

1.0 SUMMARY OF APPLICATION DETAILS

Ref: 21/03083/FUL.
 Location: 16D Highfield Hill, Upper Norwood, SE19 3PS.
 Ward: Crystal Palace and Upper Norwood.
 Description: Demolition of the existing dwelling, erection of 6 three storey houses, provision of associated off-street parking.
 Drawing Nos: 16DHH - 03/11/21 - 1 (revision level access to all houses) ; 531.25.PL.01 ; 531.50.PL.01 Rev A ; 531.50.PL.02 ; 531.50.PL.03 ; 531.50.PL.04 Rev A ; 531.50.PL.05 Rev A ; 531.50.PL.06 ; 531.50.PL.07 ; 531.50.PL.08 Rev A ; 531.50.PL.09 ; 531.50.PL.10 ; 531.100.PL.01 ; 531.100.PL.02 Rev D ; 531.100.PL.03 ; 531.200.PL.01 ; 531.500.PL.01.
 Applicant: Montague (London) Ltd.
 Case Officer: D Gibson.

Residential Accommodation

	3 bedroom	Total
Existing	1	1
Proposed Market Housing	6	6
Total Proposed	6	6

Car Parking and Cycle Storage Provision

Car Parking Spaces	6 (including 1 disabled space)
Cycle Spaces	12

- 1.1 This application is being reported to Planning Committee in accordance with the following committee consideration criteria:
- Objections above the threshold in the Committee Consideration Criteria.
 - Referral (Objection) from Ward Councillor (Cllr Stephen Mann).

2.0 RECOMMENDATION

- 2.1 That the Planning Committee resolve to GRANT planning permission subject to the completion of a legal agreement to secure the following:
- Sustainable transport contribution of £6,000
 - Monitoring fees as appropriate.
- 2.2 That the Director of Planning and Strategic Transport is delegated authority to issue a Grant of planning permission subject to the following conditions and informatives :-

1. Development to be implemented within three years.
2. In accordance with the approved plans.

Pre-Commencement Conditions

3. Submission of environmental and historical site review for contaminated land for approval prior to commencement of demolition/construction works and any remedial works to be undertaken as necessary.
4. Submission of detailed Construction Logistics Plan for approval prior to commencement of demolition/construction works.
5. Implementation of (prior to demolition and construction works) and adherence to actionable measures of arboricultural report and specified tree protection measures set out in submitted arboricultural report.
6. Submission of details for approval of the tree stem and buttress roots of tree T10 (as identified in the arboricultural report) be protected with fixed hoarding as additional protection as appropriate.

Pre-Commencement Conditions Except for Demolition and Below Slab Level Works.

7. Full details of external facing materials.
8. Full details of soft and hard landscaping, including green roof details and new tree planting details and biodiversity enhancements, and boundary treatment to be submitted for approval and retained as appropriate thereafter.
9. Finished Floor Levels.
10. Submission of SUDs scheme for approval.
11. Full details of design of the level access route from the car park.

Pre-Occupation Conditions

12. Following details to be submitted to Council for approval and prior to first occupation of dwellings : security lighting (siting/manufacturer) ; full details electric charging point/s for car parking ; cycle storage appearance ; details of 2 visitor cycle stands (siting/appearance). Once approved, items listed to be implemented and retained as such.
13. Refuse storage management plan. Once approved, refuse storage management plan to be implemented and retained as such.
14. Following to be provided as specified in application prior to first occupation of new dwellings : refuse storage areas.
15. Development to meet energy efficiency/carbon reduction targets as appropriate.
16. Submission of a full Delivery and Servicing plan.

Compliance Conditions

17. Implementation / adherence as appropriate to actionable measures of ecological report.
18. Development to meet 105 litre per person/day water use target.
19. No windows/openings to be provided to southern end and northern end flank elevations (including roof-top pods) of the end houses of the terrace.
20. Flat roof areas not to be used as balconies, terraces, etc.
21. Withdrawal of householder permitted development rights.
22. All dwellings to meet accessibility standards as appropriate.

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

2.3 That, if within 3 months of the issue of a draft planning permission decision notice, the legal agreement to secure the sustainable transport contribution of £6000 has not been completed, the Director of Planning and Strategic Transport has delegated authority to refuse planning permission.

Informatives

1. Granted subject to a Legal Agreement
2. Community Infrastructure Levy
3. Code of practice for Construction Sites
5. Compliance with Building/Fire Regulations
6. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

3.0 PROPOSAL AND LOCATION DETAILS

3.1 The proposal is an application for full planning permission:

3.2 The proposal includes the following:

- Demolition of the existing house garage, and outbuildings on site.
- Erection of a terrace of 6 two storey houses with third storey (second floor) set in roof pods. These are 3 bedroom / 5 person houses.
- Provision of 6 off-street parking spaces (includes 1 disabled space).
- Provision of associated covered cycle storage for residents and covered refuse storage for residents.
- Provision of associated tree planting and soft and hard landscaping.

3.3 Amended plans were submitted during the course of the application to modify the access route to the all the houses to provide a level threshold access to them to comply with M4(2) accessibility requirements.

