

**1 APPLICATION DETAILS**

Ref: 18/05930/FUL  
 Location: 2 Vincent Road, Croydon, CR0  
 Ward: Addiscombe West  
 Description: Demolition of existing dwelling. Erection of 3 storey building comprising 7 flats with associated amenity space, refuse and cycle storage and other associated alterations.  
 Drawing Nos: 6598 (PL) 001 E; 6598 (PL) 002 J; 6598 (PL) 003 G; 6598 (PL) 004 A  
 Applicant: Mr Chaudry – South East Property Limited  
 Agent: Mr Ambridge – ECE Architecture  
 Case Officer: Wayne Spencer

<b>Housing Mix</b>					
	<b>1 bed</b> (2 person)	<b>2 bed</b> (3 person)	<b>2 bed</b> (4 person)	<b>3 bed</b> (5 person)	<b>4+ bed</b>
<b>Existing</b>	0	0	0	1	1
<b>Proposed</b> (market housing)	2	2	2	1	0

<b>Vehicle and Cycle Parking (London Plan Standards)</b>	
<b>PTAL: 2</b>	
<b>Car Parking maximum standard</b>	<b>Proposed</b>
5.5 spaces	0 spaces
<b>Long Stay Cycle Storage minimum</b>	<b>Proposed</b>
13 spaces	13 spaces
<b>Short Stay Cycle Storage minimum</b>	<b>Proposed</b>
2 spaces	2 spaces

1.1 This application is being reported to committee because:

- This application was first reported to Planning Committee on 25 November 2020. The Committee resolved to grant planning permission subject to a Section 106 Agreement relating to the restriction of parking permits for future occupiers within the Controlled Parking Zone and securing sustainable transport financial contributions.
- Since the original resolution to grant permission, the London Plan 2021 has been adopted. Minor amendments have been made to the layout to accommodate the changes to the requirements. Furthermore, the Suburban Design Guide 2019 SPD has been revoked.
- The Director of Planning and Sustainable Regeneration considers that Planning Committee consideration is necessary given the time that has elapsed since the original resolution to grant planning permission by the Planning Committee and the change to the planning policy context.

## **2 RECOMMENDATION**

- 2.1 That the Committee resolve to GRANT planning permission
- 2.2 That the Director of Planning Sustainable Regeneration is delegated authority to issue the planning permission subject to:
- A. The prior completion of a legal agreement to secure the following planning obligations:
- a) Precluding future residents of the development from obtaining parking permits
  - b) £3,750 sustainable transport contribution (towards car clubs and EVCPs)
  - c) Monitoring Fee
  - d) 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) Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
- 3) Submission of Construction Logistics Plan (CLP)
- 4) Samples of external materials to be submitted
- 5) Submission of hard and soft landscaping plan
- 6) Details of boundary treatments/private amenity space division
- 7) Details of site specific SUDS to be submitted
- 8) Obscure glazed/non-opening window above ground floor servings Flats 5 and 7 in North East elevation of building
- 9) No additional windows above ground floor in NE elevation of building
- 10) Implementation of waste/recycling facilities prior to occupation of units
- 11) Implementation of cycle parking facilities prior to occupation of units
- 12) Ground floor units to be built to Building Regulations Part M(4)3 (for Unit 1) and M4(2) (for Unit 2) standard
- 13) Requirement for 19% Carbon reduction and 110 litre water usage (sustainability)
- 14) In accordance with the Fire Strategy
- 15) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

### **INFORMATIVES**

- 1) Community Infrastructure Levy
- 2) Highway/Crossover Works
- 3) Compliance with Building/Fire Regulations
- 4) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

2.5 That, if by 09 May 2023, the legal agreement has not been completed, the Director of Planning and Sustainable Regeneration is delegated authority to refuse planning permission.

### **3 PROPOSAL AND SUBSEQUENT AMENDMENTS**

#### **Proposal**

3.1 The applicant seeks full planning permission for the following:

- Demolition of existing dwelling and clearance of existing site
- Erection of three storey replacement building providing 7 residential units (comprising 2 x 1 bed, 4 x 2 bed and 1 x 3 bed flats) complete with balcony/terrace/private amenity areas.
- Provision of new boundary treatments, waste and cycle stores, pathways and other areas of hard and soft landscaping

#### **Amendments**

3.2 Since the resolution to grant planning permission by the Council on 25 November 2020, the scheme has been amended to ensure compliance with The London Plan 2021. The alterations include:

- The reduction in floor plate of one of the ground floor flats to provide a 2-bed, 3 person unit which is Part M(4)2 compliant
- The increased size of the cycle storage to provide space for 13 cycle spaces
- The internal reconfiguration of the ground floor 2-bed, 4 person unit to ensure it is Part M(4)3 compliant
- The reconfiguration of the refuse storage area and minor external elevational alterations to accommodate these changes at ground floor level. The first and second floor layouts and elevational configuration remain unchanged.
- The proposal also now includes a Fire Safety Strategy for the building as required by Policy D12 of the London Plan 2021.

