

1.0 SUMMARY OF APPLICATION DETAILS

Ref: 21/06018/FUL

Location: 6 Oscar Close

Ward: Purley and Woodcote

Description: Demolition of existing dwelling and the erection of two pairs of three bed semi's with associated parking, refuse and recycling stores and cycle stores and private amenity space

Drawing Nos: Drawing number: 3515-06, dated: 16 November 2021, received: 2 December 2021. Drawing number: 3515-05, dated: 16 November 2021, received: 2 December 2021. Drawing number: 3515-03, dated: 1 December 2021, received: 2 December 2021. Drawing number: 3515-03, dated: 16 November 2021, received: 2 December 2021. Drawing number: 3515-02, dated: 26 October 2021, received: 2 December 2021. Location Plan, received: 2 December 2021. Drawing number: 2711-001, dated: 23 November 2021, received: 2 December 2021. Drawing number: J004105-DD-04, revision: E, received: 3 February 2022. Drawing number: J004105-DD-09, received: 3 February 2022. Drawing number: 001, dated: 28 January 2022, received: 3 February 2022. Drawing number: J004105-DD-05, revision: D, received: 3 February 2022. Drawing number: J004105-DD-10, received: 3 February 2022.

Agent: Charlotte Rowland – WS Planning and Architecture

Applicant: Daniel Brown - Vita Property Developments London Ltd

Case Officer: Russell Smith

	1 bed	2 bed	3 bed	5 bed
Existing	0	0	0	1
Proposed	0	0	4	0

All units are proposed for private sale

Number of car parking spaces	Number of cycle parking spaces
4	8

- 1.1 This application is being reported to committee because the number of objection letters is above the threshold in the Committee Consideration Criteria have been received as well as a referral from Councillor Brew.

2 RECOMMENDATION

- 2.1 That the Planning Committee resolve to GRANT planning permission
- 2.2 That the Director of Planning and Sustainable Regeneration 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 Construction Logistics Plan to Council for approval prior to commencement of demolition/construction works.

Pre-Commencement Conditions (except for demolition and below slab level works)

4. Material and details to be submitted
5. Full details of soft and hard landscaping, including new tree planting and biodiversity enhancements and boundary treatment to be submitted for approval and retained as appropriate thereafter.

Pre-Occupation Conditions

6. Electric charging point/s for car parking and cycle storage
7. Details of refuse and cycle storage to be submitted
8. Development to meet energy efficiency/carbon reduction targets as appropriate.

Compliance Conditions

9. Parking areas to be retained.
10. Implementation and adherence to actionable measures of Flood Risk Assessment submitted with application.
11. Implementation and adherence to actionable measures of Fire Strategy
12. Development to meet 110 litre per person/day water use target.
13. No windows/openings to be provided to flank elevation other than as shown on approved plans.
14. Flank windows to be obscurely glazed
15. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport.

Informatives

- 1) Community Infrastructure Levy
- 2) Code of practice for Construction Sites
- 3) Highways informative in relation to s278 and s38 works required
- 4) Compliance with Building/Fire Regulations
- 5) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

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

3 PROPOSAL AND LOCATION DETAILS

3.1 The proposal includes the following:

- Demolition of a detached building
- Erection of four residential units - 2 semi-detached pairs
- Associated bin and cycle storage
- Private amenity space, and landscaping
- Alterations to vehicular access and provision of 4 off-street parking spaces

