

1 APPLICATION DETAILS

Ref: 22/01376/FUL
 Location: 1 The Ruffetts, South Croydon, CR2 7LS
 Ward: Selsdon and Addington Village
 Description: Erection of a pair of two storey (plus loft) semi-detached dwellinghouses, with associated works.
 Drawing Nos: P1(b); P2(e); P4(d).
 Agent: Graham Rix
 Applicant: Richard Rumbles
 Case Officer: Jeni Cowan

Housing Mix					
	1 bed (2 person)	2 bed (3 person)	2 bed (4 person)	3 bed (4 person)	TOTAL
Existing					N/A
Proposed				2	2
TOTAL					2

Vehicle and Cycle Parking (London Plan Standards)	
PTAL: 1b	
Car Parking maximum standard	Proposed
1.5 per unit	1 per unit
Long Stay Cycle Storage minimum	Proposed
2 per unit	0
Short Stay Cycle Storage minimum	Proposed
0	0

1.1 This application is being reported to committee because:

- The ward councillor (Cllr Robert Ward) 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 The prior completion of a legal agreement to secure the following planning obligations:

- A a) Street trees contribution of £1,800 to provide up to 3 new street trees

b) Any other planning obligation(s) considered necessary by the Director of Planning and Sustainable Regeneration

2.3 That the Director of Planning and Sustainable Regeneration is delegated authority to negotiate the legal agreement indicated above.

2.4 That the Director of Planning and Sustainable Regeneration is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

- 1) Commencement time limit of 3 years
- 2) Carried out in accordance with the approved drawings

Pre-commencement

- 3) Construction Logistics Plan

Prior to above ground floor slab level

- 4) Materials and Detailing
- 5) Hard and Soft Landscaping (including tree planting)
- 6) Biodiversity net gain proposals

Pre-occupation

- 7) Cycles and Bin Storage

Compliance

- 8) Visibility Splays
- 9) Fire Statement
- 10) Sustainable urban drainage scheme (SuDS)
- 11) Energy and Water
- 12) Units to be built to M4(2)
- 13) Any other planning condition(s) considered necessary by the Director of Planning and Sustainable Regeneration

Informatives

- 1) Legal agreement
- 2) Community Infrastructure Levy
- 3) Code of Practice for Construction Sites
- 4) Compliance with Building/Fire Regulations
- 5) Any other informative(s) considered necessary by the Director of Planning and Sustainable Regeneration

2.5 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.

2.6 That, if by 1st March, the legal agreement has not been completed, the Director of Planning and Sustainable Regeneration is delegated authority to refuse planning permission.

3 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 The application seeks planning permission for the erection of two buildings comprising a pair of semi-detached dwellings with associated car parking and landscaping.



Figure 1: Proposed scheme

Amendments

- 3.2 During the course of the application, amendments were submitted regarding the materials of the new houses. Given that this is a minor amendment and point of clarification, no further consultations were considered necessary by the LPA.

