

**1 SUMMARY OF APPLICATION DETAILS**

Ref: 22/00182/FUL  
Location: 39 Grimwade Avenue, CR0 5DJ  
Ward: Park Hill and Whitgift Ward  
Description: Demolition of existing dwelling house (retrospective) and the construction of a new 7-bedroom dwelling house comprising basement, ground and first floor with accommodation in the roof space; dormers to the rear; together with landscaping and car parking and associated works.  
Drawing Nos: 700.PP01, 700.PP02, 700.PP03, 700.PP13, 700.PP15  
Applicant: Parvin Patel  
Case Officer: Christopher Grace

1.1 This application is being reported to committee because:

- The ward councillor (Cllr Jade Appleton) made representations in accordance with the Committee Consideration Criteria and requested committee consideration
- Objections above the threshold in the Committee Consideration Criteria have been received

**2 RECOMMENDATION**

2.1 That the Committee resolve to GRANT planning permission.

2.2 That the Director of Planning and Sustainable Regeneration has delegated authority to issue the planning permission

**Conditions**

- 1) Commencement within 3 years
- 2) Built in accordance with approved plans

Pre-commencement

- 3) Construction method statement
- 4) Details of sustainable urban drainage measures
- 5) Details of tree maintenance and tree protection scheme
- 6) Biodiversity net gain requirement

Prior to above ground floor slab

- 7) Materials to be submitted
- 8) Details to be provided:
  - a) Hard and soft landscaping – including paving surfaces, boundary treatment, parking spaces, planting (including new trees, with a minimum 18 proposed) and species to be submitted

- b) Windows (head/cills) dormers, roof details, ridge detail, terrace parapet walls at scale 1:10; main entrance scale 1:10, rooflights, joinery openings, architectural key junctions, rainwater goods and ventilation extracts
  - c) Boundary treatment
- 9) Refuse and cycle storage areas, land levels and security lighting details to be submitted

#### Compliance

- 10) One car parking space to be Electric Vehicle Charging Point (EVCP)
- 11) 19% reduction in carbon emissions
- 12) 110 litre water consumption target
- 13) In accordance with Fire strategy
- 14) In accordance with Basement Impact Assessment
- 15) In accordance with Flood Risk Assessment
- 16) Home to be M4(2) compliant
- 17) Any other planning condition(s) considered necessary by the Director of Planning and Sustainable Regeneration

#### **Informative**

- 1) Community Infrastructure Levy
- 2) Code of Practice regarding small construction sites
- 3) Construction Logistics Informative
- 4) Highways works and or/damage to the existing highway during the construction phases to be made good at developer's expense
- 5) Thames Water (surface water and ground water assessment)
- 6) Any other informative(s) considered necessary by the Director of Planning and Sustainable Regeneration

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

### **3 PROPOSAL AND LOCATION DETAILS**

#### **Proposal**

- 3.1 Members will note from the history below that planning permission was granted under 20/01642/HSE for alterations; erection of single/two storey front/side and rear extensions, construction of gable roof and front gable projection; erection of dormer extension in rear roof slope and installation of rooflights in front roof slope.
- 3.2 Under the permitted scheme some demolition was required, but during the works a substantial part the building collapsed, resulting in significantly more demolition than consented. The applicant then decided to demolish the remainder of the building, which subsequently became the subject of the Council Enforcement Investigation file.
- 3.3 As a result this planning application is for the two components:

- Retrospective planning permission for the demolition of the previous 4-bedroom house (157sqm internal floorspace) following the granting of planning permission (ref 20/01642/HSE)
- Prospective planning permission for the construction of a new 7-bedroom dwelling house comprising basement, ground and first floor with accommodation in the roof space; dormers to the rear; together with landscaping and car parking and associated works

