.

It should be noted that a planning appeal has been lodged in respect of the application (Appeal reference: APP/L5240/W/21/3277309) which at the time of writing this report the LPA are awaiting a start date/allocation.

- 3.7 19/05103/FUL – Erection of detached part single, part two storey building comprising 3no flats with associated parking and landscaping details – **Planning Permission Refused** on 11.08.2020 for the following reasons:

1. *The proposed development would not retain sufficient amenity space for the host property resulting in the overdevelopment of the site, out of character with the area and so would be contrary to policies 3.5, 7.1, 7.4 and 7.6 of the London Plan (consolidated with alterations since 2011), policies SP4, DM10, DM10.4 (e) of the Croydon Local Plan 2018 and the Suburban Design Guide - SPD April 2019.*

2. *By reason of its massing, form and design the development would be harmful to the character of the locality and detrimental to the visual amenity of the surrounding townscape. The development would thereby conflict with the NPPF, 3.5, 7.1, 7.4 and 7.6 of the London Plan (consolidated with alterations since 2011), policies SP4, DM10, DM10.4 (e) of the Croydon Local Plan 2018 and the Suburban Design Guide - SPD April 2019.*

It should be noted that a planning appeal has been lodged in respect of the application (Appeal Reference: APP/L5240/W/21/3266990) which the Planning Inspectorate is currently considering.

3.8 19/03082/FUL – Erection of detached 2 storey building comprising of 4 flats (1 x bedroom, 1 x 2 bedroom, 1 x 1 bedroom, 1 x studio) to the rear of 97 Wentworth Way with associated bin and cycle stores and provision of associated parking at front in connection with the host house and proposed building – Application withdrawn on 11.10.2019.

3.9 18/06087/PRE – Erection of detached building with accommodation in the roof to provide 1 x 3 bedroom, 1 x 2 bedroom and 2 x studio flats on land to the rear of 97 Wentworth Way – **PRE-APPLICATION ENQUIRY.**

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of residential development on the site is acceptable;
- The design and appearance of the development is appropriate for the site;
- There would be no undue harm to the residential amenities of adjoining occupiers;
- The living standards of future occupiers would be acceptable and compliant with the Nationally Described Space Standards and the London Plan;
- The level of parking and impact upon highway safety and efficiency would be acceptable;
- The scheme would have no undue impact on protected trees;
- Sustainability aspects of the development can be controlled by condition.

5 CONSULTATION RESPONSE

5.1 The views of the Planning & Building Control Directorate are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

6 LOCAL REPRESENTATION

6.1 A total of 17 neighbouring properties were notified about the application and invited to comment. The number of representations received from neighbours and local groups in response to notification and publicity of the application were as follows:

No of individual responses: 51 Objecting: 39 Supporting: 12

6.2 The following Councillor made representations:

- Councillor Yvette Hopley

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

Summary of objections	Response
Over-development/overcrowding/Local Authority owned land/illegal car repairs/one planning unit/stables/housing targets	Addressed in Section 8.2-8.17 of this report
Not in keeping with the area/not subservient/overbearing and out of scale, cramped form of development	Addressed in Section 8.18-8.28 of this report
Poor design/obtrusive by design/negative Impact	Addressed in Section 8.30 of this report
Inadequate amenity/play space/poor level of accommodation with poor outlook for future occupiers	Addressed in Section 8.31-8.36 of this report
Impact on residential amenity/overlooking and loss of privacy/overshadowing/loss of light/noise/ Impact on enjoyment of garden areas of neighbouring properties/health and wellbeing	Addressed in Section 8.37-8.43 of this report