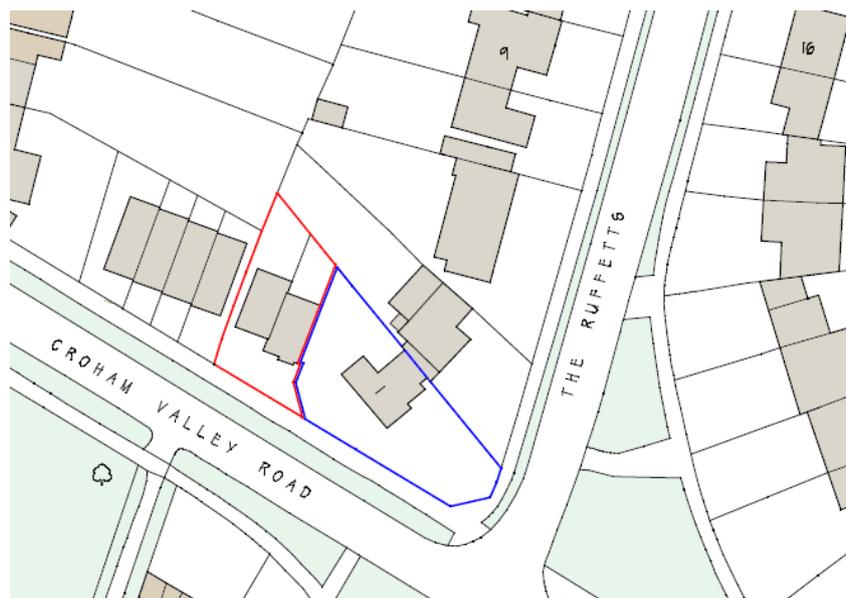


Figure 2: OS Map (red line application site, blue line under the same ownership)

Site and Surroundings

- 3.3 The application site is located on the north-western junction of Croham Valley Road and The Ruffetts. The site is bounded by residential properties to the north and west. The subject site currently comprises a 2-storey dwelling house which benefits from a rear vehicle crossover along Croham Valley Road and a detached outbuilding/garage. The site is not located within a conservation area, nor within the setting of a listed building.

Planning Designations and Constraints

- 3.4 The site is subject to the following formal planning constraints and designations:
- The site has a Public Transport Accessibility Level (PTAL) of 1b.
 - The site is at medium risk of surface water flooding.
 - There are no heritage assets immediately adjacent to the site.
 - There are no protected trees on the site.

Planning History

- 3.5 The following planning decisions are relevant to the application.
- 3.6 82/01333/P Erection of two storey side extension and single storey **Approved** and Implemented
- 3.7 87/01205/P Erection of single storey rear extension **Approved** and Implemented
- 3.8 06/01437/P Erection of single storey rear and single/two storey side/rear extensions **Refused** on grounds of appearance and overdevelopment **Appeal** dismissed
- 3.9 06/04563/P Erection of single/two storey side/rear extensions and construction of pitched roofs over existing rear extensions **Approved** and Implemented
- 3.10 20/06115/FUL Erection of two buildings comprising five new flats and a pair of semi-detached dwellings with associated car parking and landscaping. **Refused** on grounds of design, overdevelopment, residential amenity, standard of accommodation, provision of amenity space, transport, highway safety, and trees. **Appeal** dismissed on design, overdevelopment, and provision of amenity space.

Adjoining site – 55 Crest Road

- 3.11 20/06710/FUL Erection of a terrace of 4 two storey three bedroom houses with accommodation within the roof space at rear fronting Croham Valley Road, with associated refuse and cycle provision and landscaping. **Approved**

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposal is for 2 x family sized homes, contributing towards the Council's need for such homes.
- The design and appearance of the development is acceptable.
- The proposed development would result in the loss of 1 existing tree, however, 6no. trees would be planted, and there is a legal agreement to secure a financial contribution for the planting of up to 3no. new street trees.
- The living conditions of adjoining occupiers would not be harmed.
- The proposed level of on-site parking (1:1) and impact upon the local transport network is considered acceptable.
- The proposed flooding and sustainable drainage measures and impacts on ecology are acceptable subject to conditions.

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 A total of 19 neighbouring properties were notified about the application and invited to comment. The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 46 Objecting: 46 Supporting: 0

6.2 The following local groups/societies made representations:

- Croham Valley Residents Association (CVRA) [objecting]

6.3 The following Councillor made representations:

- Councillor Robert Ward objected and referred to Sub-Committee
 - Overdevelopment;
 - Incongruous with the surrounding area and an approved (but not yet constructed) development adjacent;
 - Loss of privacy and visual intrusion.