3.4 The house would be 9.4m high, 13.8m wide, 16.1m deep across the site running north to south.

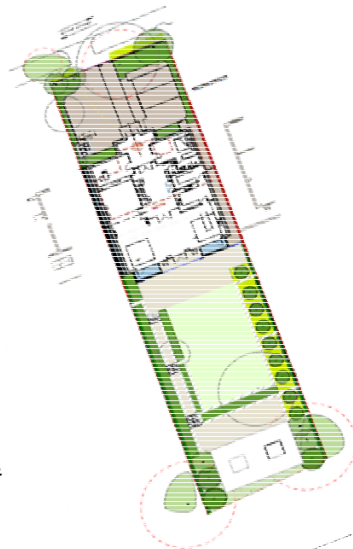


*Image 1: current site photo*

*Amendments*

3.5 The proposal has been amended to include two parking spaces utilising the existing drop kerb, cycle storage within front garden, and to retain 3 of the 4 trees at the front of the site. The essence of the proposal remains exactly as originally submitted and therefore no further consultation with neighbours was required.

**Site and Surroundings**



*Image 2 and 3: red site plan and proposed site layout*

- 3.6 The 0.2ha site is located on the south side of Grimwade Road on an area of land which previously contained a two-storey house (now demolished). The site is largely overgrown but contains a number of mature trees (subject TPO Number TPO 13/1970) along the southern surrounding boundary and within the centre of the site. The site is located within Flood Zone 1 and a Public Transport Accessibility Level of 4.
- 3.7 The area is residential in character, with a mixture of detached and semi-detached houses to the east, north and further to the west. To the south of the site is land designated Metropolitan Green Belt and a Site of Nature Conservation Importance. Lloyd Park is also designated a Locally Listed Historic Parks and Garden.

### **Planning History**

- 3.8 20/01757/PRE – Redevelopment of land to provide seven family dwellings
- 20/03098/PRE – Redevelopment of the Land to provide seven family dwellings comprising of 1 detached dwelling and 6 semi-detached dwellings
- 20/00872/GPDO – Prior approval granted for erection of a single storey rear extension projecting 8.0 metres.
- 20/01642/HSE – Permission granted for alterations; erection of single/two storey front/side and rear extensions, construction of gable roof and front gable projection; erection of dormer extension in rear roof slope and installation of rooflights in front roof slope.
- 20/06373/HSE – Refused planning permission for erection of single storey outbuilding in rear garden including formation of a new boundary fence and associated crossovers
- 20/06376/NMA- Refused non-material change to p.p. 20/01642/HSE for (Alterations; erection of single/two storey front/side and rear extensions, construction of gable roof and front gable projection; erection of dormer extension in rear roof slope and installation of rooflights in front roof slope).
- 21/01370/HSE – Planning permission granted for erection of single storey outbuilding in rear garden.
- 21/00160/NBI – Enforcement investigation file remains open for previous works underway following demolition of original house; applicants advised to obtain planning permission; outcome of enforcement investigation subject to this planning application decision.

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

- 4.1 The existing building was larger than a 3-bedroom house and in excess of 130sqm, nor was it listed or located within a conservation area and therefore there is no objection to demolition in principle terms.

- 4.2 The proposed development would provide an appropriately sized and designed home, making effective use of the residential site and retaining the housing stock.
- 4.3 The proposed replacement house would preserve the character of the area and would not harmfully affect the appearance of the immediate surroundings.
- 4.4 The proposed replacement house would not have a detrimental effect on the residential amenities of the adjoining occupiers and would provide an acceptable living environment for the future occupiers.
- 4.5 The development would incorporate safe and secure bicycle access and access/servicing arrangements to and from the site and would have an acceptable impact on the highways network.
- 4.6 The development would incorporate an appropriate drainage strategy.