Site and Surroundings

3.4 The site comprises a detached two storey three bedroom house and a detached single storey double-garage. There are also a couple of derelict shed buildings within the grounds which are further to the south of the garage. There is a private vehicle access road directly in front of the house. A public footpath (linking Highfield Hill to College Green) runs parallel with the private access road, but is separated from it by fences and a line of trees. The land slopes up towards the north-east and east. There are a number of trees on and around the perimeter to the site. Two trees to the south-west of the site are subject of Tree Preservation Orders (TPOs) – listed as '(37, 1988 & 25,1990) & (37, 1988 & 12,2017) at 16 Highfield Hill (Drive adj. to 16 leading to Homelands Old Persons Home)'.

3.5 The site is bounded to the north by the grounds of a detached dwellinghouse at 16E Highfield Hill.

- 3.6 The site is bounded to the south by a site which has recently been re-developed under planning permission 17/05867/FUL (Land rear of 16 Highfield Hill). It comprises 16a Highfield Hill, a two storey four bedroom house with an additional storey in the roofspace, and Podina House, a two storey block of four flats with an additional storey in the roofspace. The new development has a traditional form but a contemporary appearance. The new block of flats (Podina House) is located adjacent to the northern boundary of that site and new detached house is located adjacent to the southern boundary of that site. The site has a newly surfaced vehicle access and a car park area which is laid out with five parking spaces.
- 3.7 The site is bounded to the east/south-east (rear) by the rear gardens of two storey terraced houses at Hamlyn Gardens. These properties are set on a considerably higher ground level than the application site.
- 3.8 Directly opposite the site to the west is the flank and grounds of an end of terrace house at 54 College Green. This property is adjacent to the western boundary of the public footpath.

Transport and Accessibility

- 3.9 Transport for London Ptal Rating is 1b (poor).
- 3.10 There are nearby bus routes on Harold Road and Church Road.
- 3.11 The site is within 700 metres of the Crystal Palace (Triangle) District Centre.

Figure 1 - Site Location



Relevant Planning History

Application Site

- 3.12 21/00544/FUL - Demolition of the existing dwelling, erection of 6 three storey houses, provision of associated off-street parking.
Withdrawn 08/04/21.
- 3.13 20/04045/PRE – Pre-application enquiry for Re-development of site for 6 dwellings.

Adjacent Site to South – Land Rear of 16 Highfield Hill

- 3.14 17/05867/FUL - Construction of 1 x 4 bedroom detached house and 4 x 2 bedroom flats, including associated car parking and landscaping.
Granted Planning Permission 08/03/2018 (implemented and occupied).

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of a residential development is acceptable given the national and local need for housing and the existing residential status of the land.
- The proposal is for all 6 houses to be three-bedroom family unit dwellings.
- The design and appearance of the development is appropriate. Whilst it is acknowledged that the development would be contemporary re-interpretation scheme, the form, height and massing of the building would take character references from the existing fabric of the site and from recent adjacent new residential development. Its overall form, massing and height be in context with the overall size of the site.
- The living conditions of adjacent occupiers would be protected from undue harm due to the layout and design of the building and subject to conditions.
- The living standards of future occupiers are satisfactory (in terms of overall residential quality) and would comply with the Nationally Described Space Standard (NDSS).
- The amount of off-street parking would be acceptable. The site is also within a short walk of local bus routes and is a short walk to local shops and services in the Crystal Palace (Triangle) District Centre.
- Sustainability aspects have been properly assessed and their delivery can be controlled through planning conditions.

5.0 CONSULTATION RESPONSE

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

6.0 LOCAL REPRESENTATION

- 6.1 The application has been publicised by way of 25 letters of notification to neighbouring properties in the vicinity of the application site and erection of a site notice.

6.2 The number of representations received from neighbours in response to notification and publicity of the application are as follows:

No of individual responses: 13 Objecting: 13 Supporting: 0

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

Summary of Objection Comments

Objection	Officer Comment
Housing	
1. Loss of family housing. 2. Lack of affordable housing. 3. Overdevelopment.	See paragraphs 8.2 to 8.8 below.
Townscape	
4. Out of character. 5. Use of reclaimed brick should be secured by condition. 6. Gravel is a poor surfacing.	See paragraphs 8.9 to 8.16 below.
Amenity of Adjacent Residents	
7. Loss of outlook 8. Loss of privacy 9. Loss of light 10. Inaccuracies in submission with regard to ground levels of Hamlyn Gardens. 11. Impact on utilities. 12. Light pollution – details of lights should be secured by condition.	See paragraphs 8.22 to 8.31 below.
13. Increased noise during construction works.	See paragraph 8.30 below.
Transport and Highways	
14. Increased traffic 15. Increased parking 16. Highway safety. 17. Inadequate access. 18. Impact of construction traffic. 19. Impact on access fence. 20. Inadequate visitor cycle storage.	See paragraphs 8.32 to 8.39 below
Trees and biodiversity	
21. Impact on trees. 22. Trees removed prior to submission of application.	See paragraphs 8.44 to 8.46 below.

23. Landscaping should be secured by condition. 24. Trees should be planted along boundaries.	
Other Matters	
25. Request additional drainage for 16e Highfield Hill.	See paragraph 8.41 below.
26. Refuse storage	See paragraph 8.40 below.
27. Not sustainable development.	See paragraphs 8.42 and 8.43 below.
28. Request full structural survey of 16e Highfield Hill.	This is a civil matter and not a material planning consideration.

6.4 Councillor Stephen Mann has objected to the application and referred this application to Planning Committee on the following planning related grounds:

- Overdevelopment.
- Environmental grounds.