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

4.1 The changes that have been made to the scheme have not involved significant changes to the internal layout or external appearance of the building which has a resolution for permission to be granted. They are considered to be non-material in their nature and the proposal remains predominantly policy compliant. As such, the Council do not consider that the alterations to the scheme would change the Council's resolution to grant planning permission subject to a Section 106 Agreement.

### **5 LOCAL REPRESENTATION**

5.1 Since the original resolution to grant permission by the Planning Committee, a further two neighbouring properties have commented on the proposal and their comments are as follows:

<b>Objection</b>	<b>Officer comment</b>
Overdevelopment of the site	See Paragraph 7.2
Too tall/Out of keeping/Fails to respect the character of the area	See Paragraph 7.2

Loss of garden space	See Paragraph 7.2
Overlooking/loss of privacy	See Paragraph 7.5
Noise and disturbance from construction works and additional residents	See Paragraphs 7.5 and 7.7
Loss of light	See Paragraph 7.5
Impact on trees	See Paragraph 7.6
Impact on wildlife	See Paragraph 7.6
Lack of parking/ inability to achieve off street parking	See Paragraph 7.7
Increased traffic and parking stress to the area	See Paragraph 7.7
No consultation with neighbours	OFFICER COMMENT: All properties which adjoin the application site were initially notified by the Council on proposal. The proposed amendments to the application since the original resolution to grant permission are of a minor nature which did not require re-consultation with neighbouring properties

## 6 RELEVANT PLANNING POLICIES AND GUIDANCE

### Development Plan

- 6.1 The Council's adopted Development Plan consists of the London Plan 2021, the Croydon Local Plan 2018 and the South London Waste Plan 2022. As previously stated, the London Plan 2021 has been adopted since the original resolution to grant permission and, although not an exhaustive list, the policies which are most relevant to the application are:

#### London Plan 2021

- GG1 Building Strong and Inclusive Communities
- GG2 Making the Best Use of Land
- GG3 Creating a Healthy City
- GG4 Delivering the Home London Needs
- GG6 Increasing Efficiency and Resilience
- D1 London's Form Character and Capacity for Growth
- D2 Infrastructure Requirement's for Sustainable Densities
- D3 Optimising Site Capacity Through the Design-Led Approach
- D4 Delivering Good Design
- D5 Inclusive Design
- D6 Housing Quality and Standards
- D7 Accessible Housing
- D11 Safety, Security, and Resilience to Emergency
- D12 Fire Safety
- D14 Noise
- H1 Increasing Housing Supply
- H2 Small Sites
- H8 Loss of Existing Housing
- H10 Housing Size Mix

- HC1 Heritage conservation and growth
- G1 Green Infrastructure
- G4 Open Space
- G6 Biodiversity and Access to Nature
- G7 Trees and Woodland
- SI 1 Improving Air Quality
- SI 2 Minimising Greenhouse Emissions
- SI 4 Managing Heat Risk
- SI 5 Water Infrastructure
- SI 12 Flood Risk Management
- SI 13 Sustainable Drainage
- T1 Strategic Approach to Transport
- T2 Healthy Streets
- T4 Assessing and Mitigating Transport Impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential Parking
- T7 Deliveries, Servicing and Construction
- DF1 Planning Obligations

#### Croydon Local Plan 2018

- SP1.1 Sustainable development
- SP1.2 Place making
- SP2.1 Homes
- SP2.2 Quantities and location
- SP2.6 Quality and standards
- SP4.1 and SP4.2 Urban design and local character
- SP4.11 regarding character
- SP6.1 Environment and climate change
- SP6.2 Energy and carbon dioxide reduction
- SP6.3 Sustainable design and construction
- SP6.4 Flooding, urban blue corridors and water management
- SP8.6 and SP8.7 Sustainable travel choice
- SP8.12 Motor vehicle transportation
- SP8.17 Parking
- DM1: Housing choice for sustainable communities
- DM10: Design and character
- DM13: Refuse and recycling
- DM16: Promoting Healthy Communities
- DM23: Development and construction
- DM25: Sustainable Drainage Systems and Reducing Flood Risk
- DM29: Promoting sustainable travel and reducing congestion
- DM30: Car and cycle parking in new development

6.2 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)

6.3 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:

- 1) Delivering a Sufficient Supply of Homes
- 2) Promoting Sustainable Transport
- 3) Achieving well designed places

### SPDs and SPGs

6.4 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:

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

## **7 MATERIAL PLANNING CONSIDERATIONS**

7.1 The main planning issues raised by the application that the Planning Committee must consider are:

- 1) Design and impact on character of the area
- 2) Quality of residential accommodation
- 3) Impact on neighbouring residential amenity
- 4) Trees, landscaping and biodiversity
- 5) Access, parking and highway impacts
- 6) Flood risk and energy efficiency
- 7) Fire Risk
- 8) Conclusions

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

7.2 The footprint, height and massing of the proposed building, as well as the unit numbers, have not changed since the original resolution to grant permission on this application submission. The external alterations to the building have included making the refuse storage door wider, adding a window to the cycle store, making a minor alteration to the location of the main entrance and removing the external door to the ground floor 2-bed unit from the front elevation. It is considered that the alterations to the front elevation of the building would not be significant and, as such, the alterations proposed would not have a significant detrimental impact upon the character or appearance of the area both as now proposed and in comparison to the original submission, which had a resolution to grant planning permission subject to a Section 106 Agreement.

