

## PLANNING SUB-COMMITTEE AGENDA

### Part 6: Planning Applications for Decision

Item 5.1

#### 1.0 SUMMARY OF APPLICATION DETAILS

Ref: 22/01863/FUL  
Location: 20 Rectory Park, South Croydon, CR2 9JN  
Ward: Sanderstead  
Description: Demolition of existing garage, formation of access from Rectory Park and the erection two detached dwellings with associated parking and landscaping.  
Drawing Nos: PL 22-632-02; PL 22-632-03; PL 22-632-04; PL 22-632-05; PL 22-632-06; PL 22-632-07; PL 22-632-10; PL 22-632-11; PL 22-632-20; PL 22-632-30; PL 22-632-31; PL 22-632-32; PL 22-632-33; 2108024-02; AKJH.22-005-1,  
Applicant: Martyn Avery – Chartwell & New Homes Limited  
Case Officer: Russell Smith and Sam Dixon

	1 bed	2 bed	3 bed	5 bed
<b>Existing</b>				1
<b>Proposed</b>			2 (new)	1 (retained)

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

1.1 This application is being reported to committee because a referral from Councillor Redfern was received.

## 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 (native hedgerows) to be submitted for approval and retained as appropriate thereafter.
6. Tree protection

Pre-Occupation Conditions

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

Compliance Conditions

10. Parking areas to be retained.
11. Implementation and adherence to actionable measures of Flood Risk Assessment submitted with application.
12. Implementation and adherence to actionable measures of Fire Strategy
13. Development to meet 110 litre per person/day water use target.
14. No windows/openings to be provided to flank elevation other than as shown on approved plans.
15. Flank windows to be obscurely glazed
16. Removal of Permitted Development rights
17. 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:

- Retention of existing building fronting Rectory Park
- Demolition of existing side garage for side access to two detached buildings at the rear of site
- Associated bin and cycle storage

- Private amenity space, and landscaping



Figure 1. Proposed Site Plan

### Site and Surroundings

- 3.2 The application site lies on the southern side of Rectory Park and contains a detached house with detached garage. The surrounding area is residential in character and comprises of a mix of mainly two storey detached buildings. It is also noted that there are number of developments in close proximity including with rear garden developments opposite, and a recently approved proposal at the neighbouring site No.18 for the 'Demolition of existing property and construction of a block of 5 flats plus 3 houses with associated access, car parking and landscaping' (21/03703/FUL).
- 3.3 The site is not subject to any planning constraints, but back on to Sanderstead Recreation Ground which is Metropolitan Green Belt Land. It is situated in an area with low risk of surface water flooding and has a PTAL of 1B.



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:

- 20/01098/OUT - Outline planning permission for the demolition of existing outbuildings and alterations to the existing vehicular access with erection of 6 new residential units (1 x 3b4p, 4 x 2b3p and 1 x 1b2p) at the rear with associated landscaping, parking, cycle and refuse storage – Permission Refused:
  - The development fails to provide an adequate amount of family accommodation (three or more bedrooms) and would thereby conflict with policy SP2.7 of the Croydon Local Plan (2018), 3.8 of the London Plan (consolidated with amendments since 2011) and the Housing Supplementary Planning Guidance to the London Plan (March 2016).
  - The proposal, by virtue of its excessive scale and size, represents an unacceptable and incongruous form of development that would detract from the appearance of the host building and the character of the streetscene and area and is therefore contrary to policies 7.1, 7.4 and 7.6 of the London Plan (consolidated with amendments since 2011), Policies SP4 and DM10 of the Croydon Local Plan (2018) and Croydon Suburban Design Guide Supplementary Planning Document (2019).
  - By reason of its siting, mass, design and height, the proposal would appear unduly intrusive and visually overbearing when viewed from neighbouring properties No.18 and No.22 Rectory Park, to the detriment of the visual amenities of neighbouring occupiers. The proposal is therefore contrary to the requirements of Policy DM10 of the Croydon Local Plan (2018), Suburban Design Guide Supplementary Planning Document (2019) and Policy 7.6 of the London Plan (consolidated with amendments since 2011).
  - The development fails to provide adequate communal or child play space in a location that would encourage its use by future occupiers, and would thereby conflict with Policies DM10.5 of the Croydon Local Plan (2018) and Policy 3.5 of the London Plan (consolidated with alterations since 2011).
  - The applicant has failed to demonstrate that the access would provide adequate visibility splays, sightlines, swept paths, turning areas and crossover width and thus would create a hazard to pedestrians and vehicular traffic using the highway contrary to Policies SP8 and DM30 of the Local Plan (2018).
  - The local authority is not satisfied that sufficient detail has been provided to ensure that the proposal would result in provision of adequate refuse storage facilities or collection measures and therefore would be contrary to Policy DM13 of The Croydon Local Plan (2018).
  - Through the proposed removal of mature vegetation without adequately demonstrating the need to remove these trees or measures to replace the trees elsewhere on the site, the proposal would have a detrimental impact on the character and visual amenities of the area and would therefore be contrary to the requirements of Chapter 15 of the National Planning Policy Framework (2019), Policy 7.21 of the London Plan