Traffic and Highways/parking/Lack of parking/impact on parking/in-sufficient parkin/congestion/parking stress report	Addressed in Section 8.44-8.47 of this report. Each application is judged on its own individual merits. It is considered the level of information provided within the Parking Stress Report is adequate
Insufficient accessible pedestrian access	Addressed in Section 8.48 of this report
Impact on trees/loss of garden space/wildlife	Addressed in Section 8.52-8.53 of this report
Covenants	This is not a planning consideration
Disruption during construction phase	This is a nature of the build process
Financial gain	This is not a planning consideration
Right to a view	These are not planning considerations
Measurements	The validation checklist states plans must be drawn to a recognised standard metric scale, including a scale bar, have a drawing number and be titled. Alternatively, in exceptional circumstances they should show all scaled dimensions, including those to boundaries. Given the drawings are scaled, there is therefore not a validation requirement for individual measurements to be annotated on drawings. For clarity some measurements have however been annotated in respect of the current application.
Not submitted via the Public Access register	Neighbours and interested parties have been consulted and relevant information made available for them to comment
Description	The drawings clearly show what the proposal entails and the description is.
Misleading information	In the event planning permission is granted the development would be carried out in line with the approved

	drawings unless controlled by a separate condition. It is considered the drawings are not misleading and are sufficiently detailed and that suitable conditions could be imposed.
Level of objections previously	Whilst previous schemes have had high level of objections, each application is judged on its own individual merits. The representations received in relation to the current application are weighed in line with adopted policy.

6.4 12 representation have been submitted in support for the proposal on grounds of increasing housing supply and that the proposal would be acceptable.

6.5 Councillor Yvette Hopley has objected on the following grounds:

- an overdevelopment of the plot, impact on the adjoining occupants and the matter of parking and congestion in the road with a lack of any public transportation also the survey doesn't reflect the true picture of the build up of traffic in this area

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 London Plan (2021), the Croydon Local Plan (2018) and the South London Waste Plan (2012).

7.2 Policy H1 of the London Plan (2021) recognises the pressing need for more homes in London and sets out ten-year net housing completion targets for which boroughs should plan. The ten-year overall housing completion target set for Croydon is 20,970 new homes (2019-2029). Policy H2 of the London Plan (2021) states that boroughs should pro-actively support well-designed new homes on small sites (below 0.25 hectares in size) through both planning decisions and plan-making in order to amongst other things:

- 1) significantly increase the contribution of small sites to meeting London's housing needs
- 2) diversify the sources, locations, type and mix of housing supply
- 3) support small and medium-sized housebuilders

4) achieve the minimum housing completion targets set out for small sites and overall housing.

7.3 Policy H10 of the London Plan (2021) promotes a varied housing mix to provide different sizes and types of dwellings in the highest quality environments.

7.4 Government guidance is contained in the National Planning Policy Framework (NPPF), July 2021. The NPPF sets out a presumption in favour of sustainable development, all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Achieving sustainable development;
- Making effective use of land;
- Delivering a sufficient supply of homes;
- Promoting healthy and safe communities;
- Promoting sustainable transport.

7.5 The main policy considerations raised by the application that the Committee are required to consider are:

Six Good Growth Objects

- GG1 Building strong and inclusive communities
- GG2 Making best use of land
- GG3 Creating a healthy city
- GG4 Delivering the homes Londoners need
- GG5 Growing a good economy
- GG6 Increasing efficiency and resilience
- D1 London's form, character and capacity for growth
- D2 Infrastructure requirements for sustainable densities
- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards (including Table 3.2)
- D7 Accessible housing
- D12 Fire Safety
- D14 Noise
- HC1 Heritage conservation and growth
- H1 Increasing housing supply
- H2 Small Sites
- H10 Housing Mix

- G5 Urban greening
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- S11 Improving air quality
- S12 Minimising greenhouse gas emissions
- S15 Water infrastructure
- S17 Reducing waste and supporting the circular economy
- S18 Waste capacity and net waste self-sufficiency
- S112 Flood risk management
- S113 Sustainable drainage
- T1 Strategic approach to transport
- T3 Transport capacity, connectivity and safeguarding
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential parking
- T7 Deliveries, servicing and construction
- T9 Funding transport infrastructure through planning

Croydon Local Plan (2018)

- SP2: Homes.
- SP2.1 Choice of homes.
- SP2.2 Quantities and locations.
- SP2.7 Mix of homes by size.
- SP2.8 Quality and standards.
- DM1: Housing Choice for Sustainable Communities.
- DM1.2 Net loss of 3 bed or homes less than 130 sq.m.
- SP4: Urban Design and Local Character.
- SP4.1 High quality development that responds to local character.
- DM10: Design and Character.
- DM10.1 High quality developments, presumption for 3 storeys.
- DM10.2 Appropriate parking and cycle parking design.
- DM10.4 Private amenity space.
- DM10.5 Communal amenity space.
- DM10.6 Protection to neighbouring amenity.
- DM10.7 Architectural detailing, materials respond to context, services, appropriate roof form.
- DM10.8 Landscaping.
- DM13: Refuse and Recycling.
- DM13.1 Design, quantum and layouts.
- DM13.2 Ease of collection.
- SP6: Environment and Climate Change.
- SP6.3 Sustainable design and construction.