6.4 The following issues were raised in representations that are material to the determination of the application, and they are addressed in substance in the next section of this report:

Objection	Officer comment
Character and design	
Not in keeping with area	These comments are noted and they are addressed
Obtrusive by design	
Overdevelopment	

Building line is forward of the approved terraces at No. 55 Crest Road	within the Design section of this report
Distance between the proposal and No. 3 The Ruffetts is unacceptable	
Neighbouring amenity	
Overlooking	These comments are noted and they are addressed within the Residential Amenity section of this report.
Loss of privacy and visual intrusion, particularly No. 3 The Ruffetts	
Noise	
Loss of light	
Tress and ecology	
Detrimental impact on trees	These comments are noted and they are addressed within the relevant sections of this report
Destroys wildlife habitat	
Risk of flooding	
Standard of Accommodation	
Office in the proposed houses will be used as a bedroom	These comments are noted and they are addressed within the Standard of Accommodation section of this report
Site is not big enough to fit the design in and provide adequate outside space	
Transport	
The crossover proposed should be subject to a separate planning application	These comments are noted and they are addressed within the Transport section of this report
The entry and exit points would cause problems on the road given its location and reduce green space	
No car parking for neighbouring 4 approved houses; knock on effect on this proposal	
Not material matters	
This will set a precedent and will others to want to do the same	This is not a material planning consideration.
Covenants on land restricting certain actions	This is not a material planning consideration; this is a civil matter that cannot be dealt with under the remit of this planning application.
This application is half of the original application; the second half may be submitted in due course to counteract the overdevelopment of loss of amenities point	This is not a material planning consideration; officers must assess the application that has been submitted. If another application is submitted, this will also need to be assessed on its own merits.

7 RELEVANT PLANNING POLICIES AND GUIDANCE

Development Plan

- 7.1 The Council's adopted Development Plan consists of the London Plan (2021), the Croydon Local Plan (2018) and the South London Waste Plan (2012).

Although not an exhaustive list, the policies which are most relevant to the application are:

London Plan (2021)

- D1 London's form, character and capacity growth
- D3 Optimising site capacity through the design led approach
- D4 Delivering Good Design
- D5 Inclusive Design
- H1 Increasing Housing Supply
- G5 Urban Greening
- G6 Biodiversity and access to nature
- G7 Trees and Woodlands
- SI 8 Waste Capacity and Net Waste Self-Sufficiency
- SI 12 Flood Risk Management
- SI 13 Sustainable Drainage

Croydon Local Plan (2018)

- SP2 Homes
- SP4 Urban Design and Local Character
- SP6 Environment and Climate Change
- DM1 Housing Choice for Sustainable Communities
- DM10 Design and Character
- DM13 Refuse and Recycling
- DM23 Development and Construction
- DM25 Sustainable Drainage Systems and Reducing Flood Risk
- DM27 Biodiversity
- DM28 Trees
- DM29 Promoting Sustainable Travel and Reducing Congestion
- DM46 South Croydon

- 7.2 The Development Plan should be read as a whole, and where policies conflict with each other, the conflict must be resolved in favour of the policy contained in the last document to be adopted, approved or published as part of the development plan, (in accordance with s38(5) of the Planning and Compulsory Purchase Act 2004).

Planning Guidance

National Planning Policy Framework (NPPF)

- 7.3 Government Guidance is contained in the NPPF, updated on 20 July 2021, and accompanied by the online Planning Practice Guidance (PPG). 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 Sustainable Transport
- Achieving Well Designed Places

SPDs and SPGs

7.4 There are also several Supplementary Planning Documents (SPD) and Supplementary Planning Guidance (SPG) documents which are material considerations. Although not an exhaustive list, the most relevant to the application are:

- London Housing SPG (March 2016)
- London Mayoral Affordable Housing SPG: Homes for Londoners (August 2017)
- Technical Housing Standards: Nationally Described Space Standard (2015)
- National Design Guide (2021)

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. Design and impact on character of the area
3. Quality of residential accommodation
4. Impact on neighbouring residential amenity
5. Trees, landscaping and biodiversity
6. Access, parking and highway impacts
7. Flood risk and energy efficiency
8. Fire safety
9. Other Planning Issues
10. Conclusions

Principle of development

8.2 The Croydon Local Plan 2018 (CLP) sets out a housing target of 32,890 homes over a 20-year period from 2016-2036 (1,645 homes per year). The London Plan 2021 (LP) requires 20,790 of those homes to be delivered within a shorter 10 year period (2019-2029), resulting in a higher target of 2,079 homes per year.