## **Quality of accommodation**

- 7.3 The proposal seeks to provide a change to the ground floor units only. The 3-bed, 5 person unit would have some very minor internal changes which would have very little impact upon the living conditions of future occupiers of this unit. The unit in question would meet the Housing Space Standards for a unit of this size. The ground floor 2-bed, 4 person unit which formed part of the previous proposal has had a reduction in footprint which has changed this to a 2-bed, 3 person unit. This has resulted from a requirement to facilitate the changes to the cycle and refuse storage layout to comply with the recently adopted London Plan 2021. Again, the unit in question would continue to meet the Housing Space Standards for a unit of this size and would continue to provide a good standard of accommodation; including meeting Part M(4)3 of the Building Regulations. The changes have resulted in the loss of the external door to the front elevation serving the ground floor 2-bed unit however it would still have access to amenity space to the rear. The quality of accommodation, including the outlook and access to natural light, would still remain acceptable for this unit given the south facing nature of the front elevation.
- 7.4 The development would not provide a lift however this is the same as previously proposed. Policy D7 of the London Plan 2021 requires a lift to be provided to meet Part M(4)2 of the Building Regulations. However, section 3.7.6 of the London Plan 2021 also states that, on small scale developments of 4 storeys or less and on sites which are less than 0.25 ha, the requirement of a lift could be argued if not feasible. The proposed development is for a 3-storey building on site area of 0.039ha. With regards to the ground floor units, Unit 1 would meet Part M(4)3 and Unit 2 would meet Part M(4)2 of the Building Regulations. It was previously agreed with the Council that a lift would not be a viable option for this proposal due to the size and scale of the development. Providing a lift in this case would result in the loss of units within the site and the applicant has confirmed that this would make the development unfeasible. It was previously agreed, and included within the draft conditions when the resolution to grant permission was made, that the two ground floor units would be designed to achieve Part M4(2) of the Building Regulations and the Council consider that this remains acceptable. As a result, it is considered that the standard of accommodation that would result from the development would be acceptable and would continue to conform to the requirements of the development plan.

## **Impact on neighbouring residential amenity**

- 7.5 As previously stated, the footprint, height, massing and proposed unit numbers have not changed since the original resolution to grant permission on this application submission; nor have the upper floor windows placements. As such, it is not considered that the revisions would now result in undue loss of light, overlooking or loss of privacy. The reduction of the ground floor unit from a 2-bed, 4-person unit to a 2-bed, 3 person unit would result in less occupancy within the building than the previous proposal and there would be no additional noise and disturbance to the detriment of neighbouring occupiers. In conclusion, it is considered that the proposed alterations, which are predominantly to the front elevation of the building, would not result in an additional impact upon the amenities of the occupiers of surrounding properties that would alter the Council's view on the original resolution to grant planning permission.

## **Trees, landscaping and biodiversity**

7.6 As stated above, the footprint of the proposed building has not changed since the original resolution to grant permission and therefore the impact upon the existing trees, landscaping and biodiversity would remain the same as the previously proposed scheme. The previous resolution to grant permission should weigh heavily in the planning balance and, as such, it is the Council's view that the alterations would not have a significant detrimental impact upon the existing trees and biodiversity. Soft landscaping would be secured by planning condition as agreed previously by the Planning Committee.

### **Access, parking and highway impacts**

7.7 As stated above, the footprint of the proposed building has not changed, nor the occupancy increased, since the original resolution to grant permission and therefore the impact upon parking stress and the accessibility of the site for construction purposes would remain the same as the previously proposed scheme. The previous resolution to grant permission secured a Section 106 Agreement to restrict access to parking permits within the Controlled Parking Zone and this would remain acceptable from the Council's perspective from a parking stress impact perspective. Furthermore, a Construction Logistics Plan was secured by planning condition, as agreed previously by the Planning Committee, to ensure that the construction works associated with this development would be acceptable from a highways impact perspective.

7.8 The cycle store has been increased in size to accommodate more cycle spaces; 13 cycle spaces within the store using a two-tier rack and two visitor Sheffield cycle stands to the front of the building so that it can comply with the quantum of cycle parking required by Policy T5 of the London Plan 2021. The doors have been increased in size to allow better access and, although there may be no provision for wider/adapted bikes, the improved cycle provision based upon the previous submission which has a resolution to grant permission would be beneficial for future occupants and the previous resolution to grant permission should weigh heavily in the planning balance. As a result, it is considered that the increased cycle parking provision would be acceptable in this case.

7.9 The refuse storage is also proposed to be enlarged and this would provide suitable space for the number of bins required for this development whilst ensuring that the wider doors allow sufficient access for future occupants and the refuse collection operatives. Based on this increased provision, the refuse provision to serve the development would be acceptable.