7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the London Plan 2021, the Croydon Local Plan 2018 and the South London Waste Plan 2012.

7.2 Policy H1 of the London Plan 2021 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).

7.3 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.

The ten-year target small site housing completion set for Croydon is 6,410 new homes.

7.4 The small sites 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 (small sites) sites each year.

7.5 It is important to note that in the London Plan 2021, the overall housing target per annum of 2,079 new homes (2019 – 2029) as compared with 1,645 in the Croydon Local Plan 2018. Therefore, Croydon is required to deliver more new homes than our current Croydon Local Plan 2018.

7.6 For clarity, London Plan 2021, the Croydon Local Plan 2018, and South London Waste Plan 2012 are the primary consideration development plans when determining planning applications.

7.7 Policy H1 of the London Plan 2021 recognises the pressing need for more homes in London and Policy H10 promotes a varied housing mix to provide different sizes and types of dwellings in the highest quality environments. The impact of the London Plan 2021 is set out in paragraph 7.2 to 7.4 above.

7.8 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in 2021. 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;
- Making effective use of land;
- Delivering a sufficient supply of homes;
- Promoting healthy and safe communities;
- Promoting sustainable transport.

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

7.10 London Plan 2021

- GG1 Building Strong and Inclusive Communities
- GG2 Making the Best Use of Land
- GG3 Creating a Healthy City
- GG4 Delivering the Home London Needs
- 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
- D7 Accessible Housing
- D11 Safety, Security, and Resilience to Emergency
- D12 Fire Safety
- D14 Noise
- H1 Increasing Housing Supply

- H2 Small Sites
- H8 Loss of Existing Housing
- H10 Housing Size Mix
- G1 Green Infrastructure
- G4 Open Space
- G6 Biodiversity and Access to Nature
- G7 Trees and Woodland
- SI 1 Improving Air Quality
- SI 2 Minimising Greenhouse Emissions
- SI 5 Water Infrastructure
- SI 12 Flood Risk Management
- SI 13 Sustainable Drainage
- T1 Strategic Approach to Transport
- T2 Healthy Streets
- T4 Assessing and Mitigating Transport Impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential Parking
- T7 Deliveries, Servicing and Construction
- T9 Funding Transport Infrastructure
- DF1 Planning Obligations

7.11 Croydon Local Plan 2018

- SP1 Place
- DM39 – Crystal Palace and Upper Norwood
- SP2 Homes
- DM1 Housing choice for sustainable communities
- SP4 Urban design and local character
- DM10 Design and character
- DM13 Refuse and recycling
- SP6 Environment and climate change
- SP6.3 Sustainable design and construction
- DM23 Development and construction
- DM24 Land Contamination
- DM25 Sustainable drainage systems and reducing flood risk
- DM27 Biodiversity
- DM28 Trees
- SP8 Transport and communications
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development

7.12 There is relevant Supplementary Planning Guidance as follows:

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

8.0 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development
2. Family Housing
3. Townscape and visual impact
4. Housing quality for future occupiers
5. Residential amenity for neighbours
6. Parking and highway safety
7. Refuse storage
8. Flood risk
9. Sustainability
10. Trees, landscaping and biodiversity
11. Other planning matters

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 2021 to deliver a number of residential units within a specified plan period. Croydon's overall housing target per annum is 2,079 new homes (2019 – 2029). The Croydon Local Plan 2018 states 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. 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 This presumption includes the Place area of Crystal Palace and Upper Norwood, which is identified in the 'Places of Croydon' section of the CLP (2018) as being an area for '*Sustainable growth of the suburbs with some opportunity for windfall sites, and limited infilling, with dispersed integration of new homes will respect existing residential character and local distinctiveness*'. The Croydon Suburban Design Guide (2019) sets out how suburban re-development can be achieved to high quality outcomes and thinking creatively about how housing can be provided on existing residential sites. As is demonstrated above, the challenging targets will not be met without small windfall sites coming forward, in addition to the large developments within Central Croydon and on allocated sites.

- 8.4 The London Plan 2021 Policy D2 on Small Sites advises that for London to deliver more of the housing it needs, small sites (below 0.25 hectares in size) must make a substantially greater contribution to new supply across the city. Therefore, increasing the rate of housing delivery from small sites is a strategic priority. Achieving this objective will require positive and proactive planning. The density of the site would equate to 298 habitable rooms per hectare. The London Plan Policy D3 does not set out specific density ranges for new development. Instead, it requires new development to optimise site capacity through a design-led approach. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. Higher density developments should generally be promoted in locations that are well connected to jobs, services, infrastructure and amenities by public transport, walking and cycling. Officers consider that the density of the scheme would be appropriate and that the proposed development has taken a design-led approach.
- 8.5 The locality is formed of varied residential plots, but terraced houses are common and the locality is generally seen as an acceptable location in principle for intensive residential development of a minimum of three storeys height as sought by policy.
- 8.6 The application is for a residential development providing new and additional homes within the borough, which the Council is seeking to provide. The site is located directly to the north of a recently constructed and occupied new build development (planning permission 17/05867/FUL) which comprises a detached 4 bedroom house as well as a block of 4 two bedroom flats. These buildings comprise two storeys and accommodation in the roofspaces, and provision for 5 off-street parking spaces is provided. The site is located within an existing residential area and as such providing that the proposal accords with all other relevant material planning considerations, the principle of development is supported and moreover the implementation of the planning permission 17/05867/P has established that the site would be suitable for an intensification scheme.