- Minor residential scheme 19% CO2 reduction.
- Water efficiency 110 litres.
- SP6.4 Flooding and water management – c) SUDs.
- SP6.6 Waste management.
- DM18: Historic Assets and conservation
- DM24 Land Contamination
- DM25 Sustainable drainage systems.
- DM27 Protecting and enhancing our biodiversity.
- DM28 Trees.
- SP8: Transport and the Communication.
- SP8.5 and SP8.6 Sustainable travel choice.
- SP8.7 Cycle parking.
- SP8.12 and SP8.13 Electric vehicles.
- SP8.17 Parking standards in low PTAL areas.
- DM29 Promoting sustainable travel.
- DM30 Car and cycle parking.
- DM43 Sanderstead

Other relevant Supplementary Planning Guidance as follows :

- London Housing SPG March 2016
- DCLG – Technical Housing Standards - Nationally Described Space Standards (NDSS)
- National Planning Practice Guidance
- London Cycle Design Standards
- Suburban Design Guide SPD (April 2019)

7.6 The Suburban Design Guide SPD provides guidance on suburban residential developments and extensions and alterations to existing homes across the borough. The guide sets out how residential development, including extensions and alterations, in neighbourhoods across the borough is part of a holistic strategy being driven by the Council to deliver tangible public benefits to suburban communities.

8.0 MATERIAL PLANNING CONSIDERATIONS

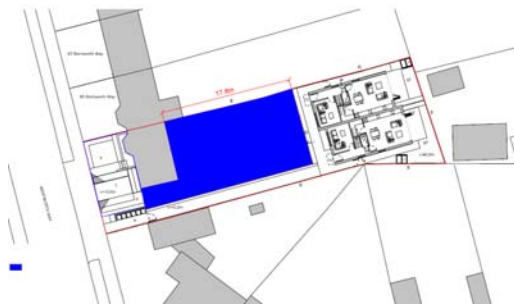
8.1 The principal issues relate to:

1. Principle of development
2. Townscape/visual impact/character of the area
3. Housing quality for future occupiers
4. Residential amenity for neighbours
5. Access and parking
6. Trees and landscaping
7. Sustainability, flooding and environment

8. Other

Principle of Development

- 8.2 The London Plan and Croydon Local Plan identify appropriate use of land as a material consideration to ensure that opportunities for development are recognised and housing supply optimised. It is acknowledged that windfall schemes which provide sensitive renewal and intensification of existing residential areas play an important role in meeting demand for homes in the capital, helping to address overcrowding and affordability issues.
- 8.3 The site is located within an existing residential area. The application proposes a pair of semi-detached houses which would be located to the rear of the main house which would optimise the use of the site providing additional homes within the borough, which the Council is seeking to promote.
- 8.4 Policy SP2.7 sets a strategic target of 30% of all new homes up to 2036 to have three beds or more. The proposal consists of two 2-bedroom houses. It should be noted the previous application (20/04287/FUL) also proposed a pair of 2 bedroom semi-detached houses for 4 persons and was not refused permission due to the housing mix. At that time the Council was flexibly applying the requirement for 3-bed homes to allow time for the market to adapt to the policy provision. That flexibility has now expired. However, as the scheme only proposes two homes, and that the policy is a strategic target for all new homes, it is not considered appropriate to refuse such a small scheme on these grounds. The proposal would provide two new small family homes and this, and that as the proposal is for 2 units, outweighs the strategic policy approach.
- 8.5 Policy DM10.4 (e) states in the case of development in the grounds of an existing building which is retained, a minimum length of 10m and no less than half or 200m² (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden.
- 8.7 It should be noted planning permission has previously been refused twice for the redevelopment of this site on the grounds that this policy requirement was not met. The area forming the rear of the site appears at one point to have been used informally as a separate use, although this has not been regularised through a planning application or lawful development certificate. In any case, the current application outlines the entire site as forming part of the application and meets the policy requirement by retaining an approximately 18m long rear garden and 200m² of space for the host property.