### **Flood risk and energy efficiency**

7.10 The alterations to the building, based on the previous proposal which had a resolution for permission to be granted, would have no impact upon the flood risk strategy or the energy efficiency of the building.

### **Fire Risk**

7.11 Plan Policy D12 requires all development proposals to achieve the highest standards of fire safety and ensure that they identify suitably positioned unobstructed outside space. They should include an evacuation assembly point, appropriate features which reduce the risk to life and serious injury in the event of a fire; appropriate fire alarm systems and fire safety measures, must minimise the risk of fire spread, provide



suitable and convenient means of escape and a robust strategy for evacuation as well as provision of suitable access and equipment for firefighting.

- 7.12 The following measures are proposed: Minimum 30-minute fire resistance to protected escape routes and compartments within the building. There will be access for a pumping appliance to all points inside each flat within 45m travel distance to a protected hallway. All flat doors are specified as FD30 (30-minute fire rated) with door smoke seals and fire rated cavity closers to window and door surrounds. It also includes fire safety signage, and all communal areas will be covered by emergency lighting. Mains interlinked smoke and heat detectors will be included and these provisions would all conform to the requirements of Policy D12 of the London Plan 2021.

### **Conclusions**

- 7.13 The proposal alterations since the original resolution to grant planning permission have not had a significant impact upon the development originally proposed. It is therefore considered that the alterations should not change the view that planning permission should be granted in this case; subject to a Section 106 Agreement being entered into.
- 7.14 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).
- 7.15 The original Committee Report for this item is appended below:

## **PLANNING COMMITTEE AGENDA**

12 September 2019

### **PART 6: Planning Applications for Decision**

### **Item 6.1**

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#### **1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 18/05930/FUL  
Location: 2 Vincent Road, Croydon, CR0 6ED  
Ward: Addiscombe West  
Description: Demolition of existing dwelling. Erection of 3 storey building comprising 2 x one bed, 4 x two bed and 1 x three bed units (7 in total) with associated amenity spaces, refuse and cycle storage and 1 parking space.  
Drawing Nos: 18107-02-E-GA, (PL)001 Rev B, (PL)002 Rev B, (PL)003 Rev B, SK 190326, (SK) 001  
Applicant: Mr Chaudry South East Property Limited  
Agent: Mr Ambridge – ECE Architecture  
Case Officer: Wayne Spencer

	<b>1 bed, 2 person</b>	<b>2 bed, 3 person</b>	<b>2 bed, 4 person</b>	<b>3 bed, 5 person</b>
<b>Houses</b>	2	1	3	1

<b>Number of car parking spaces</b>	<b>Number of cycle parking spaces</b>
1	11

1.1 This application is being reported to committee because the Ward Councillor Sean Fitzsimons has made representations in accordance with the Committee Consideration Criteria and requested committee consideration and representations above the threshold in the Committee Consideration Criteria have been received

## **2.0 RECOMMENDATION**

2.1 That the Planning Committee resolve to GRANT planning permission subject to:

A. The prior completion of a legal agreement to secure the following planning obligations:

- a) Restricting residents access to on street parking permits
- b) Car club space with electric charging point to be installed/retained in perpetuity
- c) Three street trees to be provided on Vincent Road

### **Conditions**

1. In accordance with the approved plans
2. Refuse/cycle stores to be installed/retained in perpetuity
3. External facing materials (including samples) to be approved
4. Upper floor north facing windows obscure glazed
5. Hard and soft landscaping to be approved (to incorporate SuDS)
6. Tree Protection in accordance with Arboricultural Report
7. Construction Logistics Plan
8. Ground floor units to be Part M(4)3 compliant
9. Water usage off 110L per head per day
10. 19% carbon dioxide reduction
11. Commence within 3 years
12. 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) Removal of site notices
- 4) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport.

## **3.0 PROPOSAL AND LOCATION DETAILS**

### **Proposal**

3.1 The applicant seeks full planning permission for the following:

- Erection of three storey building comprising 2 x one bed, 2 person, 1 x two bed, 3 person, 3 x two bed, 4 person and 1 x three bed, 5 person flats (total of 7 units)
- Refuse and cycle stores to all new properties
- Associated private amenity spaces
- Associated hard and soft landscaping
- 1 car-club parking space on site

### **Site and Surroundings**

- 3.2 The application site lies on the eastern side of Vincent Road close to the junction with Leicester Road to the south. The site currently has a single dwelling attached to no.4 Vincent Road with a south facing garden space.
- 3.3 The surrounding area is residential in character with properties fronting Vincent Road being predominantly 3-storeys in height (including the roof spaces over). The majority of the dwellings appear to be of the Victorian period and are of a similar character, form and design however nos.2 and 4 are not identical given that no.2 was built at a later date.
- 3.4 The application site is at 'very low' risk of surface water flooding. The site is not within a Conservation Area and the building in question is neither nationally nor locally listed.