Family Housing

- 8.7 Policy SP2.7 of the Croydon Local Plan seeks to ensure that a choice of homes is available to address the borough's need for homes of different sizes. It sets a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms and for the type of development proposed in this location Policy SP2.7 sets out a strategic target of 30% of the proposed accommodation to have 3 bedrooms or more. Policy DM1.2 states the Council will permit the redevelopment of the residential units where it does not result in the net loss of 3 bedroom homes (as originally built) or the loss of homes smaller than 130m². In terms of character the Council's Suburban Design Guide (SDG) advises that *'The built character of an area is not defined by the people who live there, but rather the physical characteristics that it is composed of. Character can change over time and it should be acknowledged that well-designed proposals can have a positive effect on an area. This means that new types of dwelling can be integrated into an existing community'*. Therefore, the definition of character

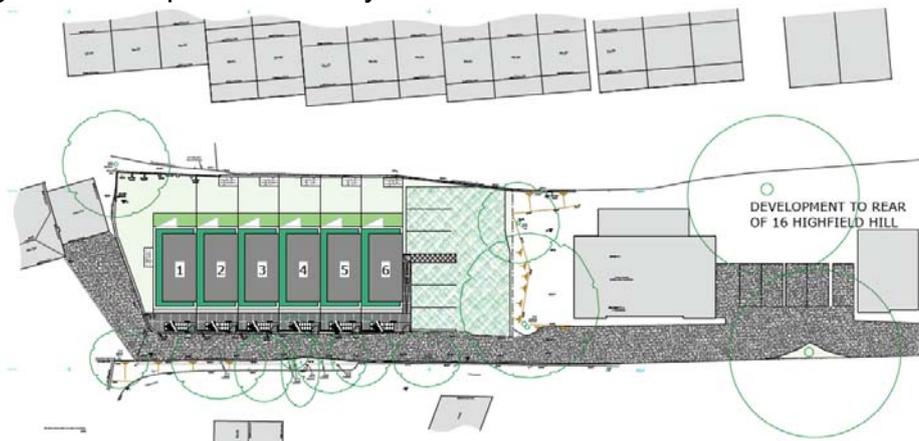
would not preclude new 'contemporary re-interpretation' housing development within a residential area.

- 8.8 The development would result in a net increase of 3 bedrooms dwellings on the site and the existing house has a floor area of 154 square metres. The development proposes 6 family dwellinghouses all laid out as 3 bedroom/5person houses. The proposal would make provision for 100% of the accommodation as family (3 bedroom) accommodation. This would exceed the strategic target of 30% for family homes set out in policy. Therefore, the amount of family accommodation proposed is considered acceptable and moreover would exceed the strategic target for family homes set out in policy. The development falls below the threshold for requiring affordable housing provision.

Townscape and Visual Impact

- 8.9 The house, site and area is not subject to any heritage designations so there is no objection to its demolition. On optimising sites the Suburban Design Guide (SDG) advises that in order to make efficient use of sites new development should ensure they make the best use of the site. This may include the provision of higher density housing such as terraced houses. It further advises that new development should seek to evolve the character in a manner that enhances the neighbourhoods as enjoyable places to live, work and play in. This can be achieved through pursuing development that references and reinforces existing architectural styles or introduces new well-designed architectural styles that add interest to the area. This does not exclude increased building sizes.

Figure 2 – Proposed Site Layout



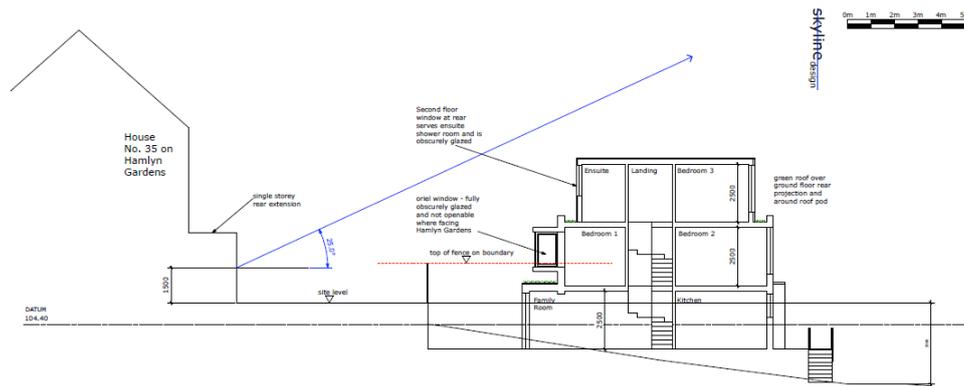
- 8.10 As advised above the site is located directly to the north of a recently constructed and occupied new build development (Planning Permission 17/05867/FUL) comprising a four bedroom house and a block of 4 two bedroom flats, and those buildings have two storeys and a further storey in the roofspaces. Elsewhere in the locality of the site terraced houses are prevalent in Hamlyn Gardens and College Green, so it is considered that a linear layout of terraced houses as proposed would be in keeping with the surrounding area, while the implemented adjacent new development (17/05867/FUL) has clearly established the principle of intensification on the site.