Current scheme



Previously refused scheme (20/04287/FUL)

8.16 As the scheme has been amended to meet policy DM10.4 (e) and the proposal would provide 2 x 3 person units, it is considered the scheme has satisfactorily overcome the previous reason for refusal and would not result in undue overcrowding given the small nature of the development and number of units. It is recommended for a condition to be attached for the enlarged amenity space for the host house to be enlarged as specified in the application prior to the first occupation of the development.

8.17 Representations raised regarding being (ex) Local Authority Land as per 6.5 of the Croydon Local Plan stating this land cannot be built on. Given the siting of the property within a residential road, it was considered this policy is not relevant in this case.

Townscape and Visual Impact

8.18 It is proposed to erect a pair of two storey 2 bedroom semi-detached houses.



Current Scheme



Image

8.19 The previously refused application (20/04287/FUL) proposed a pair of two storey semi-detached houses.



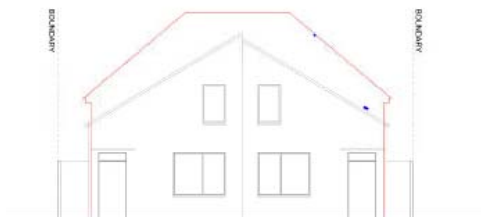
8.20 The scheme before that (19/05103/FUL) proposed a two storey building to provide 3 flats.



8.21 Both applications (19/05103/FUL and 20/04287/FUL) were refused for the following reason:-

2. *By reason of its massing, form and design the development would be harmful to the character of the locality and detrimental to the visual amenity of the surrounding townscape. The development would thereby conflict with the NPPF, 3.5, 7.1, 7.4 and 7.6 of the London Plan (consolidated with alterations since 2011), policies SP4, DM10, DM10.4 (e) of the Croydon Local Plan 2018 and the Suburban Design Guide - SPD April 2019.*

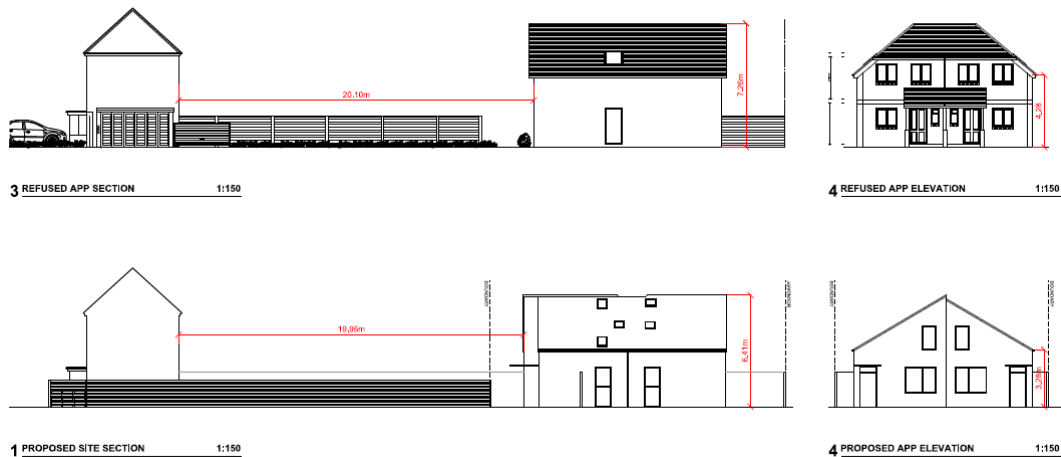
8.22 The Design and Access Statement shows the following in respect of the massing and height of the proposed development in relation to the previously refused scheme (20/04287/FUL).



8.23 The Suburban Design Guide SPD (2.28.1) states that proposals that seek to subdivide and/or infill existing plots should conform to Policy DM10.4(e) of the Croydon Local Plan and should refer to Section 2.16 or 2.18 of the SPD as regards building positioning. They should also consider the existing pattern of development along the street and the associated visual amenity that gaps in built form might provide.