(consolidated with amendments since 2011) and Policies DM10.8, DM27 and DM28 of the Croydon Local Plan (2018).

- The applicant has failed to demonstrate that the development would not harm ecology interests within the site and would be contrary to Policies 7.19 and 7.20 of the London Plan (Consolidated with Alterations Since 2011) and Policies SP7 and DM27 of the Croydon Plan (2018).

#### 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.

5.2 Thames Water was consulted following representations from residents raising concerns around the impact of the development on flooding in the area. Thames Water stated that they had no objection to the proposal.

#### 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 site notices displayed. The number of representations received from neighbours in response to notification and publicity of the application are as follows:

No of individual responses: 9, Objecting: 9, 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:

<b>Objection</b>	<b>Officer comment</b>
<b><i>Principle of development</i></b>	
Loss of family home, change from dwelling house to flats	No homes are being demolished. No flats are proposed.

Overdevelopment of this type of development in the area	Addressed in the report.
<b><i>Design and appearance</i></b>	
Cramped appearance	Addressed in the report.
Smaller plot size Not in keeping Obtrusive by design Over development	
<b><i>Impact on amenities of neighbouring properties</i></b>	
Impact on neighbouring amenity including overlooking, privacy, loss of daylight and sunlight.	Addressed in the report.
<b><i>Amenity of future occupiers</i></b>	
Limited amenity space	Addressed in the report.
<b><i>Environment</i></b>	
Contamination (air, noise and water pollution)	This is a residential development in a residential area, with no existing or proposed contaminating uses.  A Construction Logistic Plan would be required by condition to minimise the construction impacts (e.g. traffic and dust).
Environmental Sustainability Goals	The proposal is compliant with the relevant Local Plan policies (energy and water use).
<b><i>Highways and parking</i></b>	
Insufficient parking/traffic generation	Addressed in the report.
Impact on road safety	Addressed in the report.
<b><i>Other matters</i></b>	
Construction and noise	An 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.
Opportunity to object	The public consultation for the scheme was carried out correctly, in accordance with the Council's Statement of Community Involvement and article 15 of the Development Management Procedure Order 2015 (as amended).
Fire Safety	Addressed in the report.

6.4 Riddlesdown Residents Association object to this proposal on the following grounds:

- Flood Risk Assessment. No information provided showing the details of the foul sewer water and drainage for the new development.

6.5 Cllr Redfern referred the application to committee, on the following grounds:

- Insufficient width of access for fire safety measures.
- Access Road too narrow impacting pedestrian and vehicle safety.
- Excessive mass and scale creates and overbearing impact.
- Impact on visual amenity from Sanderstead Recreation Ground.
- Waste provision unclear. If collection is 25m from the street this could cause congestion or obstruction.
- Transport note misleading.
- Concerns with parking maneuverability due to parking arrangement.
- Private amenity space too small, which would require trees being removed.