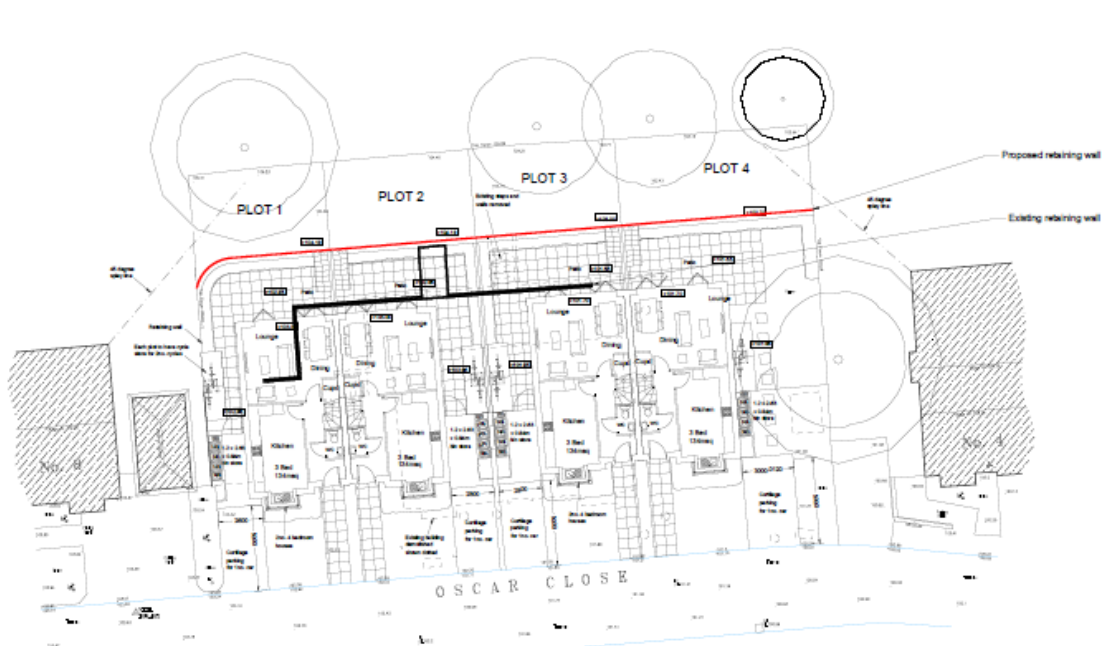


Figure 1. Proposed Site Plan

Site and Surroundings

3.2 The application site lies on the eastern side of Oscar Close and currently comprises a large detached house with detached garage. The surrounding area is residential in character and comprises of a mix of two storey, semi-detached and detached buildings.

3.3 The site is not subject to any planning constraints. It is situated in an area with very low risk of surface water flooding and has a PTAL of 3.



Figure 2: Aerial street view within the surrounding streetscene

Planning History

3.4 The most relevant planning history associated with the site is noted below:

8-16 Russell Hill, Purley, CR8 2JA:

- 03/04558/P - Demolition of no.12, erection of 6 detached houses, 4 with attached garages and 2 with detached garages; formation of access road and provision of associated parking – Appeal Allowed
- 05/00339/P - Demolition of no 12; erection of 2 five bedroom detached houses with detached garages and 4 four bedroom detached houses with integral garages; formation of access road and provision of associated parking – Granted

4, 6 And 12 Russell Hill, Purley:

- 05/02605/P - Erection of 2 detached four bedroom houses with detached double garages and formation of access road – Granted

Land R/O 18-26 Russell Hill, Purley, CR8 2JA:

- 10/00813/P - Erection of 3 four bedroom detached houses with integral garages/car barn; erection of 2 five bedroom detached houses with integral garages; erection of 6 three bedroom semi-detached houses; formation of vehicular access onto Oscar Close and provision of associated parking – Refused
- 10/03383/P - Erection of 6 four bedroom detached houses and 2 five bedroom detached houses with attached or detached garages; formation

of vehicular access onto Oscar Close and provision of associated parking – Refused

- 11/02597/P - Erection of a pair of semi detached three bedroom dwellings on land rear of No. 26 Russell Hill (as alternative to detached dwelling (Plot 1) of permission reference 10/00813/P for 11 dwellings allowed on appeal on 18 March 2011 under PINS reference APP/L5240/A/10/2133955). – Granted
- 12/00795/P - Erection of a detached five bedroom dwelling house with integral garage on land rear of No. 26 Russell Hill (as alternative to detached dwelling (Plot 1) of permission reference 10/00813/P for 11 dwellings allowed on appeal) – Granted
- 12/00799/RES - Erection of 6 three bedroom semi-detached houses and provision of associated parking (approval of reserved matters in connection with outline application 10/00813/P) – Approved
- 12/01335/RES - Erection of 3 detached four bedroom and 1 detached five bedroom houses and provision of associated parking (approval of reserved matters in connection with outline application 10/00813/P – Approved
- 12/01554/RES - Discharge of conditions 5, 7, 8, 9 & 16 and part-discharge of condition 15 attached to planning permission 10/00813/P for the Erection of 3 four bedroom detached houses with integral garages/car barn; erection of 2 five bedroom detached houses with integral garages; erection of 6 three bedroom semi-detached houses; formation of vehicular access onto Oscar Close and provision of associated parking (amended description) – Approved
- 12/02954/RES - Discharge of conditions 1, 2, 5, 6 & 7 attached to planning permission 12/00795/P for the Erection of a detached five bedroom dwelling house with integral garage on land rear of No. 26 Russell Hill (as alternative to detached dwelling (Plot 1) of permission reference 10/00813/P for 11 dwellings allowed on appeal) – Approved
- 12/02961/DT - Erection of 3 four bedroom detached houses with integral garages/car barn; erection of 2 five bedroom detached houses with integral garages; erection of 6 three bedroom semi-detached houses; formation of vehicular access onto Oscar Close and provision of associated parking (amendment to planning permission 10/00813/P) – Approved
- 14/01340/RES - Discharge of conditions 12, 13 & 15 attached to planning permission 10/00813/P for the Erection of 3 four bedroom detached houses with integral garages/car barn; erection of 2 five bedroom detached houses with integral garages; erection of 6 three bedroom semi-detached houses; formation of vehicular access onto Oscar Close and provision of associated parking – Approved