### **Planning History**

- 3.5 18/01892/PRE – Erection of new building comprising of nine flats – Amendments suggested to improve the scheme

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

- The principle of the development is acceptable given the residential character of the immediate locality and the extant planning permission.
- The design, form and appearance of the development is appropriate given the context of surrounding area.
- The living conditions of adjoining occupiers would be protected from undue harm.
- The living standards of future occupiers are satisfactory and meet the National Housing Space Standards.
- The highway impact on the surrounding area would be acceptable.
- Sustainability aspects are controllable through the use of planning conditions.
- Flood risk mitigation measures are controllable through the use of planning conditions

## **5.0 CONSULTATION RESPONSE**

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

## **6.0 LOCAL REPRESENTATION**

- 6.1 The application has been publicised by way of consultation letters sent to the properties which are adjacent to the application site. 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: 45      Objecting: 44      Supporting: 0 (1 letter making comments neither objecting or supporting the proposal)

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
<i>Townscape</i>	
<ul style="list-style-type: none"> <li>• Overcrowding</li> <li>• Out of character.</li> <li>• Over development</li> <li>• Impact upon street scene</li> <li>• Change to established Vincent Road front building line</li> <li>• 3-storey flat roof building would not reflect the character of the area</li> <li>• Materials not of high quality and would clash with surrounding Victorian properties</li> </ul>	See paragraphs 8.3 to 8.6
<i>Neighbouring amenity</i>	
<ul style="list-style-type: none"> <li>• Loss of light and overshadowing impact</li> <li>• Overlooking and loss of privacy</li> <li>• Increase noise from additional residents</li> <li>• Noise impact/disturbance during construction works</li> <li>• Lack of natural light to the proposed amenity spaces</li> </ul>	See paragraphs 8.7 to 8.16
<i>Environment</i>	
<ul style="list-style-type: none"> <li>• Loss of garden space</li> <li>• Loss of trees</li> <li>• Lack of soft landscaping proposed</li> <li>• Lack of green space for future occupiers</li> <li>•</li> <li>• Solar gain impact for future occupiers</li> </ul>	See paragraphs 8.23 and 8.24
<i>Highways and Refuse</i>	
<ul style="list-style-type: none"> <li>• Lack of parking provision of the development potentially resulting in detrimental highways impact – parking permits should be withheld</li> <li>• Concerns over highway safety with building so close to the front boundary</li> <li>• Cycle storage inadequate for future occupiers</li> <li>• Impact on refuse collection and lack of refuse storage provision</li> </ul>	See paragraphs 8.17 to 8.20

<ul style="list-style-type: none"> <li>• Refuse management required on the site</li> </ul>	
<i>Flooding</i>	
<ul style="list-style-type: none"> <li>• Change to water course from rainfall impacting upon foundations of neighbouring properties</li> </ul>	See paragraph 8.22
<b>Other comments</b>	<b>Response</b>
<ul style="list-style-type: none"> <li>• Pressure on local infrastructure (doctors, schools etc).</li> </ul>	See paragraph 8.16
<ul style="list-style-type: none"> <li>• Solar panels or green roof proposed?</li> </ul>	See paragraph 8.21

6.3 The following comments have been received but are not material to the determination of this application and will require no further assessment:

<b>Summary of comments</b>	<b>Response</b>
Loss of a view	Not a material planning consideration
Damage to neighbouring property and party wall impact	These matters are not material planning considerations and are covered by alternative legislation
Compliance with fire regulations	Considered under Building Regulations
The Surrey Estates Company Limited in 1889 require a semi-detached building on this plot	Not a material planning consideration and any covenants would need to be addressed by the developer
Impact on sewer as a result of additional properties	Not a material planning consideration
Impact upon property prices	Not a material planning consideration

6.4 Councillor Sean Fitzsimmons objected and referred the application to planning committee on the following grounds

- Visual Amenity: Appearance of the new building clashes with the Victorian/Edwardian street scene. This is a prominent site near the junction of Morland Avenue and Vincent Road and the poor design will detract rather than enhance the area.
- Unsuitable use of materials. The use of cladding at higher levels which will be seen from other properties and from the junction of Vincent Road and Morland Avenue. The proposed building will clash with the Victorian yellow-stock houses close by.
- Boundary Treatment with pavement: This needs rethinking as the proposal doesn't enhance the street scene.

## **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 Consolidated London Plan 2015, 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 2019. 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:

- Promoting sustainable transport;
- Delivering a wide choice of high quality homes;
- Requiring good design.

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

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.16 Waste net self sufficiency
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.13 Parking
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.21 Woodlands and trees

7.4 Croydon Local Plan 2018:

- SP1.1 Sustainable development
- SP1.2 Place making
- SP2.1 Homes
- SP2.2 Quantities and location
- SP2.6 Quality and standards
- SP4.1 and SP4.2 Urban design and local character
- SP4.11 regarding character

- SP6.1 Environment and climate change
- SP6.2 Energy and carbon dioxide reduction
- SP6.3 Sustainable design and construction
- SP6.4 Flooding, urban blue corridors and water management
- SP8.6 and SP8.7 Sustainable travel choice
- SP8.12 Motor vehicle transportation
- SP8.17 Parking
- DM1: Housing choice for sustainable communities
- DM10: Design and character
- DM13: Refuse and recycling
- DM16: Promoting Healthy Communities
- DM23: Development and construction
- DM25: Sustainable Drainage Systems and Reducing Flood Risk
- DM29: Promoting sustainable travel and reducing congestion
- DM30: Car and cycle parking in new development