Figure 3 – Front Elevation



- 8.11 The proposed development would provide broad character approach that would follow a 'contemporary re-interpretation' of the terraced housing found in the vicinity. As with the adjacent site recently developed under planning permission 17/05867/FUL, the proposal uses the gradient of the site to create the new dwellings. In line with the principles set out by policy the new development would be three storeys in height. The ground and first floors would be formed of a buff coloured brick (reclaimed bricks) and this would be acceptable subject to full detail of it being secured as a condition of planning permission. The second storey of each house would have a pod form formed of seamed zinc cladding and would be flat roofed. The pods would be set back from the front and rear elevations and would not be full width and so there would be subservience and consistent gaps across the roof form of the terrace as whole. This would allow views across the site and assist with providing space between and around the built form particularly at the second storey. The proposal means that a material transition would occur (between brick and zinc) between the first and second floors of each house and it is considered these type of change in materials can work well with setbacks, as proposed. The detailing of the parapets (i.e. how they are topped/capped) will be critical to ensure a good transition between the materials and this would be acceptable subject to full detail of it being secured as a condition. There is no in principle objection to a flat roof, principally because of the location of the site is set well away from the main highway of Highfield Hill and so it is considered a location where a more contemporary roof form can be provided. Also, there are several built forms in the locality, for example facing onto Highfield Hill and in Homelands Drive where flat roofs are evident. A recently approved new build three storey residential development (planning permission Ref: 20/03448/FUL) at the rear of 57-59 Highfield Hill also has a flat roof design.

Figure 4 – Site Section (House 6)



- 8.12 Therefore, the overall massing and height of the proposed development would sit well in the surrounding townscape and the architectural expression of the proposed building and its contemporary re-interpretation approach to character is acceptable and would result in a high quality finish to the building.
- 8.13 The siting of the terrace of houses would provide a proportionate footprint of built form in relation to the land itself. A good amount of space would remain to the front, rear, and flanks of the terrace of houses and it would enable the provision of good sized family gardens and off-street parking for each of the new houses.
- 8.14 The scheme proposes a hardstanding parking area adjacent to the southern flank of the proposed terrace. As such, the position of the hardstanding would not dominate the areas around the proposed terrace. Soft landscaping would be provided predominantly in the form of lawn areas, but a number of trees and shrubs and wall climbing plants are also provided, as well as extensive areas of green roofs, not only to the houses themselves, but also to the cycle stores. Therefore, the proposed landscaping scheme would offer a variety of different planting as well as practical and pleasant private amenity spaces for the occupiers of each new house.
- 8.15 Overall it is considered that the proposed development site layout, mass, height and scale of the proposed development would respond well to the circumstances of the site and would make efficient use of the land in line with guidance set out by the CLP 2018 and the SDG. The application site is within an established residential area and one in which there has been recent intensification schemes developed. The individual and cumulative impact of the development on the local character is considered to be acceptable as assessed above. The impact of the development on the neighbouring highway network (including car parking capacity) is acceptable, as considered in detail further on in this report. The proposal would make a more effective use the site and it would accord with the national and local requirements to intensify the development potential of sites, particularly small sites, and to optimise the delivery of additional housing in a sustainable manner.

- 8.16 Therefore, having considered all of the above, against the backdrop of housing need, officers are of the opinion that the proposed development would comply with the objectives of the above policies in terms of providing a high quality sustainable development and optimising land use through new development.

Housing Quality for Future Occupiers

- 8.17 All of the proposed new houses would comply with or exceed the internal dimensions required by the Nationally Described Space Standards (NDSS) and London Plan and all of the habitable rooms would have acceptable outlooks and natural light. All of the new houses would have private external amenity spaces in the form of private garden areas.
- 8.18 The London Plan Policy D7 states that new development must ensure that 10% of new dwellings within a scheme (which are created via works to which Part M volume 1 of the Building Regulations applies) must meet Building Regulation requirement M4 (3) 'wheelchair user dwellings'. All other dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) must meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'. Policy SP2.8 of the CLP (2018) states that the Council would ensure that new homes in Croydon meet the needs of residents over a lifetime.
- 8.19 The access to the houses has been designed in line with Part M of the Building Regulations for an external stepped approach to a private dwelling. Access into each house is via level thresholds, and level thresholds are also provided into the private courtyard gardens. A level access route to all the houses would be provided from the car park, allowing for the external steps to be by-passed, and all the houses would have a level threshold. A private wheelchair user compliant car parking space has been provided and will be allocated to the end house in the terrace (house 6). As such the houses are fully accessible to wheelchair users or anyone else who uses mobility aids.
- 8.20 The changes to the access from the car park means that all units can achieve M4(2) compliance. Policy D7 requires 10% of units to be M4(3) compliant, which for this 6 unit scheme would equate to 0.6 of a unit. Whilst an M4(3) unit is not proposed, a disabled parking space has been provided in addition to the M4(2) requirements and on balance, this is acceptable.
- 8.21 Overall, the proposed development could provide an interesting and pleasant place to live for future occupiers.

Residential Amenity for Neighbours

- 8.22 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 loss of privacy, daylight, sunlight, outlook or an increased sense of enclosure. It is considered that the position of the site and siting and massing of the proposed houses on the site would not have any adverse effect in terms of light, privacy, or outlook on the amenities of residents in adjacent properties.