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the development is acceptable given the residential character of the surrounding area.
- The design and appearance of the development is appropriate for its setting.
- The living conditions of adjoining occupiers would be protected from undue harm subject to conditions.
- The living standards of future occupiers are acceptable and Nationally Described Space Standard (NDSS) compliant.
- The level of parking and impact upon highway safety is considered acceptable.

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 consulted upon in the form of letters of notification to neighbouring properties as well as a site notice displayed. The number of representations received from neighbours in response to notification and publicity of the application are as follows:

No of individual responses: 41, Objecting: 41, Supporting: 0, Comment: 0.

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

Objection	Officer comment
<i>Principle of development</i>	
Loss of family home, change from dwelling house to flats	This is addressed in section 8.2 and 8.20 of this report.
Overdevelopment of this type of development in the area	This is addressed in section 8.3 of this report.
<i>Design and appearance</i>	
Cramped appearance	This is addressed in section 8.4 to 8.19 of this report.
Smaller plot size	
<i>Impact on amenities of neighbouring properties</i>	

Impact on neighbouring amenity including overlooking, privacy, loss of daylight and sunlight.	This is addressed in section 8.25 to 8.30 of this report.
<i>Amenity of future occupiers</i>	
Limited amenity space	This is addressed in section 8.20 to 8.24 of this report.
<i>Environment</i>	
Air, noise and water pollution	This is a residential development in a residential area. There is no reason to expect that this proposal would have additional adverse impacts not expected in this area. A Construction Logistic Plan would be required by condition.
Environmental Sustainability Goals	The introduction of 4 new dwellings and loss of one detached dwellings is not considered to warrant refusal.
<i>Highways and parking</i>	
Insufficient parking/traffic generation	This is addressed in section 8.36 of this report.
Impact on road safety	This is addressed in section 8.36 of this report.
<i>Other matters</i>	
Construction and noise	Informative will be added to advise of the code of conduct in regards to building works. Additionally, a Construction Logistics Plan will be required by condition, to minimise any impact.

6.4 Purley and Woodcote Residents Association object to this proposal on the following grounds:

- Overdevelopment
- Poor quality accommodation
- Inadequate amenity space
- Design

- Neighbouring amenity
- Parking

6.5 Cllr Brew refers the application to committee, on the following grounds:

- Carbon efficiency due to the replacement of building only 17 years old.
- Inefficient use of land, due to being only double the footprint.
- Application wrong as it is stated no loss of existing garden.
- Discrepancy with types of boiler being proposed.
- Lack of sustainable options, such as solar panels.
- Overdevelopment when taking into consideration calmativ impact of neighbouring schemes.