7.5 There is relevant Supplementary Planning Guidance as follows:

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

## 8.0 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of development
- Townscape and visual impact
- Housing Quality for future occupiers
- Residential amenity for neighbours
- Transport
- Sustainability

### Principle of development

8.2 The appropriate use of land is a material consideration to ensure that opportunities for development are recognised and housing supply optimised. The site is currently in residential use and has not been designated in the local plan, to be used for any other purpose. The dwelling to be demolished was not a 3-bed dwelling as originally built and the overall floor area exceeds 130sqm. As such, there is no specific requirement for the proposal to include a replacement 3 bed dwelling in accordance with the requirements of Croydon Local Plan 2018 Policy DM1.2. However, there is a strategic policy requirement, contained within CLP policy SP2.7, for 30% of new homes in the Borough to have 3 or more bedrooms. The proposed development aims to provide 1 X 3-bed, 5 person and 3 x 2 bed, 4 person units and, for the first three years of the adopted Local Plan, 2 bed, 4 person units would be considered family housing and would therefore contribute to such housing provision within the Borough. As 4 of the 7 proposed units would be considered family accommodation, there is no objection in principle to the proposed development provided that there are no other policy objections.

## Townscape and visual impact

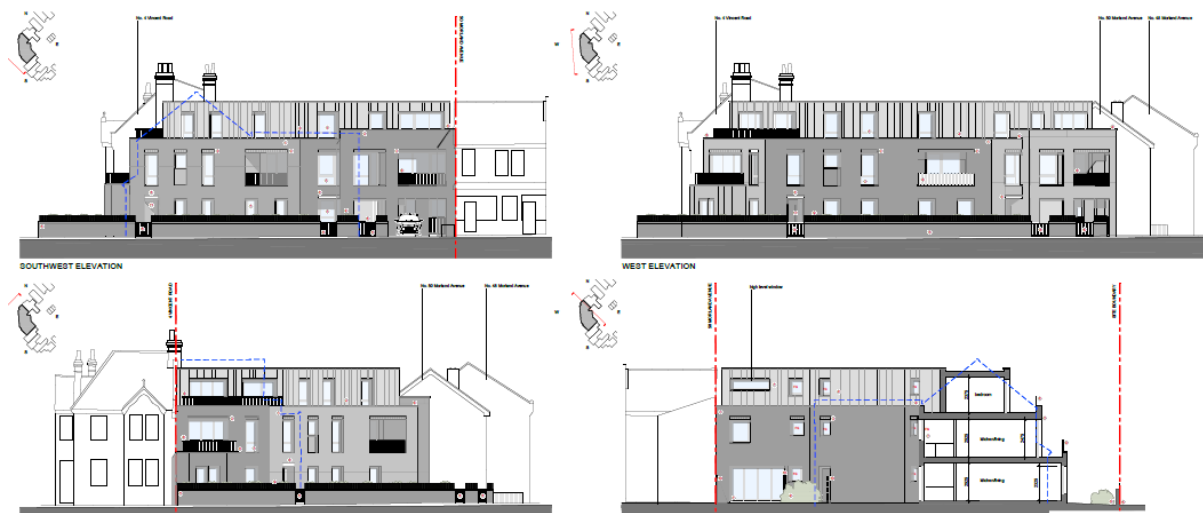


- 8.3 The site currently contains a single dwelling house which is two storeys in height with roof space over (3-storeys overall). The overall height of the proposed building would be three storeys which, when considering the roof form of the surrounding properties, would be in-keeping with the overall height of surrounding properties.
- 8.4 The proposed building would have brickwork to the ground and first floors which would be in-keeping with the materials used on the surrounding properties. The proposal originally proposed the use of mid-grey brickwork however it was considered that this colour would not generally exist in the immediate locality and this since been amended to red/multi brick which would be considered much more in-keeping. The final external materials could be secured by planning condition through the submission of physical samples to ensure that they are sympathetic to the surrounding built form.
- 8.5 The development would include a recessed third floor with standing seam zinc cladding which offers a distinguishing feature to the building. The proposed development would have a larger footprint than the current building occupying the plot and would make optimal use of the available land. Although close to the front site boundary, the building has been stepped back throughout the application process and there would be a landscaping buffer between the building and the road. The curved boundary of the site would lend itself to have a building built quite close to the front boundary and the



staggered form of the building and its associated openings and deep reveals would allow a degree of separation and relief from the front boundary at the north western and south western points of the site. The north facing bay closest to no.4 Vincent Road has also been reduced in width throughout the application process to add further relief and ensure it is more in-keeping with the width of the gabled frontage serving no.4. The window arrangement has also been rationalised and now correlates each floor of the proposed building creating a well-designed addition to Vincent Road.