8.3 The CLP also sets out a target for development on Windfall sites of 10,060 homes (approximately 503 per year). The London Plan requires 6,410 net completions on small sites (below 0.25 hectares in size) over 10 years, with a small-sites housing target of 641 per year.

8.4 CLP Policy SP2.1 applies a presumption in favour of development of new homes. Policy DM1 permits housing development within existing built-up areas provided it does not conflict with the aim of respecting the character of residential areas.

8.5 CLP policy DM10.4e states that 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 200sq.m (whichever is smaller) of the existing garden area is retained for the host property after the subdivision of the garden.

- 8.6 The existing dwelling on site has 633.95sqm of garden space and would retain 356.2sqm of garden space; therefore, this is policy compliance as more than half of the existing garden space is retained, and this also exceeds 200sqm. In terms of the length of garden, the rear building line of the dwelling is stepped, and the rear garden would have an irregular shape; at the narrowest point, there is a length of 6.8m, rising to a maximum 13.43m. With the exception of the part of the garden to the rear of the single storey extension, the rear garden exceeds the 10m minimum length required by policy. The plan below demonstrates the lengths:



Figure 3: Site Plan with Measurements

- 8.7 Although the policy would not be fully complied with, the intention of the policy is to ensure that the retained dwelling would have sufficient garden space remaining. The retained dwelling benefits from having a large side garden, which is bound by a 1.8m close boarded fence. It is considered that the remaining garden for the retained property would have sufficient amenity space, conducive to a good standard of accommodation and therefore is acceptable.
- 8.8 CLP policy SP2.7 outlines that the council will seek to ensure that a choice of homes is available in the borough to address the need for homes of different sizes. To achieve this, there is a strategic target for 30% of all new homes to have three or more bedrooms. The proposal would create 2x 3-bedroom units, therefore the application is policy compliant.

Design and impact on character of the area

- 8.9 LP Policy D3 states development should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions. It should incorporate the highest quality materials and design appropriate to its context.
- 8.10 CLP Policy DM10 requires the siting, layout and form of new development to respect the character and appearance of existing areas. CLP Policy SP1.1 indicates that the Council will require all new development to contribute to enhancing a sense of place and improving the character of the area. CLP Policies SP4.1 and SP4.2 of also require development to be of a high quality which respects and enhances local character.
- 8.11 A reason for refusal under application 20/06115/FUL in relation to the scale of the building is outlined below:
- The proposal, by reason of its height, massing, siting, scale and overall bulk would result in overdevelopment of the site and would be visually intrusive and detrimental to the streetscene, contrary to Policies 7.4 and 7.6 of the London Plan (2016) and Policies SP4 and DM10.1 of the Croydon Local Plan (2018) and the Suburban Design Guide SPD (2019).*
- 8.12 Another reason for refusal was in relation to the design, which is as follows:
- The proposal, by reason of its generic design and architectural appearance and absence of character analysis, would result in a form of development that would appear out of character with the neighbouring properties and be detrimental to the general character and appearance of the area, contrary to Policies 7.4 and 7.6 of the London Plan (2016), Policies SP4 and DM10.7 of the Croydon Local Plan (2018) and the Croydon Suburban Design Guide (2019).*
- 8.13 In terms of the design, the appeal decision for the previous application outlines the following: *In the Croham Valley Road elevation, the pair of semi-detached houses would be of a scale and appearance generally reflective of the nature of some existing built development nearby, including with details such as arched entrance doorways.*
- 8.14 The Inspector presiding over the appeal outlined concerns with the block of flats, in relation to the above refusal reasons, however, generally considered the semi-detached dwellings to be acceptable. Officers agree with this analysis and would consider the application acceptable, in terms scale and design.
- 8.15 The submitted information in the Planning, Design and Access Statement sets out the main materials that make up the surrounding area, which have been used to influence the design of the proposed dwellings. The materials would largely consist of plain clay roof tiles (Marley Canterbury Loxleigh Antique), stock brickwork (Ibstock 'New Cavendish') and brick corbel, with conservation rooflights, and white painted timber framed casement windows. Officers consider

the design and materials to be acceptable. A condition will be included to secure final details.