8.24 The Suburban Design Guide SPD states the proposed developments in the rear garden should be subservient to the host building if within 18m and “if over 18 metres from the rear wall of the host or neighbouring properties the proposal maybe the same number of storeys as the predominant building height in the area...provided the footprint and/or articulated form helps achieve a massing that appears subservient to the existing dwelling”. Policy DM10 of Croydon Local Plan (2018) states that 18 – 21 metres between facing homes is a useful yardstick, but should not be rigidly applied, whilst also stating that any development in the grounds of a building to be retained shall be subservient.

8.25 A drawing has been submitted showing what the proposed development would look like from Wentworth Way (see 8.18 above). A drawing has also been submitted showing the side view of the host house with the proposed development. The previously refuse scheme has also been shown for comparison purposes.



8.26 The previous scheme proposed to be set back 20.5m from the rear of the host house. The current scheme would be set back 19.95m and now incorporates a staggered front and rear walls. The scheme is considered to be an adequate distance from the host property, and other properties to maintain the character of the area. It is subservient due to its height, the stagger to the front elevation and its roof form which makes the massing of the proposal minimal.

8.27 As can be seen from the site plan in paragraph 3.3 above, there is a mix of properties in the surrounding area. The area consists of detached/semi-detached/terraced houses/ bungalows/flats. The photographs below show the properties in Wentworth Way. See below:



97 Wentworth Way



To the left of the site



Side of no. 99 Wentworth Way

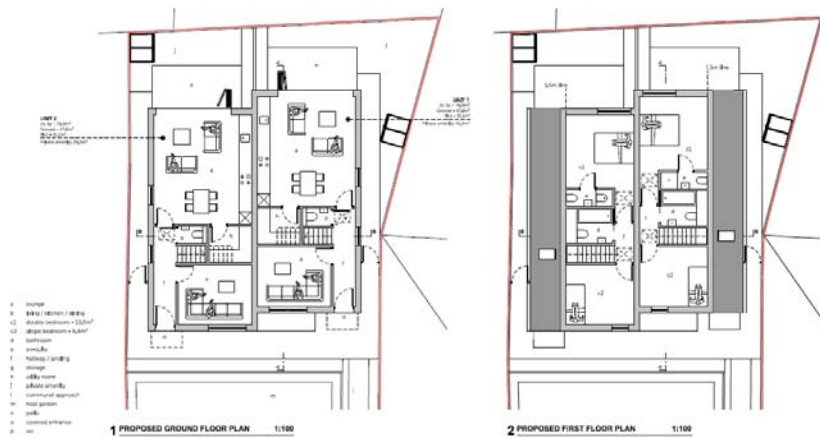


Houses opposite the site

- 8.28 The proposed building would be located at the rear of the plot and would have a lower ridge height in relation to the host house. The building would be up to two storeys in height. The proposed materials would be a red multi brick, eternit Garsdale slate tiles (grey) and grey powder coated aluminium framed double glazed windows. Whilst the footprint of the building would be slightly wider than the previously refused scheme, it is considered, given the reduction in the bulk/massing of the proposed development, its design and materials, to respond satisfactorily to the character of the area and the site's constraints and is of an acceptable design.
- 8.29 The proposed houses have small garden areas to the rear. Whilst the amenity areas are small in comparison to the gardens in the vicinity of the site, they meet the space standard requirements for new units and this is not considered to be so out of keeping with the character of the area to warrant refusal of the scheme. Some alterations to the layout of the front landscaped area would occur to accommodate a parking space for the host property. These are considered to be acceptable.
- 8.30 The building has been designed with a pitched roof and a staggered front and rear wall in order to reduce the massing of the development. It is considered the design of the proposed development would be acceptable in its context which would not have a significant effect on the character of the area to withhold permission.

Housing Quality for Future Occupiers

- 8.31 The proposed development should be designed in line with the standards set out in the Nationally Described Space Standards (NDSS) and the London Plan Housing SPG, particularly with regard to minimum floor space standards (including minimum sizes and widths for rooms/storage).