Privacy

- 8.23 The site is adjacent to residential plots to the north, south and east. There are no windows proposed to the southern end flank or northern end flank of the terrace. So no adverse loss of privacy would occur to adjacent properties at 16e Highfield Hill and Podina House (Highfield Hill) and this matter can be further secured as a condition of planning permission. With regard to a house at 54 College Green there is a row of high mature trees in front of the application site which screens it from the application site, so no adverse loss of privacy would result to that particular property.
- 8.24 The windows proposed on the rear elevation at first floor would have an oriel design with the largest side obscure-glazed, and at second floor the rear windows would serve bathrooms, which would have obscure-glazing. Therefore, no direct overlooking would occur to the rear of houses in Hamlyn Gardens. The provision of the oriel windows and obscure-glazing would be further secured as a condition of planning permission.

The Council would seek to further ensure the privacy of adjacent residents by attaching a condition to a planning permission to prevent any roof areas being used as balconies, terraces, etc, by future occupiers of the houses.

Outlook

- 8.25 No adverse loss of outlook would result from the proposed development to the properties at 16e Highfield Hill and Podina House. The proposal shows that the distances between the rear elevation of the proposed terrace and the first floor rear elevations of the nearest houses on Hamlyn Gardens would be 15.89 metres, 15.92 metres, 16.39 metres, 16.50 metres, and 17.60 metres. The variation in distances is due to the varied rear building line of the houses in Hamlyn Gardens. These distances are closer than the 18 metre back-to-back distance advocated in the Council's Suburban Design Guide. However, that part of the guidance is primarily concerned with managing privacy and in that respect, as considered above, the effect on the privacy of occupiers in Hamlyn Gardens would be acceptable. Moreover, the distances achieved are comparable to the scheme which was approved for the adjacent Podina House scheme (planning permission 17/05867/FUL.
- 8.26 The ground floor level of houses at 33 to 41 Hamlyn Gardens, which are the closest rear houses, is 3.5 metres height above the access road level of the application site. This means that effectively the second floor level of the proposed development would equate to the first floor level of those Hamlyn Gardens houses. The applicant has demonstrated on plans that the siting, massing and height of the proposed terrace would not incur within 25 vertical degree lines of the rear windows of the nearest houses in Hamlyn Gardens.

Light

- 8.27 The applicant has submitted a daylight/sunlight report with the application and it details the effects of the proposed development on the adjacent house at 16E Highfield Hill, directly to the north of the site. Of the 6 windows surveyed the results show that the windows achieve a Vertical Sky Component (VSC) daylight retention of above 96%. BRE guidance states that only southern facing

windows should be assessed in terms of sunlight hours, an only 2 windows at 16E Highfield Hill face south. In terms of Annual Probable Sunlight Hours (APSH) and Winter Probable Sunlight Hours (WPSH) the windows in question show an APSH retention of above 91% and WPSH retention of above 84%. This would respectively exceed BRE guidance for daylight and for sunlight hour values.

- 8.28 The daylight and sunlight analysis did not survey other properties adjacent to the site, however, the Council would agree with the applicant that the other properties are further in distance from the application site than 16E Highfield Hill and this, in addition to their position relative to the position of the sun, means that it is considered that there is no requirement for a specific daylight/sunlight technical assessment to be undertaken for them. In this case officers concur with the outcomes of the daylight/sunlight analysis that no adverse loss of light would result to adjacent residential occupiers from the proposed siting and massing of the proposed development.

Other Amenity Issues

- 8.29 The Council would seek to further protect the amenities of adjacent properties by attaching a condition to a planning permission to withdraw householder permitted rights for the occupiers of the new houses.
- 8.30 In terms of noise and general disturbance it is considered that some noise and general disturbance result from demolition and construction works. A Construction Method Statement and Traffic Management Plan has been submitted with the application. The Council are satisfied that it demonstrates that works can be undertaken in a considerate manner. However, a more detailed construction logistics plan, with for example specific detail of construction hours and delivery hours and a specific details of unloading/loading and storage areas, would be required in order to ensure that the proposed demolition and construction works can be carried out in a considerate manner. It is not considered that the development would result in any adverse increased noise from the number of dwellings proposed on the site given the detached form of the proposed development.
- 8.31 In terms of safety and security it is considered that increased natural passive surveillance would result from the proposed development, so it is likely to provide a safer environment than the arrangement. Details of security lighting to the external access, and external circulation areas, and parking area will be secured as a condition of planning permission.

Parking and Highway Safety

- 8.32 The site has a PTAL rating of 1 which means that it has poor access to public transport links. A total of 6 off-street parking spaces (including one compatible with disabled parking with step free access from it to the proposed dwellings) is proposed. The London Plan sets out maximum car parking standards for residential developments based on public transport accessibility levels for 3 bedroom units no more than 1.5 spaces per unit should be provided. Taking all this into account the maximum provision for this development could be 9 parking spaces. A Transport Statement was submitted with the application and

it shows that the expected demand for parking spaces, based on census data, would be 5 car parking spaces. It is considered the proposed level of car parking at a total of 6 spaces (one space per dwelling) is appropriate, as it is above local car ownership demand but still accords with the maximum car parking standards set out in the London Plan. Furthermore, the TRICs data submitted with the application demonstrates that demonstrates the number of vehicle trips that the proposal is likely to generate, is small, being no more than 1 vehicle trip during each morning and evening rush-hour .