8.6 The proposed development would be of a contemporary design rather than a pastiche of the Victorian properties that are in the immediate locality. The overall height and massing would not be at odds with the massing of the built form in the immediate locality and, although the built form would increase the overall footprint of the site, it is considered that the development would not constitute an overdevelopment of the site. The contemporary design rather than a Victorian pastiche would differentiate the building from the existing historic built form in the locality. The site is located on a road junction visible from Vincent Road and Morland Avenue and is therefore considered to be a corner plot. The Council's Suburban Design Guide 2019 states that a contemporary and innovative approach would be acceptable and corner plots should seek to accommodate additional height and depth. It also states that the built form should respond to the positioning of neighbouring front elevations and that the stepping in footprint to maximise development potential of a corner plot would be an acceptable approach. As a result, a larger building on this corner location is acceptable from a design perspective. The building addresses the road junction location and creates a landmark building feature to the street scene which is considered appropriate in this case. Whilst the proposed development would differ from the predominant building forms in the area, it would not be significantly at odds with the built form of the surrounding properties and the proposal would therefore not have a detrimental impact on the character and appearance of the surrounding area.



### Housing quality for future occupiers

8.7 The proposal results in an increased density on the site by seven additional residential units with a mix of 1 x 3-bed, five person, 3 x 2-bed, four person, 1 x 2-bed, three person units and 2 x 1-bed, two person units. The 3-bed, five person and 2-bed, three person units will be at ground floor level. The scheme exceeds the density matrix (200-

450) as set out within the London Plan at 500 habitable rooms per hectare however given the urban setting, the proximity of the site to the centre of Croydon and the acute need for new homes, it is considered an appropriate density for this site.

- 8.8 The ground floor units would need to be compliant with M4(2) of the Building Regulations providing step free access to these units for any future disabled residents and this would appear to be the case. The London Housing Design Guide standards 3.2.5 and 3.2.6 state that *“all dwellings entered at the fourth floor (fifth storey) and above should be served by at least one wheelchair accessible lift, and it is desirable that dwellings entered at the third floor (fourth storey) are served by at least one such lift.”* As this development is three storeys high, it is not considered that a lift would need to be accommodated and it is considered that compliance with M4(2) rather than M4(3) would be acceptable in this case given the overall scale of the proposed development.
- 8.9 The National Space Standards and the London Plan states that 3-bed 5 person dwellings should provide a minimum internal floor space of 86m<sup>2</sup>, 2-bed, 4 person dwellings should provide a minimum internal floor space of 70m<sup>2</sup>, 2-bed, 3 person dwellings should provide a minimum internal floor space of 61m<sup>2</sup> and 1-bed, 2 person dwellings should provide a minimum internal floor space of 50m<sup>2</sup>. The plans submitted indicate that all of the proposed units meet the relevant space standards measuring between 50sqm and 110sqm. Having assessed the room sizes and the associated fenestration detailing on the proposal, the habitable rooms of all proposed units would have a good outlook with the exception of the rear facing bedroom window of unit 6 on the third floor (which is served by a high level window). However, all other rooms within this unit would have a very good outlook and this arrangement would be similar to the outlook provided by a roof window serving a bedroom in the roof space. As such, it is not considered that this would result in significant impact upon the future occupiers to warrant the refusal of permission. All habitable rooms within the proposed building would all rooms, including the bedroom serving unit 6, would have adequate sized windows to allow a significant amount of natural light to enter all of the habitable rooms within the proposed units. Therefore, it is not considered that a significant solar gain would result given the linear nature of the windows and their recessed reveals.
- 8.10 The proposed development would include private outdoor amenity spaces to serve both ground floor units and third party comments raised the issue of poor natural light levels for future occupiers. However, the private amenity spaces at ground level would be south east facing and the overall depth of the spaces would allow sufficient natural light into these spaces.
- 8.11 All upper floor flats will have private amenity space in the form of balconies fronting Vincent Road. The first floor flats will predominantly have recessed balcony areas and the upper floor flats will have balconies which are flush with the build line below. They will provide private outdoor amenity space with sizes which are compliant with the London Plan Housing Standards. The window reveals will still allow sufficient natural light into the main units themselves. There is no communal rear garden however, having calculating the number of children that could use any play-space using the Croydon Local Plan and GLA policy documents, the development would require less than 5 square metres of play space based on the proposed 7 units. It is therefore considered that this on-site provision would not result in a significant amount of good quality play space for future occupiers and a more appropriate solution in this case would be to provide enhanced private amenity spaces to the units. All units exceed the space standard requirements, particularly the 3-bed ground floor unit and the

second floor 2-bed unit labelled 'unit 7'. Further consideration was given to the fact that the nature and location of this corner-plot site would mean that any communal space fronting onto Vincent Road could potentially create safety and surveillance concerns and the quality of the space would not be significantly high. The Council consider that this approach would be acceptable in this case and that, on balance, the standard of accommodation provided by the proposed development would be acceptable for all future occupiers.