8.32 The standards require a 2 bedroom (3 person) unit over 2 floors to have a minimum gross internal floor area of 70m² with 2m² built in storage. The proposed houses would have a minimum gross internal floor area of 78.9m².

8.33 The proposed houses would be dual aspect and would meet size requirements as laid out in the Technical Housing Standards and would provide an adequate level of accommodation in terms of layout, outlook, daylight and ventilation. The entrance threshold would enable level access and would be accessible and adaptable for wheelchair users.

8.34 The London Housing SPG states that a minimum of 5 sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm for each additional occupant.

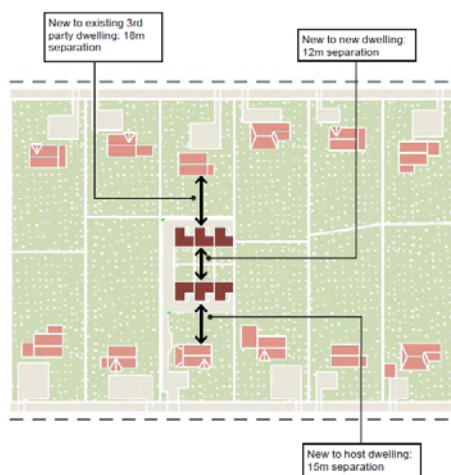
8.35 Each of the houses would have side access via a gate along the side of the proposed houses to the rear garden. Whilst the proposed footprint would be slightly wider than the previously refused application, it is considered the level of residential amenity space would be acceptable given the proposal is for 2 x 2 bedroom (3 person) houses. Given the proposal is for two houses, there is no requirement for child's play space to be provided and policy DM10.5 of the Croydon Local Plan relates to flatted developments which does not relate to this proposal.

8.36 The pedestrian path to the proposed dwellings would be approximately 1.4m wide which is considered acceptable. A refuse store would be provided adjacent to the host house adjacent to the footpath. The Planning Statement states a refuse store would be retained in the rear garden of the host house. It is considered the refuse store would be within acceptable walking distances for future occupiers and whilst space has not been shown for bulky waste. It is considered there is sufficient space in the event this is required.

Residential Amenity for Neighbours

8.37 Policy D3 of the London Plan (2021) states development proposals should provide secure safe and inclusive environments, secure outlook, privacy and amenity. Policy DM10.6 of the Croydon Local Plan (2018) states the Council will not support development proposals, which would have an adverse effects on the amenities of the occupiers of adjoining buildings and the Suburban Design Guide SPD states extensions should not negatively impact upon neighbouring properties and that habitable room windows in the side elevation facing a neighbouring property would not normally be acceptable if it results in overlooking.

8.38 The Suburban Design Guide SPD states back to back distances between habitable rooms is 15m (new to host) and 18m separation (new to existing third party).



From the Suburban Design Guide SPD

8.39 The host house is a two storey 2 bedroom end of terrace house. One of the proposed houses would be set 19.95m from the rear of the host house with the roof lower than the host house (see above in paragraph 8.25).

8.40 The proposed development would be angled in respect of no. 99 Wentworth Way due to the angle of the plot in relation to that property. No. 99 has a large dormer extension on the rear roof slope. The proposed development would be located in excess of 20m from the rear of no. 99. There is also a high wooden fence along the side boundary. No. 95 has a conservatory at rear with a side boundary fence with some screening. The proposed development would be set approximately 17m from the end of this feature and would be set approximately 0.8m from the side boundary. Given the location of the site within a residential area with a mutual level of overlooking with no significant changes in ground levels between the properties and siting of the proposed development in relation to neighbouring buildings as laid out in the Suburban Design Guide, it is considered given these factors and the separation distance provided, the proposed development would be within acceptable tolerance distances and would not result in significant overshadowing,

harm to the light, outlook or privacy, impact on the enjoyment of adjacent garden areas. It is recommended for a condition to be attached for obscure glazing be provided where appropriate and for permitted development to be removed given the context of the site.