- 8.33 The site is also located approximately 400 metres from bus routes on Church Road and Harold Road and approximately 800 metres from a District Centre (Crystal Palace Triangle). Therefore, given this circumstance and the proposed amount of off-street parking it is considered the surrounding roads would be able to comfortably accommodate the potential additional demand.
- 8.34 The car park area would be accessed from the private access road off Highfield Hill. While vehicular movements would increase along this private access road, as advised above, the number of additional vehicle trips would be low in number. The private access road is also already in use by existing residential properties located on the access and surface improvements have recently been implemented as a consequence of the new development of 1 detached house (16a Highfield Hill) and 4 flats (Podina House). The surface area of the parking would provide a step-free access route to the proposed houses. It should be noted that the pedestrian public footpath running alongside the private access road is not affected by the development proposal. Given that the vehicle access is private, and separated from the public footpath, and given the relatively low number of properties facing onto the private access road then it is considered that highway safety would not be adversely effected and the same conclusion was arrived at for the implemented planning permission 17/0587/FUL (16a Highfield Hill & Podina House).
- 8.35 A total of 12 bicycle spaces would be provided (2 covered cycle spaces for each house) in each garden area of each house. A further 2 cycle stands would be required for visitor storage and details of this will be secured as a condition of planning permission. As visitor cycle storage only needs to consist of stands (rather than an enclosure) than it is considered 2 cycle stands can be provided within the extent of the site.
- 8.36 Notwithstanding the acceptability of the car parking provision and cycle provision, to further encourage sustainable transport methods and discourage car ownership, it is recommended that a financial contribution of £6,000 is sought through a legal agreement. This would assist provision of a car club bay and would assist in improving walking and cycle routes in the vicinity of the site. The applicant has agreed to enter into a legal agreement as such.
- 8.37 Taking into account the sites location, amount and layout of off-street parking and cycle storage, alongside the sustainable transport contribution proposed to be secured via legal agreement overall the proposal is not considered to have an unacceptable impact upon traffic generation, parking capacity, and road safety to warrant refusal.

- 8.38 As advised in paragraph 8.30 above a detailed Construction Logistics Plan can be secured as a condition of planning permission. Details of a Delivery and Servicing Plan can also be secured as a condition of planning permission.

Fire Safety

- 8.39 The applicant has submitted a fire safety statement with the application. It clarifies that the proposed houses would be fitted with sprinkler systems and would have internal room doors with 30 minutes fire resistance, while the walls separating each house would have 60 minutes resistance. London Fire Brigade guidance states that all areas of a dwellinghouse should be accessible within 45 metres of a fire appliance. However, this distance may be extended to 75 metres where a sprinkler system is provided throughout the premises. In this instance all areas of the site would be accessible within 75 metre of a vehicle access point (measured along a route suitable for laying hose) ; this takes into account that a secondary hose route can be provided from College Green.

Refuse Storage

- 8.40 The refuse storage for the houses would be incorporated within/below the external staircases leading up to the ground level of the houses. The storage areas would have perforated metal gates. Their siting and appearance would be acceptable, however, as the distance of the site is more than 30 metres from the public highway then the developer would need to make arrangements for a private contractor to collect the refuse storage. The Council would therefore require the submission of a Refuse Management Plan for approval and this can be secured as a condition of planning permission.

Flood Risk

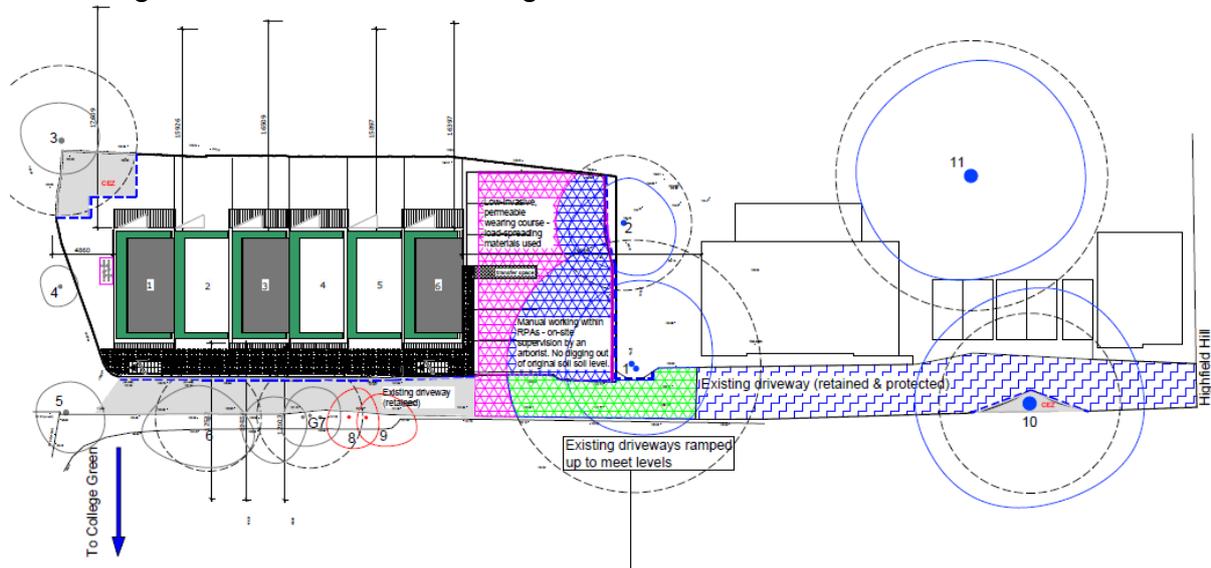
- 8.41 The site is within an area with only a low risk of surface water and fluvial flooding. A Sustainable Urban Drainage System (SUDs) would be required, but details can be secured by condition to ensure that an acceptable sustainable urban drainage system would be implemented and retained.