8.16 In terms of the siting of the development and its relationship to the neighbouring properties, it is considered that the development has been sympathetically located to respect the neighbouring dwellings and retains good levels of spacing. It follows the pattern of development of the street, and it is suitably angled and placed within the streetscene. The front building line projects beyond the closet neighbouring properties (new dwellings at No. 55 Crest Road and No. 1 The Ruffetts – existing dwelling), but this would not be by a significant amount, and it would not appear out of character.

8.17 Overall, the design, siting, style, and character of the pair of semi-detached dwellings are considered to be acceptable, and this was also the conclusion reached by the Planning Inspectorate when presiding over the appeal lodged against the previously refused scheme.

Quality of residential accommodation

8.18 LP Policy D6 outlines housing development should of a high-quality design and provide adequate-sized bedrooms and residential units, as well as sufficient floor to ceiling heights and light.

8.19 CLP policy SP2.8 states that The Council will seek to ensure that new homes in Croydon meet the needs of residents over a lifetime and contribute to sustainable communities with the borough. This will be achieved by complying with the minimum standards set out in the Mayor of London’s Housing Supplementary Planning Guidance and National Technical Standards (2015) or equivalent and ensuring that all new homes designed for families meet minimum design and amenity standards set out in the Croydon Local Plan’s Detailed Policies and Proposals and other relevant London Plan and National Technical Standards (2015) or equivalent.

Unit	Size (bedroom/person)	GIA (sqm) proposed	Min. GIA (sqm)	Amenity Space (sqm)	Min. Amenity Space (sqm)	Built in storage space (sqm)	Min. built in storage space (sqm)
1	3B/4P	104	90	54.59	7	2.54	2.5
2	3B/4P	105	90	41.2	7	3.81	2.5

Table 1: scheme considered against London Plan Policy D6 and Table 3.1

8.20 All bedrooms are compliant with the according sizes. A number of objections were received in relation to the office area (‘writing room’) being used as a bedroom. This is not the case on the plans, as this area is not enclosed; it is an open area on the top floor landing. Hypothetically if this area were to be enclosed and used as a bedroom, the floor area would be considered to be a small single room which would be substandard, however, the GIA of the units as a whole would still be in compliance with LP standards for a 4-bedroom home for 5-people, across 3 storeys.

8.21 The floor to ceiling heights at ground and first floor are at least 2.5m; the second floor would have a maximum height of 2.4m, with some areas decreasing to 1.5m. This would account for 25% of the total GIA for each unit, which is compliant with LP policy D6 part 8, which outlines that 75% of the dwelling should have a floor to ceiling height of 2.5m. Both units are dual aspect, therefore would receive adequate light and ventilation. The storage space also complies, and in the case of house 2, exceeds the minimum requirement.

8.22 A reason for refusal under application 20/06115/FUL in relation to quality of accommodation is outlined below:

The proposal, by reason of the location of the windows serving habitable rooms, would result in a substandard living arrangement and negative environment for future occupiers. As such, the proposal would be contrary to Policy 3.5 of the London Plan 2016, Policies D2 and D4 of the Draft London Plan 2018, Policies SP4 and DM10 of the Croydon Local Plan 2018 as well as the Croydon Suburban Design Guide 2019.UD12, UD13, T2 and EP1 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies.

8.23 This reason was specific to the proposed flats which were proposed as part of the previous application, but are not part of this application, therefore, this reason is not applicable to the current proposal.

Amenity Space

8.24 CLP policy DM10.4c states: All proposals for new residential development will need to provide private amenity space that provides a minimum amount of private amenity space of 5m² per 1–2-person unit and an extra 1m² per extra occupant thereafter.

8.25 A reason for refusal under application 20/06115/FUL in relation to amenity space is outlined below:

The proposal would result in substandard provision of private outdoor amenity space and so would be contrary to the NPPF 2019, Policy 3.5 of the London Plan 2016, DM10 of the Croydon Local Plan.