- 8.41 One of the proposed houses would be set approximately 3m from the rear boundary as they would have a staggered front and rear wall. The property at no. 4 Princes Close is set approximately 25m from the rear boundary. At the time of the officers site visit there was a high wall along the rear boundary with some natural screening adjacent within no. 4 Princes Close. Given the separation distances to no. 4 and properties in Princes Close and Princes Avenue and the mutual level of overlooking within a residential area, it is considered the proposed development would be within acceptable tolerance distances and would not have a significant impact on the residential amenity of the occupiers of no. 4 Princes Close or any other neighbouring property in Princes Close or Princes Avenue as to warrant a refusal of planning permission on residential amenity grounds given the distances as outlined in the 8.38 above.
- 8.42 It is not considered the proposed development would not have an undue impact on the amenities of any other neighbouring properties as to withhold planning permission.
- 8.43 With regards to noise pollution and disturbance, officers are satisfied that the development would not have a significant impact in terms of noise and disturbance and would not introduce sufficient harm to substantiate a sustainable reason for refusal (in view of the current policy position).

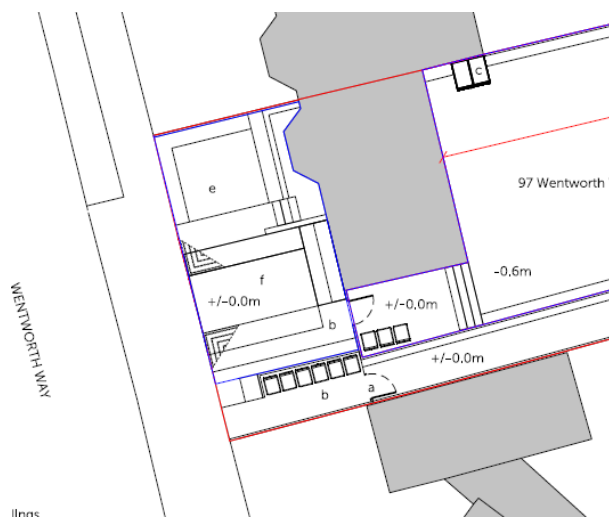
Access and Parking

- 8.44 The site is located within an area with a PTAL rating 1a which indicates poor level of accessibility to public transport links. It should be noted Wentworth Way is not a classified Road and one off-street parking space would be provided which would serve the host house, given its location. During the officers first site visit in 2019, the host property had a front boundary wall and grass verge with wooden posts. See photo below taken March 2019 which shows the boundary wall/grass verge with wooden posts. As can be seen from the photograph taken in August 2019 these have now been removed and a dropped kerb installed for the host house.



Officers site photo taken March 2019 Officers site photo taken August 2019

- 8.45 The previously withdrawn application 19/03082/FUL proposed 3 parking spaces in front of the host building and one in front of the access. It was deemed the frontage was not deep enough (approximately 4.3m in depth) to accommodate car parking to meet size standards (2.4m x 4.8m).
- 8.46 It is now proposed to alter the frontage which would include providing a larger space in order to provide a space to park a car to meet size requirements. Soft landscaping would be provided, the front boundary would be re-instated, and the redundant dropped kerb raised and grass verge reinstated as specified in the application. This would reduce the number of vehicles crossing the pavement which would improve pedestrian safety and enable additional on-street parking to be provided.



- 8.47 The parking space is proposed for the host property and this is considered acceptable. In an area with a PTAL of 1a, up to 1.5 parking spaces should be provided per dwelling, as a maximum. It is often desirable not to promote the maximum amount of parking so as to encourage sustainable modes of transport. In this instance, no parking is proposed for the new units. A Parking Stress and Analysis Survey has been submitted in respect of the current proposal, which is the same as submitted in support of the earlier proposal. The survey has taken into account that parking on Wentworth Way and other surveyed roads would only allow parking on one side of the road. Whilst this has not been updated since 2019 and does not include other developments approved nearby since, as it demonstrates that there is low on street parking stress (between 35% and 39% of 85 spaces occupied), it is not considered necessary to update it. The local parking stress is low overnight when residents are at home, although during the day it may be heavier as there are two local schools however, this is not a permanent parking effect. Whilst the parking space would be used by the host house rather than the proposed development, it is considered the proposed development would not have a significant impact on parking in nearby roads as to warrant a refusal of planning.

permission on this ground. A condition would be imposed to reinstate the dropped kerb outside the host house as specified in the application