## 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 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 flood 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
- Housing Mix
- Design and impact on the character of the area
- Quality for future occupiers
- Impacts on neighbouring residential properties
- Access and parking
- Landscaping
- Flood Risk and sustainability
- Other matters

## **Principle of Development**

### Land Use: Housing

8.2 The application is for the demolition of the existing detached garage towards the boundary with No.22 and to form access for construction of a rear garden development of new residential units comprising of two detached buildings providing additional homes within the borough. The existing use of the site is residential (C3) and as such the continued use of the land for housing is acceptable in land use terms.

### Loss of Garden Land

8.3 The proposal would retain the existing home on the site, therefore there would be no loss of housing and no objection in that respect.

8.4.2 new homes would be built in the rear garden, resulting in the loss of garden land. In such circumstances, Croydon Local Plan Policy DM10.4 explains that:  
*e. In the case of development in the grounds of an existing building which is retained, a minimum length of 10m and no less than half or 200m<sup>2</sup> (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden.*

8.5 Therefore, backland development is acceptable in principle (subject to local character, addressed later in this report), subject to an acceptable garden being retained for the host property. In this case the host dwelling will meet this guidance and retain over 300sqm and a garden length in excess of 15m. There is no conflict with the Local Plan in terms of loss of garden land.

## Intensification of Use

- 8.6 All London Boroughs are required by the London Plan 2021 to deliver substantial increases in homes to contribute towards meeting local needs and addressing the existing and forecast housing shortage. Croydon's need (identified by the Croydon Strategic Housing Market Assessment) is an additional 44,149 new homes by 2036. As there is limited developable land available for residential development in the built up area, the Croydon Local Plan does not seek to fully address the borough's identified need and only plans for 32,890 homes by 2036. The London Plan contains the most up-to-date housing target, of 2,079 new homes (2019 – 2029).
- 8.7 The strategy for delivering these homes is set out in Croydon Local Plan 2018 Policy SP2.2 of the Croydon Local Plan (CLP) (2018), which separates this target into three sub targets with 10,760 new homes to be delivered within the Croydon Opportunity Area, 6,970 new homes on specific site allocations, and 10,060 homes delivered across the Borough on "windfall" sites which include the application site. London Plan 2021 Policy H2 (Small Sites) advises that small sites (below 0.25 hectares in size) must make a substantially greater contribution to new supply across the city. Croydon's annual target for homes on small sites is 641 homes a year (31% of the annual target). Therefore, increasing the rate of housing delivery from small sites is a strategic priority.
- 8.8 Croydon Local Plan Policy SP2.1 explains that 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.
- 8.9 An increase in the number of homes on the application site would contribute to the above targets. Subject to policy compliance in other respects, the presumption in favour of new homes applies, and the principle of additional homes on the site is supported by the development plan.

## **Housing Mix**

- 8.14 Local Plan Policy DM1.2 requires there to be no loss of 3 bedroom homes as originally built or homes under 130m<sup>2</sup> and Policy SP2.7 sets a strategic target for 30% of all new homes to have three or more bedrooms. The dwelling at the front of the site is to be retained, therefore there is no loss. The scheme proposes 2 x detached three bedroom houses 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.

## **Design and impact on the character of the area**

### Approach to Character

- 8.10 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. Proposals 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. London Plan policy D3 states that a design-led approach should be pursued and that proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness.
- 8.11 The existing building is a wide fronted bungalow with a large roof form, including dormers on all roof slopes, and roof lights to the rear. This section of Rectory Park mainly consists of two storey detached buildings although there are bungalows further along the street towards the junction with Addington Road. There is a very mixed range in the styles of property along the street scene with no uniformity.
- 8.12 The principle of backland development in suburban locations would comply with Local Plan Policy DM10 and London Plan Policies H1 and H2 provided it is not detrimental to the character of the area, and this must be assessed on a site-by-site basis. In this instance, the site is relatively large. The proposal will result in the loss of the existing detached garage to the side of the house. This will provide a more open appearance and maintain a substantial visual gap between nos.20 and 22 with longer, views through to the Open Land to the rear. There is sufficient open / green space retained around the edge of the properties to allow the proposal to sit comfortably within the character of the area when viewed from the street.