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 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in February 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:

- Delivering a sufficient supply of homes
- Promoting healthy and safe communities
- Promoting sustainable transport;
- Achieving well designed places;
- Conserving and enhancing the natural environment

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

London Plan 2021

- 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
- D12 Fire Safety
- S4 Play and informal recreation
- H1 Increasing housing supply
- H10 Housing size mix
- SI 2 Minimising greenhouse gas emissions
- SI 12 Flood risk management
- SI 13 Sustainable drainage
- T2 Healthy Streets
- T3 Transport capacity, connectivity and safeguarding
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6.1 Residential Parking

Croydon Local Plan 2018

- SP2 – Homes
- SP6.3 - Sustainable Design and Construction
- DM1 - Housing choice for sustainable communities
- SP4 – Urban Design and Local Character
- DM10 - Design and character
- DM13 - Refuse and recycling
- DM16 – Promoting healthy communities
- SP6 – Environment and Climate Change
- DM23 - Development and construction
- DM25 – Sustainable drainage systems and reducing floor risk
- SP7 – Green Grid
- DM27 – Biodiversity
- DM28 – Trees
- SP8 – Transport and communications
- DM29 - Promoting sustainable travel and reducing congestion
- DM30 - Car and cycle parking in new development

There is relevant Supplementary Planning Guidance as follows:

- London Housing SPG March 2016

8.0 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of development
- Design and impact on the character of the area
- Housing mix and quality for future occupiers
- Impacts on neighbouring residential properties
- Access and parking

- Landscaping
- Flood Risk and sustainability
- Other matters

Principle of Development

- 8.2 The application is for a demolition of the existing detached dwelling and garage and construction of a new residential development comprising of two pairs of semi-detached buildings providing additional homes within the borough. The existing use of the site is residential (C3) and as such the principle of redevelopment for residential purposes is acceptable in land use terms. 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 The London Plan 2021 Policy H2 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. The London Plan Policy D3 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. It is noted that the site is well located for transport and local services being in a PTAL 3 area, 300m from Purley District Centre and within 800m of Purley train station. Officers consider that the density of the scheme would be appropriate in the context of the character of the area and that the proposed development has taken a design-led approach.

Design and impact on the character of the area

8.4 The National Planning Policy Framework (NPPF) attaches great weight to the importance of design in the built environment. London Plan Policy D3 seeks to optimise site capacity through the design-led approach and Policies D4 and D5 require high quality architecture which contributes to the local architectural character. Policy SP4 and DM10 of the Croydon Local Plan (2018) reinforce these policies by confirming that the Council will require development to be of a high quality and be informed by the distinctive qualities, identity, topography and opportunities of the relevant places of Croydon.

Height, Scale and Massing

8.5 Policies SP4.1 and DM10.1 of the Local Plan state that the Council will require development of a high quality, which respects and enhances Croydon's varied local character and contributes positively to public realm, landscape and townscape to create sustainable communities. Proposals should seek to achieve a minimum height of 3 storeys, should respect the development pattern, layout and siting; the scale, height, massing, and density; and the appearance, existing materials and built and natural features of the surrounding area.

8.7 Oscar Close is originally a back land development from Russell Hill and the proposal site is situated on a larger plot than the surrounding properties on Oscar Close. The proposed buildings would utilise the width of the plot, similar to the majority of dwellings along the street, taking it closer to the boundaries with No. 4 and No.8. Both adjacent buildings are detached, but No.8 sits on a larger plot, with more open space and separation from the boundaries, whereas No.4 is on a tighter plot and the building uses the majority of the site width, which is more typical in the street-scene. Opposite the site are two detached buildings which also have a more characteristic tighter plot width than the proposal site and that of No.4, see Figure 3