## 5 CONSULTATION RESPONSE

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

## 6 LOCAL REPRESENTATION

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

No of individual responses: Responses 16 Objections 14 Supporting 2

- 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:

Summary of objections	Response
Principle of development	
<i>Previous approved extensions do not exist so no weight can be given to these; Proposal gives in effect 4 floors a total floorspace of 643m2.increase in floorspace of over 400% overdevelopment,</i>	Refer to paragraphs 8.2 of this report.
Appearance	
<i>Much too large for plot; scale and size despite other large houses in the estate; Poor design fails to improve the character; ignore importance of original design; obtrusive by design at odds with character assessment requirement, not good design; does not comply with a number of design policies and NPPF guidance; not in keeping; insensible, not sympathetic; does not fit in the Whitgift Estate; narrowest of plots in the estate; original house modest in size</i>	Refer to paragraph 8.7 to 8.10 of this report.

Neighbour Amenity	
<i>Relationship of previous building significant material consideration; Mutual privacy not achieved; the three windows in the rear will invade neighbours' privacy as will window to bedroom two leading to overlooking neighbours garden and swimming pool. Overbearing effect on amenities; loss of neighbours' privacy; disruption to neighbours</i>	Refer to paragraphs 8.13 to 8.19 of this report.
Trees and Ecology	
<i>Loss of established trees and wildlife</i>	Refer to paragraphs 8.22 to 8.25 of this report.
Other	
<i>Impact during construction</i>	Refer to paragraphs 8.18 of this report
<b>Summary of support</b>	<b>Response</b>
<i>Plans are in keeping with the street view given many properties on the road have been modernised or re-built</i>	Refer to paragraph 8.7 to 8.10 of this report

6.3 Councillor Jade Appleton (Park Hill and Whitgift Ward) has objected to the proposal making the following representations

- Overdevelopment: The proposed design is not in keeping with the area and would have detrimental impact on the neighbouring property, as well as negatively impacting the street scene.
- Obtrusive by design: Do not believe that the current plan is subservient to the plot. The proposed design would have detrimental impact on the neighbouring property. Loss of privacy and overlooking
- Loss of privacy for neighbouring property, overlooked not just within their garden but also within their own private amenity space.

## 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 (2015).

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in July 2018 (Amended in February July 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 (Chap 2)
- Delivering a sufficient supply of homes (Chap 5)
- Promoting sustainable transport (Chap 9)

- Making effective use of land (Chap 11)
- Achieving well designed places (Chap 12)
- Meeting the challenge of climate change, flooding and coastal change (Chap14).
- Conserving and enhancing natural environment (Chap 15)

#### London Plan 2021:

- GG2 Making best use of land
- D1 London's form, character and capacity for growth
- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- D10 Basement development
- G5 Urban greening
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- SI1 Improving air quality
- SI2 Minimising greenhouse gas emissions
- SI5 Water infrastructure
- SI7 Reducing waste and supporting the circular economy
- SI12 Flood risk management
- SI13 Sustainable drainage
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T7 Deliveries, servicing and construction

#### Croydon Local Plan 2018:

- SP2 Homes
- SP4 Urban design and local character
- SP6 Environment and Climate Change
- SP8 Transport and communication
- DM1 Homes
- DM10 Design and character
- DM13 Refuse and recycling
- DM23 Development and construction
- DM25 Sustainable drainage systems
- DM27 Protection and enhancing biodiversity
- DM28 Trees
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development
- DM45 Shirley

7.3 There is relevant Supplementary planning Guidance as follows

- London Housing SPG, March 2016.
- National Technical Housing Standards, 2015.
- National Planning Practice Guidance, 2014.

## **8 MATERIAL PLANNING CONSIDERATIONS**

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

1. Principle of development
2. Townscape and visual impact
3. Housing quality for future occupiers
4. Residential amenity for neighbours
5. Sustainability and flooding
6. Trees and ecology
7. Transport

### **Principle of development**

8.2 In considering this proposal the local planning authority has had regard to delivering homes in favour of sustainable development in line with the principles of the NPPF, Policy GG2 of the London Plan relating to making best use of sites; policies SP2 of the Croydon Local Plan 2018 in providing a choice of housing for all stages of life and DM1 in supplying new housing.