### Proposed Site Layout

- 8.13 The proposed new dwellings would be positioned at the rear of the site, away from the street. Access would be by a driveway between nos. 20 and 22, which would be shared by the new houses. The side elevation of house 2 would be aligned with the side elevation of the existing house, with a gap left for parking at the side; this would result in a substantial gap between the house and the side boundary with no.22 (and create a longer vista from the streetscene).

- 8.14 There are examples of backland development in the locality. Properties at 28, 34, 34A and 34B to the east are a form of backland development which are set behind the street facing properties (numbers 30 to 36) on land that would historically have formed part of the frontage properties. The neighbouring property No.18 has recently been granted permission for the demolition of existing property and construction of a block of 5 flats to the front plus 3 houses to the rear with associated access, car parking and landscaping (21/03703/FUL). A development on the site opposite is also under construction for a backland scheme at to the rear of 57A and 59 Rectory Park for the construction of a block of 6 flats (ref: 18/05383/FUL).
- 8.15 Back-land development has been established in this location, and forms part of the established character. Within its setting, the development would be one of the less intensive forms of backland development. It is considered that the site is large enough to be able to accommodate the proposal and maintain the character when viewed from the street scene.
- 8.16 The size of the private gardens for the dwellings are smaller than the surrounding properties, although this would provide a comparable arrangement to the gardens for 28-38 Rectory Gardens where there are backland units present (28, 34, 34A and 34B) and the gardens would also be policy compliant in terms of size. The proposed backland development is therefore not considered to be out of character in this location.
- 8.17 The existing crossover is utilised for access to the rear houses along the boundary with No. 22. When viewed down the access road at an angle a degree of passive surveillance would be created. An area of hard standing and car parking would be positioned in front of the new units. The access road and car parking introduce a notable amount of additional hard standing to the site. However, this is not considered to dominate the site and leaves reasonable green space being retained across the site, with each house having access to a reasonable sized private garden and soft landscaped areas.
- 8.18 Overall, the proposed layout would reflect the local pattern of development. On the basis that the backland layout is in keeping with the development pattern, that the view down the driveway would maintain spaciousness, and the proposed buildings would be subservient in scale to no.20, the proposed layout would be acceptable.



Proposed Site Layout

## Height, Scale and Massing

8.19 The new dwellings have been designed so they would appear subordinate. There would be a significant separation distance of over 20m between the host dwelling and the proposed dwellings which limits the visual impact from the street. The buildings would be the same height as the existing house, they would be set back behind substantial landscaping and would be smaller in terms of their footprints and floorspace, than the existing house. This would result in the houses being subservient in scale to the main house, in compliance with Table 6.4 and paragraph 6.58d of the Local Plan which define such developments as “Evolution without significant change of area’s character.”

8.20 While there would be some partial visibility from the street scene, this view, due to the set back from the street, natural screening from the existing retained mature trees and hedging along the boundary with No.18 helps maintain the suburban character of the area and would not be harmful to the street scene. Due to the separation from the boundaries, general mass and scale, and overall footprint it is not considered to feel cramped. A street scene drawing has been submitted which shows the relationship between the proposed and neighbouring buildings, as the outline in green highlights in Figure 1.