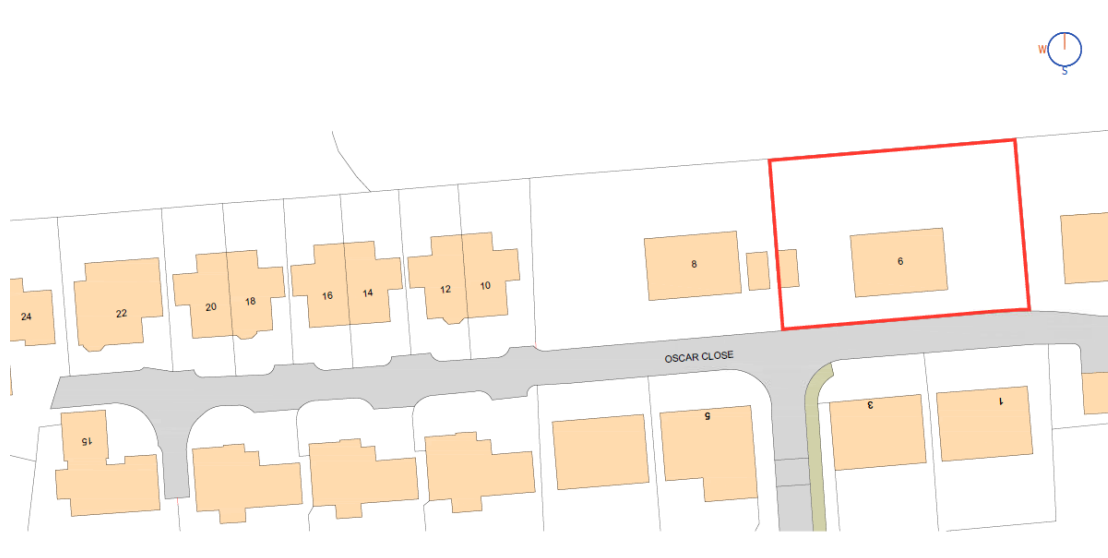


Figure 3. Wider Location Plan

- 8.8 Concerns have been raised in representations in regards with the scale and massing of the building. A street scene drawing has been submitted which shows the relationship between the proposed and neighbouring buildings, see Figure 4.



Figure 4. Proposed and existing Street Scene.

- 8.9 While the proposal would increase the massing of built form on site compared to the existing building, it would be comparable in terms of height and gabled roof form, whilst also following the land level changes to enable a transition towards No.4. The ridge height does not exceed that of No.8, allowing the development to relate well to the existing street scene as shown in Figure 4. This also demonstrates that the spacing between buildings would be characteristic of the spacing along the streetscene.
- 8.10 The height of the proposal fully accords with Policy DM10.1, where it states that that whilst seeking to achieve a maximum of 3 storeys it must relate to the character of the area. It follows the pattern of development along the road and is considered to blend with the character in terms of mass and scale.
- 8.11 It is noted that there is a number of different sizes plots along Oscar Close, including widths of the buildings frontages, separation from boundaries and separation between buildings. In terms of separation distances between properties and to their boundaries the following is highlighted:
- The buildings at No.2 and 4 Oscar Close have a tight relationship to their sites, with separation distances of 1.5m of No.2 to the open boundary, 3.7m of separation between No.2 and No.4 and 5.3m between No.4 and the boundary with the proposal site.

- The plots opposite, include No.1 which is separated from a shared boundary by around 3.1m, and the separation between number No.1 and 3 is around 3.1m and No.3 is separated from a shared boundary by 1.7m.

8.12 Additionally, there is a contrast in plot widths in close proximity:

- No.2 and 4 at around 10m,
- No.1 and 3 at around 13m
- The existing plot and No.8 at around 13.5m.

8.13 The existing building sits off the boundary with No. 8 by around 11m, which is significantly different from the majority of sites on the road which have a tighter relationship in terms of separation from adjacent buildings and boundaries. The proposed semi-detached pairings together would have a comparable plot width at around 12m, while maintaining 5.3m from the boundary with No.4, 5.3m between the buildings and 2m from No.8. The proposal is therefore able to better utilise the wide plot space, and is not out of keeping, allowing it to sit more comfortably within the character of the area and pattern of development while also providing a better relationship with neighbouring properties compared to the current arrangement.

Design

8.14 The architectural expression follows a traditional approach to character. The dwellings along Oscar Close are a mix of predominantly semi-detached two storey buildings, detached two storey buildings and single storey buildings with accommodation in the roof, with generally wide frontages. Roof forms are generally gabled, some with stepped gabled fronts and the majority include some form of dormers in the front and/or rear roof slopes.

8.15 The semi-detached buildings will have an identical and symmetrical appearance. The front elevation is defined by the shallow gabled stepped appearance, gabled ends and use of bay windows on the ground floor. The materials are detailed as red stock brick for the facade and concrete tile for the roof which is common in the street scene. The specifics of materials can be controlled by condition.

8.16 The proposal provides interest around the main entrance with a shallow canopy and stone surround which is replicated to the windows above. These features take their cues from other buildings along Oscar Close. The side elevations are detailed as red brick matching the front elevations. The rear elevations materials match the front and introduce dormers in the rear roof slope, which is characteristic of the area. The dormers sit comfortably in the rear roof slope and do not dominate.