8.3 Policy DM1.2 seeks to prevent the loss of small family homes by restricting the net loss of three bed units and the loss of units that have a floor area less than 130 sqm. The previous property consisted of a four-bedroom house (not a three-bedroom home) and had an internal floor area in excess of 130sqm. Therefore, the proposal would comply with policy DM1.2. As the previous building was not listed, nor located within a conservation area, there was no protection against its demolition from a principle perspective.

8.4 The submission confirms that as part of approved works to extend the property (under planning permission 20/01642/HSE) the demolition contractor erroneously demolished a substantial part of the house. Under the permitted scheme some demolition was required, but the extent that was undertaken was significantly more than approved and therefore a retrospective application was invited.

8.5 The proposed replacement building would be 7-bedroom dwelling house comprising basement, ground and first floor with accommodation in the roof space. The principle of including basement accommodation within similar properties has been accepted at no.9 and 33 Grimwade Avenue. The inclusion of the basement level would not be noticeable from the front of the building (being below ground level with lightwells to the rear garden). Given this, and the

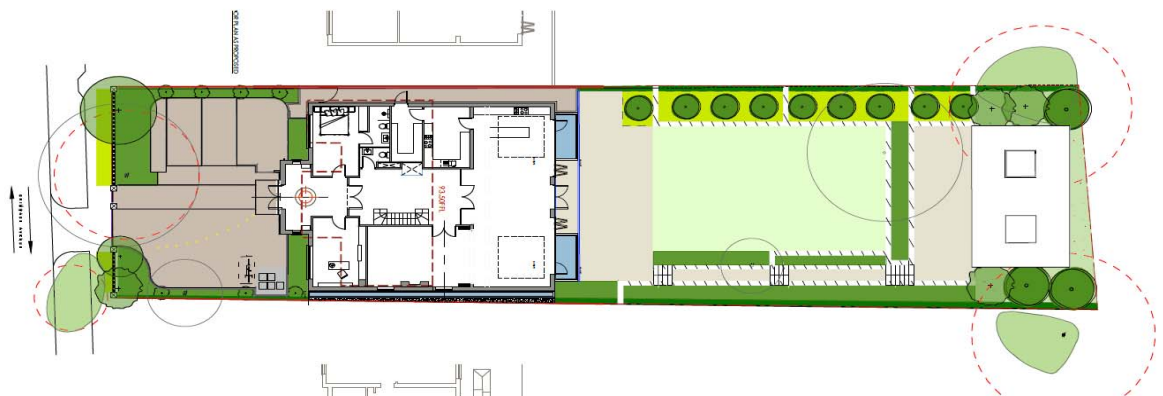


absence of a policy restricting basements, there would not be an objection in principle to its inclusion.

- 8.6 Subject to the proposed house being of appropriate design, with limited impact on neighbouring amenity and immediate surroundings and not raising any issues with regards to transport and flooding the proposal is considered acceptable in principle.

### **Townscape and visual impact**

- 8.7 Neighbours have objected to the proposal as out of keeping with area, unacceptable design and being too large for the site. The surrounding area consists of a mixture of large two storey detached and pairs of detached buildings, some comprising pitched roofs with accommodation within the main roof, generous driveways with the building line set back at the front of the site, low front boundary walls and hedges. The proposed house would follow this approach and would appear as two storeys in height from the front with the third floor contained within the roof slope. The basement level would not be visible from the front with light provided by two small lightwells to the rear. The application site rises gradually from north to south. The application site is 0.9m below the level of no.37 to the east. The proposed house would be lower in overall height than no.37 due to the change in levels. The proposed house would however be similar overall form, massing and size to neighbouring surrounding properties. The proposed house would fit within the existing site boundary with only a narrow porch extending slightly beyond the footprint of the previous building. The proposed house would be 11m from the front boundary set back similarly to neighbouring properties. The house would be 16m deep, 4.5m of which would extend towards the rear at single storey level. The proposed house would leave a 27m depth garden to the rear of the site between the host building and the proposed single storey outbuilding approved under planning permission 21/01370/HSE.