*Figure 1. Proposed Street Scene.*

## Detailed Design



8.21 The architectural expression follows a traditional approach with some contemporary detailing. As discussed the dwellings along Rectory Park have a mixed style, with the donor site building consisting of a chalet style bungalow, wide fronted with oversized roof. The proposal is two storeys with the first floor accommodation within the roof space. The roof form has been designed to replicate the form of the host dwelling which is supported. The proposed dwellings also takes it cues from the host building with hipped gabled front and dormers. These are subtle references help reinforce the character of the host dwelling and respect the local character. The homes would have bay windows which again reflect the detailing of the surrounding houses stepped front appearance of the building is a feature along the road. The proposal adds interest on the front elevation with oversized entrance and window apertures and material detailing which is supported. Additionally, the proposal seeks to use a combination of brick and tile materials which are common along the street and helps integrate in this setting.

## Summary

8.22 The proposed design is considered acceptable in terms of height, scale, massing and layout. The detailed design is also acceptable subject to conditions requiring high quality materials. Given that the proposed development has been designed to be visually subservient and the garden sizes (whilst acceptable) are limited, a condition is also recommended to remove permitted development rights, allowing the Local Planning Authority to control future alterations and extensions and refuse permission for them if they would be unacceptable in terms of design, amenity impacts, or other planning matters.



8.23 DM10.1 of the Local Plan states that cumulative impact should be taken into consideration. For the reasons set out above the proposal is considered to have a reasonable impact in terms of its scales and massing with the surrounding area and uplift of two detached buildings is considered to integrate into the pattern of development in the local context.

### **Housing Quality for Future Occupiers**

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 proposed homes would comply with the Nationally Described Space Standards, with several aspects and direct access from their living spaces to the gardens. The internal layouts would be sensible, with good privacy levels, outlook, natural light, and ventilation, and they would provide two good quality family sized homes.

8.21 DM10.4 of the Croydon Local Plan requires all proposals to provide a minimum amount of private amenity space of 5m<sup>2</sup> per 1-2 person unit and an extra 1m<sup>2</sup> 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 with step-free access and ground floor WCs. Overall the development is considered to result in good quality accommodation for future occupiers and meets the minimum space standards.

## 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. 8.24 The amenity of adjoining buildings should be protected 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.

The properties that have the potential to be most affected by the development are the house at the front of the site (20 Rectory Park) and the immediate neighbours at No.18 and 22 Rectory Park.

### 20 Rectory Park

8.25 As discussed the proposal will maintain the existing dwelling, demolish the existing detached garage and provide access along the boundary with No.22. The access to the new dwellings will be in close proximity to the host dwelling. There are windows and doors on the ground floor facing the access road. A layout of the host dwelling is shown in Figure 2.

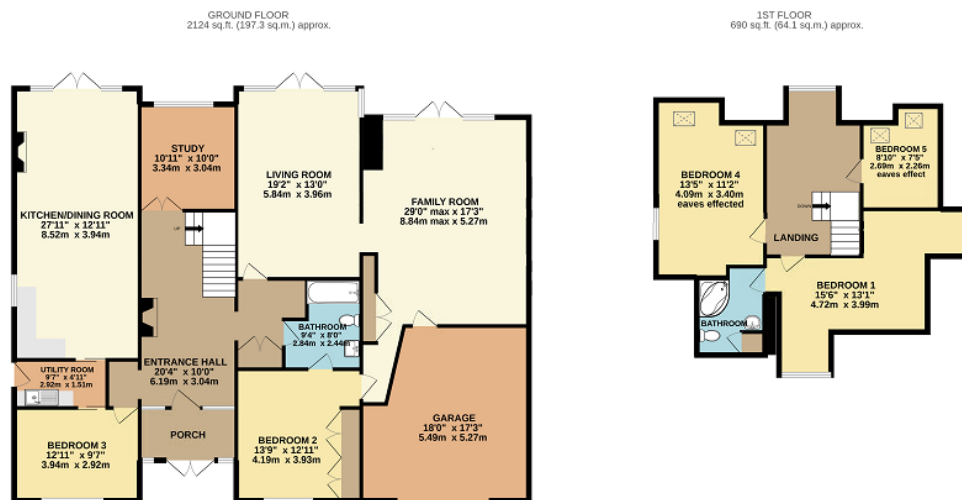


Figure 2. Host Layout

8.26 The side elevation door, on the host dwelling, services a small utility area which is not a habitable room. The window is a secondary window to a kitchen/dining room which has its main window and outlook to the rear. This window appears to be secondary and currently has limited aspect due to existing garage (which would be demolished).