8.26 The case officer's report for the previous scheme outlines that the refusal reason based on the lack of amenity space specifically relates to the proposed communal space and child play space associated with the flats. However, as outlined above, the proposal does not include a flatted development. Additionally, the proposal is policy compliant in this regard, as set out in Table 1, each dwelling would have adequate garden space. The quality of private amenity space for the proposed 2 dwellings in this application is acceptable.

Accessibility

8.27 LP policy D7 outlines that at least 10% of dwellings should meet building regulation requirements M4(3) 'wheelchair user dwellings', and all other dwellings should meet M4(2) requirements 'accessible and adaptable dwellings'.

8.28 While the proposal relates to two three storey dwellinghouses, these could be adapted to be accessible for a wheelchair user, falling within the category of M4(2). The principle bedrooms of each house meet the clearance distances set out in the Access To and Use of Buildings (Approved Document M), in that there is a distance of at least 750mm from the doorway to the bed, and to the bottom of the bed. While the other side of the bed (closest to the window) does not achieve this minimum distance as shown on the plans, however, the bed could be moved slightly to accommodate the clearance distance on both sides. This would also ensure adequate access to the window. Clearance distances in the bathroom of the principle bedrooms is also in compliance with the clearance distances. This is considered to be acceptable.

8.29 Overall, the proposal is considered to be acceptable, as it would provide an adequate standard of accommodation and it complies with policy.

Impact on neighbouring residential amenity

8.30 CLP Policy DM10 seeks to ensure that the amenity of the occupiers of adjoining buildings are protected including from overlooking, loss of light or outlook and ensuring that lighting schemes do not cause glare and light pollution. Policies SP6 and DM23 require new development to minimise noise pollution.

8.31 No. 55 Crest Road: This site was granted planning permission under application 20/06710/FUL in November 2021. There are no windows proposed in the flank elevation wall of House 1 which will cause undue harm to the quality of accommodation to the future occupiers of the extant planning permission at No. 55 Crest Road. It is noted on the floor plans for the planning permission at this neighbouring property, there would be 2no. windows at ground floor and 2no. windows at first floor which would face the application site. These are all secondary windows for the rooms which they serve, therefore, there is limited protection as this would not be the only source of light and outlook for the occupiers.



Figure 4: Visual of 55 Crest Road (20/06710/FUL)

- 8.32 No. 3 The Ruffetts: The previous application included a refusal reason regarding the impact to this neighbouring property, as follows: *The siting of the pair of semi-detached dwellings would result in undue harm to the residential amenities of the adjacent property at No.3 The Ruffetts through loss of outlook and loss of light and is contrary to policies 7.4 and 7.6 of the London Plan (2016), policy DM10 of the Croydon Local Plan (2018) and the Supplementary Planning Document 2 (2019).*
- 8.33 The Inspector's appeal decision has taken this into account, stating: *The pair of houses would be offset from 3 The Ruffetts (No 3) such that they would not be overbearing in the direct outlook from the rear of the neighbouring house. Furthermore, there would be a reasonable distance between the pair of houses and the rear elevation of No 3, and between the rear of the new houses and the rear garden of No 3. In addition, the gentle topography would result in the pair being set moderately lower than No 3, and trees proposed to be retained would soften the relationship to a degree. Accordingly, while the new pair of houses would be visible from No 3, they would not significantly enclose No 3 or impede the outlook experienced there to a harmful degree, in the context of the existing residential area.*
- 8.34 Additionally: *While there may be oblique views between the pair of houses and the rear of No 3, the principal windows at the rear of the new houses would face towards the rearmost area of the garden of No 3. As a result, there would not be direct overlooking of the house at No 3 or the garden area closest to it, where a greater degree of privacy can reasonably be expected by occupants. Accordingly, the development would not result in an unacceptable effect on privacy at No 3.*
- 8.35 Officers agree with this analysis of the impact of the proposal on No. 3 The Ruffetts, and therefore it is considered that there would not be a detrimental impact on this property.
- 8.36 Given separation distances to properties on the other side of The Ruffetts and Croham Valley Road, there would be no harm as a result of the scheme.
- 8.37 Overall, the proposal is considered to be acceptable, as it would not result in adverse impacts on neighbouring properties, and therefore complies with policy.