*Image 4: ground floor site arrangement*

- 8.8 Officers do not consider that the proposed building would be too large for this site. The property would benefit from generous space towards the front and the rear and the change in levels between this and the adjacent site at no.37 would ensure that the house does not appear dominant or overbearing within the street

scene. The proposed house would be appropriate in terms of height, scale and massing when compared with those nearby. The set back from the front and area to the rear would retain the spacious character and green space characteristic to its settings and built environment. The inclusion of Mock Tudor appearance would be in keeping with several properties along Grimwade Avenue and Sandilands to the north. The design of the proposed house would be appropriate, finished in red brick, limited render sections, clay tiles, large expanse windows and defined openings. The overall detail of materials would be subject to condition to ensure a high-quality finish.



*Image 5: front elevation*

- 8.9 The bin and bike storage would be located close to the building within easy access at the front of the site and screened in order to have minimal impact on street scene. Details of the refuse and cycle storage area and the walkway entrance would be controlled by condition to ensure suitable arrangement and access. The proposal achieves an Urban Greening Factor of 0.4 which meets the requirement for a residential major development under London Plan Policy G5; whilst not technically required it is a welcomed addition.
- 8.10 Overall, the proposed scheme is considered a sensitive response to the site. The proposal would sit comfortably with the character of the area, be of a suitable appearance and repair the street scene at this point, in accordance with the NPPF, London Plan (2021) and CLP (2018) policies.

### **Housing quality for future occupiers**

- 8.11 The proposed house would accord with the national technical housing standards and London Plan D6 in terms of floor space requirements including areas for storage. The houses would have dual aspect, receive good levels of light and maintain a large rear garden area characteristic of the area, retaining a suitable green environment for potential occupiers. This arrangement is acceptable and would be in accordance with the London Plan and Croydon Local Plan policies. The applicants have outlined their Fire Strategy as part of their planning statement in line with the requirements of London Plan Policy D12. A condition should ensure full detail compliance.

- 8.12 In terms of accessibility, policies D7 of the London Plan requires 10% of dwellings to be M4(3) and all other dwellings to be M4(2) 'accessible and adaptable dwellings'. Given the scheme is for one unit, it is only reasonable to ensure it meets M4(2). Potential occupiers and visitors will be able to access the site with step free access to the frontage and from the parking space, with gently sloping and steps to the rear, a WC and living areas on entrance storey and at least one bedroom with sufficient circulation. A condition seeking to secure this home as M4(2) will ensure the proposal seeks to provide an accessible and adaptable dwellinghouse.
- 8.13 The proposal would therefore be in line with London Plan policies D6 and D7, and Local Plan policy DM10.

### **Residential amenity for neighbours**

- 8.14 Policy DM10.6 states that the Council will not support development proposals which would have adverse effects on the amenities of adjoining or nearby properties or have an unacceptable impact on the surrounding area. This can include a loss of privacy, a loss of natural light and a loss of outlook.
- 8.15 The neighbour with the potential to be most impacted by the proposed development would be the occupier of a large-detached part single/two storey house at no.37 Grimwade Avenue immediately to east as playing fields exist to the west, Metropolitan Green Belt to the south and there is a separation of 4m to no.37 Grimwade Avenue to the north.
- 8.16 No.37 Grimwade Avenue includes third floor accommodation in the main roof, rooflights to the front with dormer extensions to the rear, rooflights above the single storey rear element, and a large garden with swimming pool and outbuilding. There are no flank windows facing the application site. The proposed house would be 1.2m from this neighbouring boundary fence, 4m from the flank elevation of no.37 and would extend 8m further towards the rear than the previous house on this site. However, 4.5m of the 8m length would be at single storey level with the proposed house projecting only 2m overall beyond the single storey rear elevation of no.37. The combination of a change in levels (0.9m) between these two sites and separation distance between both buildings means that the proposed house would not have an undue overbearing or dominant impact for the neighbour at 37.
- 8.17 The 45-degree line suggests that the proposed house would not unduly impact on the outlook from the rear ground floor to ceiling windows of no.37 or rear first floor windows of this neighbouring building. The proposed house would include only a single bathroom window at first floor level in the side elevation towards this neighbour. The window would include obscured glazing details to be secured by condition to protect this neighbour's amenity. Towards the rear, the first-floor level window nearest to the boundary with no.37 would be a bathroom and a condition requiring this window to obscured glazed would further reduce any possibility of overlooking. The inclusion of rear dormers within the roof slope of the proposed house would be similar to that at no.37. Officers consider that the layout and form of window openings at first and roof level would create the mutual