- 8.17 It is proposed that the front of the site is altered to provide a combination of refuse store, parking, pedestrian access footpaths and grass frontages. This arrangement would be similar to those along the street and not out of keeping. The proposal does increase the amount of hardstanding to the rear of the plots, but again this is not out of context with properties along the road in terms of the ratio and it seeks to maintain reasonable amount of green space to the rear and areas for soft landscaping.
- 8.18 The proposal enhances the street scene based on its use of plot, building widths and design, and is more in keeping with the local context, which accords with Croydon Local Plan DM10 and London Plan D3.

Housing Quality for Future Occupiers

- 8.19 Local Plan Policy DM1.2 requires there to be no loss of 3 bedroom homes as originally built or homes under 130m² and Policy SP2.7 sets a strategic target for 30% of all new homes to have three or more bedrooms. The existing building comprised five bedrooms as originally built and the existing floor exceeds 130m². Therefore the building is not protected by Policy DM1.2. The scheme proposes 4 x three bedroom units and makes an important contribution to the supply of family homes in the Borough and the strategic target (Policy SP2.7) for 30% of all new homes up to 2036 to have three or more bedrooms.
- 8.20 Well designed homes are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them. Homes should meet the needs of a diverse range of users, taking into factors such as ageing population and cultural differences. They are adequate in size, fit for purpose and are adaptable to the changing needs of their occupants over time. The proposal has been revised during the application process as the small bedroom was too small to be considered a bedroom. This has now been amended.
- 8.21 DM10.4 of the Croydon Local Plan requires all proposals to provide a minimum amount of private amenity space of 5m² per 1-2 person unit and an extra 1m² per extra occupant thereafter. All the units have direct access to acceptable private amenity space which well exceeds the minimum requirement. Full details of the landscaping will be secured by condition.
- 8.22 Good design promotes quality of life for the occupants and users of buildings. This includes function, buildings should be easy to use. It also includes comfort, safety and security. Amenity, privacy accessibility and adaptability. The development has been designed to provide accessible housing. The units will achieve M4(2) requirements to be 'accessible and adaptable' units. Overall the development is considered to result in good quality accommodation for future occupiers.

Amenity of neighbouring properties

8.23 Policy DM10.6 of the Local Plan states that the Council will ensure proposals protect the amenity of occupiers of adjoining buildings and will not result in direct overlooking into their habitable rooms or private outdoor space and not result in significant loss of existing sunlight or daylight levels. The properties that have the potential to be most affected by the development are the adjacent properties at 4 and 8 Oscar Close.

8.24 The amenity of adjoining buildings should be protected and from overlooking into habitable and private amenity space whilst also not resulting in significant loss of existing sunlight and daylight levels as set out in Policy DM10 of the Local Plan.

No. 4 and 8 Oscar Close

8.25 As discussed, the proposal will bring additional mass and scale towards the boundary with No.4 and No.8 Oscar Close. However, the buildings will still be set well off the boundaries and the buildings separated by around 10.6m from No.4 and 7.6m from No.8. The proposed dwellings have a similar footprint in terms of depth and easily respect a 45 degree test in plan form as shown in Figure 5. As such the proposal will cause no harmful loss of privacy and will not be unduly overbearing or cause any loss of outlook. There are no windows proposed that would cause any harmful loss of privacy.



Figure 5 – Relationship with adjacent properties

Other impacts:

8.26 The building will have a similar separation as the existing building from the properties opposite No.1 and 3 Oscar Close and as such the proposal will not have any further impact on these dwellings. Similarly there would not be any additional impact on the amenity to the school to the rear.

8.27 With regards to noise, disturbance, pollution, rubbish/refuse, impact on the enjoyment, this application proposes three additional new dwellings in an established residential area. Officers are satisfied that the development would not have a significant impact on neighbouring properties and would not introduce sufficient harm to substantiate a sustainable reason for refusal.

8.29 Concern with regard to the disruption from building works/noise/dust/inconvenience has been raised. The Council has a code for construction sites "Code of Practice on the Control of Noise and Pollution from Construction Sites" which has been included as an informative (in the event planning permission is granted) which should be adhered to and a pre-commencement condition for a Construction Logistics Plan has been included.

Access and Parking

8.30 The application site is not located within a controlled parking zone and has a PTAL rating of 3 indicating moderate access to public transport. London Plan (2021) standards suggest that up to a maximum of 1 space per 3+ bed unit should be provided. Therefore the proposal should provide a maximum of 4 parking spaces. One space per unit has been provided (four in total). The proposal provides a comparable ratio to other properties along the road and does not exceed the maximum provision as set out in the London Plan, helping to support alternative sustainable methods of transport as required by policy. The site is located in a cul-de-sac and is not located on a classified road. The proposal would not cause an additional impact on highway safety, when compared to the existing arrangement.