Trees, landscaping and biodiversity

- 8.38 LP Policy G7 states that wherever possible existing trees of value should be retained in development proposals. CLP Policy DM27 seeks to incorporate biodiversity within buildings and development site and Policy DM28 seeks to protect trees in the borough.
- 8.39 The previous application was refused on the grounds of impact to trees, although further information was provided through the appeal process, and this was subsequently withdrawn. The Inspector also reviewed the information, concluding that this can be controlled via condition, which would adequately address this aspect.

- 8.40 The applicant has submitted an Arboricultural Statement; this outlines that one tree is proposed to be removed to facilitate development, and there is a proposal to replace this with 6no. trees within the site. Officers consider this to be acceptable; this will be secured via condition.
- 8.41 There is a street tree to the front of the site which will be retained. The Arboricultural Statement sets out the root protection of the tree and demonstrates that the proposed crossover would be just outside of this. However, to ensure the life of the tree is not detrimentally impacted by this development, an engineering option should be incorporated to do any necessary levelling out of the surface of the verge to facilitate the crossover, with a permeable surface (for example, geocellular confinement system). This would negate the need for a tarmac surface, and it would also protect the tree, and the appearance of the verge. Details of this are required via condition.
- 8.42 Additionally, the applicant has suggested that up to 3no. street trees are planted; this would help with urban greening and biodiversity net gain, to be secured via a legal agreement (with a contribution of £1,800).
- 8.43 Given that this is a garden associated with a dwellinghouse, in a suburban area, which is not near any sites of important nature conservation (SINC), officers have no evidence to suggest that this site accommodates wildlife habitats. Notwithstanding, given the requirement for biodiversity net gain, a condition is recommended.

Access, parking and highway impacts

- 8.44 LP Policies T4 and T6 (and Table 10.3) set out parking standards for proposed development. CLP Policies SP8.17, DM29 and DM30 provide further guidance with respect to parking within new developments and state that development should not adversely impact upon the safety of the highway network.
- 8.45 CLP policy DM13 outlines that the location and design of refuse and recycling facilities should be treated as an integral element of the overall design, and the Council will require developments to sensitively integrate refuse and recycling facilities within the building envelope, or, in conversions, where that is not possible, integrate within the landscape covered facilities that are located behind the building line where they will not be visually intrusive or compromise the provision of shared amenity space; ensure facilities are visually screened; provide adequate space for the temporary storage of waste (including bulky waste) materials generated by the development; and provide layouts that ensure facilities are safe, conveniently located and easily accessible by occupants, operatives and their vehicles.
- 8.46 There were two transport related reasons for refusal in the previous application. These are as follows:
- *Insufficient information has been provided regarding the vehicle crossover, vehicle manoeuvring details, pedestrian and vehicular sightlines. As such the proposal could result in harm to highway safety and pedestrian conditions on the site and in the immediate area, contrary*

to Policy 6.12 of the London Plan (2016) and Policies SP8, DM29 and DM30 of the Croydon Local Plan (2018).

- *The development would create a hazard to pedestrians, cyclists and vehicular traffic using the highway by reason of inadequate design and layout failing to allow a vehicle to enter and exit in forward gear on a busy classified road. The proposals therefore conflict with Policies 6.3 of the London Plan and Policies DM10.2 and DM29 of The Croydon Local Plan (2018) and the Suburban Design Guide.*