8.27 In terms of the rear houses, these have their outlook to the front and rear. Care has been taken to ensure that rear habitable rooms which are served by side

elevation windows are dual aspect and are not reliant on side-facing windows for outlook. A condition will be added so the side elevation windows are obscure glazed. It will be possible to look out of the front bedroom window at first floor level towards the garden of no.20. However, the distance from the rear house to the host dwelling exceeds 25 meters which significantly exceeds the guidance in the London Plan Housing SPG (of 18-21m). This is a long separation distance, and it is not unusual to be able to see into neighbouring gardens from upper floor windows in suburban locations so this does not raise significant concerns. The roof level windows do not raise overlooking concerns. The Local Plan seeks to protect the first 10m of existing gardens from direct overlooking. In this case due to the separation distance, it is considered that any overlooking would be at an appropriate distance and would not result in undue harm to the living conditions of no.20.

#### No.18 and 22 Rectory Park

8.28 As discussed the proposal site is well separated from the nearest house (no.20) at over 25m, which is considered to have a reasonable impact. Due to the arrangement of the proposed development at No.18 the front building projects further back than the host dwelling which means that the separation distance is less at around 23m. Although this is still considered to exceed London Plan Housing SPG (of 18-21m). The distance from the dwelling at No.22, is in excess of 35m and is considered to provide a good level of separation. The proposed rear houses on the development at No.18, while not yet being built out, have a comparable separation and cover a similar footprint. Similarly, overlooking of the first 10m of gardens at the neighbouring properties would be at some distance, screened by boundary treatments, and at an angle from the proposed first floor windows, such that this would be acceptable. As discussed the side elevation windows facing these boundaries will be conditioned as obscure so it is not considered to impact on their amenity to a degree that would warrant refusal.

#### Other impacts:

8.30 The building will have a similar separation to the Open Land to the rear as the approved development at No.18, and is not considered to impact on the amenity of the Open Land to a degree that would warrant refusal.

8.31 With regards to noise, disturbance, pollution, rubbish/refuse, impact on the enjoyment, this application proposes 2 additional new dwellings in an established residential area. The impacts in these respects will be commensurate with those expected in the area and similar to those of the existing houses. No new contaminating, public, or community uses are proposed. 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.

8.32 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.

### **Trees and landscaping**

8.33 Policy DM10.8 seeks to retain existing trees and vegetation and policy DM28 requires proposals to incorporate hard and soft landscaping. An arboricultural report has been submitted assessing impacts on trees on and adjacent to the site. There are no prominent trees of arboricultural merit, and no Category A or B trees within the site boundaries. There is a Category B tree in the open space at the rear, which will be protected during construction with no works proposed within the root protection area.

8.34 The arboricultural report highlights that 15 trees and 3 hedges will be removed from site:

- T7, T8, T16 and T19 (all category U), will be removed for arboricultural reasons.
- T5, T6, T10, T11, T12, T13, T30, G1 and G2 (all category C), will be removed to facilitate the construction of the access drive.
- T20, T22, T23, T24 and G3 (all category C), will be removed to facilitate the construction of the dwellings.

- 8.35 The majority of trees and hedges provide little visual amenity and it is considered that the loss of these trees/hedges can be mitigated by replanting and re-landscaping. A landscaping and planting plan has been provided with a number of replacement shrubs and trees, including 13 new native trees (Alder, Birch, Oak, Whitebeam and Lime). Several new hedges, including native hedgerows, are proposed, alongside a woodland tree and scrub patch to provide new habitats/ While there is a small amount of net loss of 2x category U trees on the site, for the reasons detailed above this is considered acceptable. Additionally, the mature trees that will provide screening from street, host and neighbouring buildings will be retained. A condition has been added to ensure that the proposed landscaping and planting is secured.
- 8.36 A Biodiversity Net Gain Assessment has been submitted which demonstrates that there would be a measurable 105.14% net gain for habitats, in addition to several non-measurable benefits (bat boxes, bird boxes, and a bug hotel).
- 8.37 The tree protection measures for the retained trees on the boundaries (outside the site) along the rear boundary are considered to mitigate against impact. No objection has been raised by the Council's Tree Officer.
- 8.38 The proposal is considered, subject to conditions, to comply with Local Plan policy DM10.8 and DM28.