overlooking normally expected between properties and apparent in Grimwade Avenue.

- 8.18 Due to the orientation of the building, and the presence of rooflights providing alternative sources of light to the single storey extension of no.37, officers consider that the proposal would not result any loss of light, undue overlooking or loss of privacy for these neighbours. The submitted sunlight/daylight report shows that all the neighbouring windows at 37 would continue to receive sufficient levels of light including winter sunlight. Details of boundary treatment would protect gardens and safeguard privacy with these neighbouring properties.
- 8.19 Based on the basement impact assessment (BIA) report and subject to suitable construction mechanism the creation of the basement level is unlikely to adversely impact on the neighbour at no.37. The applicants BIA report concludes that due to the site not having variable levels excavation works would be much simpler and faster during construction than a sloping site; flood risk of the site is very low; studies show the soil to be free draining and precedents suggest that the area is suitable for basement construction. Full construction details would be secured through Building Regulations and sufficient comfort has been given from a planning perspective.
- 8.20 Officers acknowledged that there will be some noise and disturbance during the construction process, with pollution access also a concern expressed by neighbours. A planning informative is recommended to advise the applicant to follow the Councils "Code of Practice on the Control of Noise and Pollution from Construction Sites". The applicants have indicated that they are willing to accept a condition requiring Construction Logistics Plan to be approved prior to the start of building works, in order to reduce amenity considerations, traffic impacts and safeguard the development during the build. Further informatives would ensure the reinstatement of the highway with developers to meet the cost of reinstatement of any work. The proposal would therefore be in accordance with policy DM23.
- 8.21 A condition requiring details of lighting and illuminance to the front and rear of the site would ensure that neighbour's amenity is protected. Based on the above Officers are satisfied that the proposal would not have an undue impact on neighbouring amenity and would be in line with policy DM10.

### **Sustainability and Flooding**

- 8.22 The Council would seek new homes to meet the needs of residents over a lifetime and be constructed using sustainable measures to reduce carbon emissions. In line with Policy SI2 of the London Plan, the development proposals should make the fullest contribution to minimising carbon dioxide emissions. In addition, the Council would require the development to achieve a water use target of 110 litres per head per in line with London Plan Policy SI5. Subject to conditions the development would need to achieve sustainable requirements in line with national, regional and local level.
- 8.23 The site does not fall within a major flood risk area or surface water flood risk area. The applicants have provided a Basement Impact Assessment outlining

the proposed structure, existing ground conditions, flood risks and proposed construction methodology for the basement as well as considering potential impacts on neighbouring buildings. The report identifies that the impact on the water course is limited as all of the water that may enter the building will be pumped back into the surface water drain that will discharge back into the ground. The report states that several bore holes would be introduced prior to works in order to assess of the makeup of the soil, so any calculations for loading and bearing capacity can be revisited and revised if necessary.