Sustainability

- 8.42 Policy seeks high standards of design and construction in terms of sustainability and sets out Local and National CO2 reduction targets.
- 8.43 Conditions can be used to ensure CO2 target reduction compliance and to ensure water use targets have been met following construction. Therefore, the development could comply with the CO2 reduction and water consumption targets requirements as outlined within the policies from both Croydon Council and The London Plan.

Trees, Landscaping, Ecology and Biodiversity

Figure 5 – Location of Existing Trees



- 8.44 An arboricultural report, landscaping scheme, and an ecology assessment were submitted with the application. The proposal would not involve the loss of any trees from the site or surroundings. Two mature trees, including a Holm Oak protected by a Tree Preservation Order (TPO) and numbered T1 in the submitted arboricultural report, grow to the south of the site in neighbouring land. The arboricultural assessment considers their root systems are expected to grow into the site to some extent. Consequently, in order to ensure that such roots are afforded effective protection and preservation, the applicant advises that no reduction in the original soil level will occur within their root spreads. All working within the root protection areas of the trees will occur manually under specialist supervision. Another TPO tree numbered T11 is sited further away behind the parking area of the new development to the south (16a Highfield Hill and Podina House) and will not be effected by the proposed development. Another TPO tree numbered T10 is sited within the access way leading up to the site. The applicant advises that as construction traffic will pass by the trees T1 and T10 that the rooting systems of these trees will be afforded protection by installing suitable ground plates e.g. MegaDeck or SignaRoad over the existing and constructed driveway surfacing, leading from Highfield Hill into the site. Tree protection measures would also be put into place for trees on and adjacent to the site and such protection will be secured as a condition of planning permission. However, whilst the TPO tree numbered T10 appears to have existing ground protection in place and the proposal also sets out additional ground protection measures on top of the exiting arrangement. T10 is situated just off from the boundary fence line on the access road leading to the subject site, during previous development activity on the adjacent site large plant machinery and delivery lorries had difficulty navigating the subject tree stems and lower canopy. Therefore, the Council's tree officer also recommends that the tree stem and buttress roots of tree T10 be protected with fixed hoarding as additional protection. This matter can be dealt with by a specific condition. Several trees appear to have been removed from site prior to the

submission of the current planning application, however, none of the trees removed were subject to specific tree protection and therefore could have been removed from the site at any time without the prior consent of the Council.

- 8.45 The landscaping and ecology scheme includes new native species tree planting of 8 birch trees, and 6 evergreen trees. The planting would also include a variety of flowers, box planting, hedging, and shrubs and a wall climbing plants. Lawn areas and green roof areas to the houses and to the cycle stores are also proposed. The proposed planting would provide habitat for small mammals and pollinating insects and the habitat formed would be supplemented by bat boxes and would include the provision of birds boxes targeted to London Priority species, the creation of a bee lawn, the creation of deadwood habitat piles, the provision of a hedgehog dome, and the inclusion of green roofs and/ green walls within the final development. The inclusion of such features would contribute to ensuring a sustainable development to promote ecology and a biodiversity. The implementation and retention of the proposed ecology and biodiversity enhancements can be secured by condition.
- 8.46 Some trees were removed prior to the formal submission of the planning application, however, the subject trees were not protected ones and so the Council had no jurisdiction to prevent their removal. Nevertheless, it is considered the proposed landscaping strategy coming forward as part of the development proposal would represent a significant uplift in the greenery of the site, including additional native tree planting. It would bring about additional planting and this would assist in tackling climate change and promoting a net gain in biodiversity as required by the London Plan. The implementation of the proposed landscaping scheme including full details of the tree planting can be secured by condition.

Other Matters

Contaminated Land

- 8.47 The site is in residential use and the land is unlikely to be contaminated. However, a condition requiring the submission of a desk-top study contamination report and requiring any necessary remedial works to be carried out as appropriate is recommended to ensure a safe environment for future residents.

CIL

- 8.48 The development will be liable for a charge under the Community Infrastructure Levy (CIL). This payment will contribute to delivering infrastructure to support the development of the area, such as local schools.

Conclusions

- 8.49 Given the significant need for housing within the Borough and the existing residential status of the site, and occurrence of new intensive residential on an adjacent site, the principle of this more intensive residential development is considered acceptable within this area. The proposed design would bring forward a contemporary re-interpretation design of development on a

residential site in a residential area and would represent a sensitive and sustainable re-development of the site and would place particular emphasis on providing family friendly accommodation. Whilst it is acknowledged that the mass of built form would be greater than the existing house currently on site, the proposal would be in context with its discreet location and surroundings. The proposal would have no significantly harmful impact on the amenities of the adjacent properties and the application demonstrates that the impact on the highway network would be acceptable. Officers are satisfied that the scheme is worthy of a planning permission and would deliver a high quality residential development as sought by policy.

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