## **Access and Parking**

- 8.36 The application site is not located within a controlled parking zone and has a Public Transport Accessibility Level (PTAL) of 1b indicating poor access to public transport. The nearest station, Riddlesdown, is a 1.5km or 22 minute walk away, which in practice may be used by occupants for regular trips (such as commuting to central London), and Sanderstead Local Centre is approximately 450m or 6 mins walk. There are also buses outside the site along Rectory Park (routes 412 and 612). The site is not wholly dependent on car use, however it is in a location where the London Plan's highest standards apply (1.5 space per home). Therefore the proposal should provide a maximum of 4 parking spaces. Two spaces per unit has been provided (four in total) which exceeds the London Plan, however this in itself is not considered to cause significant harm and would not warrant refusal of the application.
- 8.37 Concerns were raised about the widening of the crossover that will occur towards No.22, which will minimise the pedestrian standing area. The proposal indicates a 4.5m flat section with 0.5m ramps in line with the Council guidance, and a standing area between the crossovers towards No.22, which is acceptable. Drawings have been provided which show boundary treatments and landscaping within sightline areas that do not exceed 0.6m in height. It has been demonstrated on the plans that a level standing area at the back of the footway has been provided which allows two vehicles to meet. Noting that there is already a crossover in that location (giving access to the existing garage), the proposal would not cause harm on highway safety, when compared to the existing arrangement.
- 8.38 London Plan (2021) Policy T5 requires a minimum of 2 cycle parking spaces per 3 bed+ unit (4 spaces for the proposed development). The plans show cycle storage areas in the rear garden of each unit to accommodate 2 cycles per unit which meets the minimum standards.

## **Waste and recycling**

- 8.39 Policy DM13 requires the design of refuse and recycling facilities to be treated as an integral element of the overall design. The refuse store for the new dwellings would be located in front of the houses. It is not currently large enough for the required provision, but there appears adequate space to achieve the required standards. The final details of the provision, size and design/materiality of the enclosure can be secured by condition. A collection point is located along side access. This would be within 25m of the houses (within the appropriate walking distance for residents of 30m).
- 8.40 The collection point is within 20m of the carriageway meaning that it would comply with the requirements of the Councils waste collection team.

8.41 Concerns have been raised at the impact on the highway in regards to the collection and the collection distances. There are no policy grounds to warrant refusal on this basis as the collection points meet the required standards. A condition will be attached requiring submission of final details of the bin enclosures and bin sizes including materials.

### **Flood Risk and sustainability**

8.42 Local Plan policy DM25 and London Plan policy SI13 outline that SUDS should be provided in all developments to ensure that surface runoff is managed as close to source as possible. SUDS should accord with the London Plan Drainage Hierarchy and achieve better than greenfield runoff rates.

8.43 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 having 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 crate attenuation system will be used to collect residual water before discharging into the sewer network. Such measures would be secured by condition.

8.44 Thames Water has been consulted and has stated that they would have no objection to the proposed development.

8.45 The London Plan and Local Plan seek high standards of design and construction in terms of sustainability and sets out Local and National CO2 reduction targets. The proposal will use low-water bathroom fittings and appliances to achieve reduced water use; and heat pumps with heat recovery ventilation to achieve low heating requirements. Conditions are recommended to ensure CO2 reduction and water use targets have been met following construction.

### **Fire safety**

8.46 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**

8.47 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**

8.48 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 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.