- 8.48 A pedestrian access would be provided adjacent to the boundary with no. 99 Wentworth Way. It is proposed to have a refuse store located adjacent to the host house in close proximity to the road. (The host house would have their own refuse store). The path by the refuse area would be approximately 1.3m wide and considered would be adequately accessible. Details to be secured via condition.
- 8.49 The properties would have 2 bike lockers each including the host house. This is considered acceptable and recommend for details to be secured via condition.
- 8.50 Highways previously recommended for an informative to be placed on the decision in the event planning permission was granted. That any changes to the crossover and reinstatement of the verge would be done under a S278 agreement, with all costs borne by the applicant. For consistency and given it is proposed to re-instate part of the dropped kerb, it is considered an informative in relation to highway matters would be placed as an informative on the decision.
- 8.51 It is recommended for a condition for a Construction Logistic Plan to be submitted as a pre-commencement condition. Also an informative for the applicants to carry out the works in line with the Council's code for construction sites.

Trees and Landscaping

- 8.52 There are no trees on site protected by a Tree Preservation Order and the site is not within a conservation area. There are however trees adjacent. An Arboricultural Report and various other Tree documents including a Method Statement/Tree Protection Plan has been submitted. It is considered the trees situated around the periphery of the site are of low arboricultural merit, however they do afford some screening of the site. It should be noted that the Arboricultural Tree Report/details/Tree Protection Plan are the same as those submitted in relation to the previously refused scheme (19/05103/FUL). Whilst the proposed development would be marginally different, it would not have a significantly different effect on trees over the previous scheme. It is recommended for an updated Tree Protection Plan to be secured via condition as a pre-commencement condition to ensure adequate measures are in place to protect the adjacent trees. It is also recommended for details of hard and soft landscaping to be secured via condition prior to first occupation including trees. This would also encourage biodiversity.
- 8.53 With regards to garden land/wildlife. The area under consideration forms the garden area of the host building albeit sub-divided by wooden fencing. There are paving slabs with cracks allowing natural vegetation to come through. There was no evidence of protected species on site. It is recommended for an informative to be placed on the decision for the applicant to contact Natural England/Standing Advice, in the event protected species are found.

Environment, Flooding and Sustainability

- 8.54 SP6.4 of the Croydon Local Plan 2018 - To ensure that the principles of sustainable drainage are incorporated into the development and to reduce the impact of flooding. A Flood Risk Assessment has been submitted which states there is an area of medium risk in close proximity to the site in relation to flooding from surface water. It is proposed to use soakaways with enough capacity to meet the requirement of the additional roofspace and/or surface water will be directed into an existing surface water drain. Any foul water will be discharged into the existing foul water sewer located to the rear of the site. It is recommended for details of SUDs to be provided within a landscaping scheme for the site prior to first occupation and a separate condition for site specific SUDs to be provided prior to above ground works.
- 8.55 Given the site has been used for illegal car repairs, it is recommended for a condition to be attached as a pre-commencement condition in respect of contamination. Other Environmental Health matters would be placed on the decision by way of an informative.
- 8.56 Each house would be fitted with a water meter, and will incorporate water saving and efficiency measures. It is recommended for conditions to be attached to ensure that the mains water consumption would meet a target of 110 litres or less per head per day and 19% carbon emissions.

Other

- 8.57 The site falls within an Archaeological Priority Area (Tier III). Historic England were consulted. It is concluded that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest. No further assessment or conditions are therefore necessary.
- 8.58 The development would be liable for a charge under the Community Infrastructure Levy (CIL). This payment would contribute to delivering infrastructure to support the development of the Borough, such as local schools/local/essential services.
- 8.59 The applicant has submitted a Fire Safety Strategy in accordance with policy D12 of the London Plan. This policy meets the requirements of the policy, one of which is to indicate how fire appliances could be positioned to fight fires. Generally, the hose length of a fire appliance is 45m and all elements of the building need to be within that distance to be tackled by an appliance. Alternatives are available such as fire mains or sprinkler systems. As such, a condition is recommended to ensure that detailed design is provided prior to above ground works.
- 8.59 It is therefore recommended that planning permission should be granted.

6 OTHER MATTERS

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