- 8.47 Access and Car Parking: Croham Valley Road is classified and is subject to a 20mph speed limit in the vicinity of the site. Most dwellings in the area have on-site parking, often with no turning space. The Highways team has objected to the scheme on the grounds of highway safety; this is due to the lack of turning space within the site to allow vehicles to access and egress out of the site in forward gear, therefore, vehicles will need to reverse onto a classified road, which they consider to be unacceptable. Officers note that the same objection was held under the previous scheme, however, the Inspector considered that this was not detrimental to the safety of the area, as the Inspector states in the appeal decision: *I note that most dwellings in the area have on-site parking, often with no associated turning space, and a significant proportion of manoeuvres must therefore involve reversing into the road. The same historic situation arises with the existing crossover to No 1, which would be retained to serve House 1. Accordingly, the proposed arrangement for the pair of houses is typical for the locality. Furthermore, there is no significant evidence to indicate that the local arrangements have operated unsatisfactorily, or that highway safety concerns arise from the typical domestic parking arrangements nearby.*
- 8.48 Whilst they acknowledged it is less safe to make a reversing manoeuvre onto a road, as it is particularly difficult for drivers to see pedestrians, the road and footway are straight passing the site and visibility is reasonably good. A condition will be included to ensure that the heights of the boundaries at the vehicular access do not exceed 0.6m, in the interests of visibility.
- 8.49 Each unit would have 1no. car parking space; LP policy T6 sets out that properties within a PTAL of 1b should have 1.5 spaces per unit. This proposal does not meet this, however this is the same provision as in the appeal scheme and this was found to be acceptable. It is important to note that this appeal was determined in February 2022, so under the same Development Plan.
- 8.50 Cycling: Each of the new dwellings would have cycle storage within the rear garden. This is acceptable and will be secured via condition.
- 8.51 Refuse/Recycling: The plans demonstrate where the refuse/recycling bins could be located; on House 1, this would be to the rear, and for house 2, this would be to the front, as there is no external access to the rear of this dwellinghouse. Further details on the provision of bins, the bin store materials, and dimensions will be secured via condition.

8.52 Other matters: Owing to the constraints of the sites location within a residential area, a Construction Logistics Plan (CLP) would be required; this will be secured as a pre-commencement condition.

8.53 Overall, transport matters are considered to be broadly acceptable, with the requirement of conditions.

Flood risk and energy efficiency

8.54 CLP Policy SP6 sets out the Council's approach to flooding. The application site is in Flood Zone 1 and identified as being at medium risk of surface water flooding and it was previously refused on the lack of information to address this as below:

The site is at medium risk of surface water flooding and the proposal has failed to adequately consider proposed SuDs to accommodate surface water run off associated with the proposed development. The development therefore conflicts with Local Plan (2018) Policy DM25 and London Plan (2016) Policy 5.12.

8.55 A flood risk assessment was submitted alongside this application. This outlines that the surface water runoff will be managed through a geocellular soakaway situated in the proposed car parking area. All hardstanding areas on the site would be unlined permeable pavement, apart from the section of the main car park within less than 5m proximity to the proposed building which is to be of lined permeable construction. Other means to soakaways were considered but geocellular creates were deemed to be most practical solution. Additionally, water butts will be incorporated where suitable to provide water harvesting benefits and decrease the load on the site drainage network.

8.56 The information submitted with the current application adequately addresses this matter; compliance with this document would have been secured via condition.

8.57 The proposal would need to comply with the Energy Hierarchy of the London Plan. Minor residential applications would need to achieve a 19% carbon emission above the 2013 Building Regulations. In addition, residential properties would need to achieve a rate and a water use target of 110L per head per day. These matters will be secured via condition.

Fire safety

8.58 LP policy D12A which states that in the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety.

8.59 The applicant has submitted a Fire Strategy Statement which provides details in relation to fire safety, specifically in relation to fire appliance positioning, evacuation assembly point, safety features and access. The quantum of information supplied at this stage is considered to be acceptable and complies with policy D12 of the LP. Compliance with this document will be secured via condition.

Conclusions

- 8.60 The provision of 2 new homes in this location is acceptable in principle. The proposed site layout and design of the scheme is considered to be appropriate to the site, and the immediately surrounding character and context. The quality of accommodation and quantum of on-site parking is acceptable. Impacts on neighbouring amenity, trees, landscaping, and flood risk have all been found to be acceptable. The recent Inspector's decision is an important material consideration.
- 8.61 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.