- 8.24 The flood risk report identifies very low risk category for surface water flooding, or various other forms. There is no ground water flooding associated with this site. Existing run off rates have been calculated and the report identifies infiltration as a method of discharge of surface water. The proposed drainage measures for this site would involve use of permeable paving details to be secured by condition in addition to SUDS (with a maintenance plan). The flood risk report advises that should infiltration not be possible (after completion of infiltration testing) the paving will be tanked, and discharge would be via a hydro brake to the sewers in Grimwade Avenue, limited to 2 litres per second in accordance with best practice. Attenuation will be provided for all storm events up to and including the 1:100 storm plus 40% allowance for climate change. Thames water have raised no objection subject to standard informatives on surface and ground water. The strategy and proposals are acceptable.

### **Trees and Ecology**

- 8.25 Neighbours have raised issues with regard to loss of tree and wildlife on this site. The applicants Tree Report Statement has identified all 11 trees on or immediately adjoining the site.
- 8.26 T01 (category U, suitable for removal) which has fallen in the rear garden, T02 (category C1 low quality) in rear garden, T09 (category U, suitable for removal) and T10 (category B moderate - which has toppled to one side causing damage to the front garden boundary wall) are proposed for removal. Three new trees are proposed to the site frontage which would provide an uplift to what exists currently. The remaining trees to the rear of the site have been previously identified for removal with the grant of the outbuilding application (20/06373/HSE). Notwithstanding, the landscaping scheme proposes a line of 12 new trees along the boundary with no.37 and three new trees in the south-western corner. Details of tree protection and types of newly planted trees to be controlled by condition, with a minimum 18 secured.
- 8.27 Officers have reviewed the amended landscaped tree layout and are satisfied that the correct information has been supplied which identifies the trees involved and the tree officer has raised no objection. Officers have not raised any objection to the pruning works, tree removal, protection and subsequent replanting. The proposal is therefore in accordance with policy DM28 of the Croydon Plan and G7 of the London Plan.
- 8.28 The site is clear of any buildings given the existing building has already been demolished, so there is no opportunity for ecological species to be present. The main trees with the potential to have any ecological benefit are located to the

rear boundary of the site and work to construct the rear outbuilding has been approved. Under such circumstances officer consider it reasonable to include a condition to ensure that the proposal would be carried out in accordance with the arboriculture report and that details are submitted to ensure biodiversity net gain is achieved. Given the 18 new trees proposed, this is considered reasonable.

### **Transport**

- 8.29 The site has a PTAL 1b. There is an existing crossover for this property and the new crossover will be aligned with it which is acceptable on highway grounds due to its location on a minor junction.
- 8.30 The proposed property would have formal space for 2 vehicles. London Plan policy identifies that there should be a maximum 1.5 spaces per family sized dwelling. Given that the existing property has 2 spaces weight is given to the existing situation, which is similarly found in neighbouring properties. It is acknowledged that the area of hardstanding significantly exceeds the marked spaces; given the extent of similar frontages in the area, it is considered a ground for refusal on this matter alone could not be substantiated. A condition would ensure that one of the two parking spaces accommodates an EVCP.
- 8.31 Vehicles would be able to enter and leave the site in forward gear. The crossover is located close to the junction, however as the proposal involves replacement of a single property the proposal would not contravene the Council crossover policy. Details of low boundary treatment would ensure suitable site lines to the site. A footway and carriageway survey as part of an approved CLP would safeguard the existing walkway.
- 8.32 The proposal includes cycle parking and refuse storage located within the front garden of the site. A condition would ensure that the cycle storage meets LCDS and Cambridge Cycle Design Guide standards and secure suitable screening to the refuse storage. The proposal is therefore considered in line with Policies DM29 and DM30.

### **Conclusion**

- 8.33 All other relevant policies and considerations, including the statutory duties set out in the Equalities Act 2010, the Human Rights Act, the Planning and Compulsory Purchase Act, and the Town and Country Planning Act, have been taken into account. Given 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 terms subject to the detailed recommendation set out in section 2 (RECOMMENDATION).