8.31 London Plan (2021) Policy T5 requires a minimum of 2 cycle parking spaces per 2 bed+ unit (8 spaces for the proposed development). The plans show a cycle storage area to the side of each unit to accommodate 2 cycles per unit which meets the minimum standards.

8.32 The refuse/recycling store is also located to the side of each building which is considered acceptable. Details of screening and capacity for this area will be secured by condition.

Trees, Landscaping and Ecology

- 8.33 There are no Tree Preservation Orders on the site. However, there are some to the rear of the site within adjoining properties, including a belt of mature protected trees along the rear boundary within the school grounds. The proposal does not result in the removal of any mature trees. The proposal maintains the majority of the banked grassy area to the rear to protect the root areas of these trees, and additionally during the application process the terrace area and external steps within the rear gardens have been amended and brought closer to the dwellings to help mitigate any potential impacts on tree roots even further. Trees are also located towards the eastern boundary and the Council is satisfied that the impact of the works can be mitigated based on the method statement provided. The proposed works as set out in the plans are considered acceptable and do not warrant refusal on impact to the trees. New soft landscaping will be introduced and full details will be secured by condition.
- 8.34 Local Plan Policy DM27 seeks to protect existing ecology, whilst also incorporating biodiversity enhancements within new development. London Plan Policy G6 requires development proposals to manage impacts on biodiversity. The application was supported by a Preliminary Ecology Assessment which demonstrated that there would be no development impacts on any protected species as none were found during the on-site survey. The council's ecology advisor has been consulted on the application and confirmed that there would be no objection to the proposed development subject to achieving biodiversity enhancements on site.
- 8.35 Officers at the council are therefore satisfied that the information provided demonstrates that the development would not have an adverse impact on protected and priority species & habitats. Subject to the recommended condition that biodiversity enhancements are secured across the site, the development is considered acceptable in terms of mitigating the impact to wildlife and biodiversity, compliant with Local Plan Policy DM27 and London Plan Policy G6.

Flood Risk and sustainability

- 8.36 The site is within an area at low surface water flood risk with the exception being the highway area and some parts of the property frontage and limited potential for groundwater flooding. A Flood Risk Assessment has been submitted as part of the application and outlines that permeable paving will be used for all hard surfacing and a rainwater tank filter system will be used to collect water to the rear of the building. Such measures would be secured by condition.
- 8.37 Policy seeks high standards of design and construction in terms of sustainability and sets out Local and National CO2 reduction targets. Conditions can be used to ensure CO2 reduction compliance and to ensure water use targets have been met following construction.

Fire safety

8.38 According to Policy D12 of the London Plan (2021), all development proposals must achieve the highest standards of fire safety and ensure that they identify suitable outdoor space for fire appliances and assembly points; incorporate appropriate fire safety features; minimise the risk of fire spread; provide suitable and convenient means of escape (incl. a robust strategy for evacuation); and suitable access and equipment for firefighting. The details on Fire Safety Statement submitted by the Applicant's Authorised Agent are considered to sufficiently address the requisite fire safety measures/procedures.

Other matters

8.39 Representations have raised concerns that local services will be unable to cope with additional residents moving into the area and the impact on local infrastructure. 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.

Conclusion

8.40 The provision of four residential family dwellings within the Borough is encouraged by the Council's Local Plan policies, national guidance in the NPPF and regional policies of the London Plan. The principle of development is therefore considered acceptable. The design of the scheme fully respects the character of the surrounding area and the dwellings have been designed and positioned to ensure the amenity of neighbouring occupiers are not harmed. The proposed impact on the highway network and parking provision is acceptable, having taken into consideration the existing situation within the surrounding area and its location. The proposal is therefore considered to fully accord with the relevant policies.

8.41 All material considerations have been taken into account, including responses to the consultation. The conditions recommended would ensure that any impacts of the scheme are mitigated against, and it is not considered that there is any material planning considerations in this case that would warrant a refusal of this application. Taking into account the consistency of the scheme with the Development Plan and weighing this against all other material planning considerations, the proposal is considered to be acceptable in planning policy terms.