### Residential amenities of neighbouring occupiers



8.12 The building would adjoin the flank wall of the building to the north (no.4) however it will be set away from this building as it projects beyond the existing rear wall of no.4. The building has been redesigned throughout the application process so that it maintains a clear 45 degree angle between the built form and the rear facing windows of no.4 and the building continues to taper further away as it continues rearwards into the site. The separation distance from this building would be an improvement on the current arrangement however it is conceded that the building would be much deeper when viewed from the rear of no.4. As the building tapers away from the boundary with no.4 as it continues rearwards, it is not considered to have a significantly overbearing impact upon the adjoining property. The development has also been designed to ensure that it does not project beyond significantly beyond the existing rear wall of the adjoining property to the east (no.50 Morland Avenue). The applicant has undertaken a solar study which forms part of the Planning Statement demonstrating that, although some additional overshadowing would occur when compared to the existing situation, the design and massing of the development is such that any impact has been minimised and that the impact would not be significant upon the amenities of the occupiers of this adjacent building.

- 8.13 The proposed fenestration on the building has been designed to ensure that the windows do not have any undue impact upon the privacy of the adjoining occupiers (no.4 Vincent Road or no.50 Morland Avenue). All upper floor north east facing windows are capable of being obscure glazed (as they serve non-habitable rooms) or are high level to prevent an outlook upon the rear garden space of no.4. Obscure glazing can be controlled by planning condition. All other habitable room windows and balconies would maintain a generous separation distance from the existing properties on the other side of Vincent Road and no windows would directly overlook the rear garden of no.50 Morland Avenue.
- 8.14 With regards to potential noise impact from future occupiers, although the residential density on the site would increase the building would need to meet current Building Regulations standards which include relevant sound proofing measures. Therefore, it is not considered that seven residential units in an already dense urban location would result in a significant increase in noise disturbance to warrant the refusal of permission on these grounds. Noise and disturbance during construction works would be controlled by Environmental Health legislation relating to hours of construction and the need for site hoardings and are therefore not material planning considerations.
- 8.15 There is a separation distance of over 14 metres between the proposed building and the properties on the other side of Vincent Road and over 17 metres from the properties on the other side of Morland Avenue. In addition, there would be a significant separation distance from the existing properties in Leicester Road (approximately 20 metres at its closest point) and, given the proposed separation distances and window arrangement, the development would not have a significantly detrimental impact upon the amenities of the occupiers of the properties in either Vincent Road, Morland Avenue or Leicester Road. There would be no significant harm arising to any other residential amenity in the immediate locality.
- 8.16 With regards to third party comments not addressed above, concern was raised regarding the impact that the development would have upon the local doctor's surgeries and school place provision. Given the overall scale of the proposed development and the fact that only four family units are to be provided, it is not considered that the development would have a significant impact upon doctor's surgery and school provision to warrant the refusal of permission on these grounds. In addition, the development would be subject to the Community Infrastructure Levy (CIL), which would contribute financially to both health and education infrastructure.

## **Transport**

- 8.17 The application site is in an area with a Public Transport Accessibility Level (PTAL) accessibility rating of 2 indicating moderately poor access to public transport links and an enhanced reliance on private motor vehicles. It has been noted that a Controlled Parking Zone (CPZ) extension has recently been implemented as of 18th March 2019 which now restricts on street parking within the vicinity of the site. Following an examination of census data (2011) for car ownership associated with flats in the Addiscombe Ward, it indicates the average car ownership for flats to be 0.45 cars per unit. Without any controls on car ownership, the expected car ownership for the development would be around 3 to 4 cars. Following a site inspection, it is considered that there is significant parking stress in the area and, although no parking stress survey was submitted with the application, the Council recommend that the applicant is required to enter into a Section 106 agreement preventing residents of the

development from applying for on-street parking permits. In addition, given the parking stress which exists in the area, a Construction Logistics Plan would also need to be submitted and approved prior to the start of construction and this could be secured by planning condition.

- 8.18 The proposal does include a car club space with electric charging and this approach is welcomed. It is appropriate for the developer to either lay out the on-site car club bay (at the developers expense) or provide a contribution to the Council to undertake the works. The developer should also provide funding for car club membership for all residents for a period of 3 years from first occupation and also requested that the car club parking space is accessible to the public (i.e. not gated). These requirements can be secured via the Section 106 agreement if permission is granted and this is considered to adequately mitigate the potential for additional parking stress.
- 8.19 Covered secure cycle storage is provided in accordance with the standards set out in the London Plan. Cycle parking is shown to be integral to the building and close to the main entrance with the capacity for 11 cycles to serve the future occupiers. The capacity of this store would meet London Plan requirements to serve future occupiers and would be secured by condition to ensure that it continues to conform with London Plan standards.

### **Refuse storage**

- 8.20 Refuse storage is proposed to be integral to the fabric of the building and would be located close to the junction of Vincent Road and Morland Avenue. As it is integral, it would have no impact upon the character or appearance of the area and its location would be acceptable for refuse collection purposes. The agent has provided a layout plan showing that the capacity of this store would meet with the Council's latest Waste and Recycling Guidance and the implementation and retention of this would be secured by planning condition. The Council would require this area to be accessible for future refuse collections and access to the bin store would need to be arranged with the Waste and Recycling Team prior to completion of the development.

### **Sustainability**

- 8.21 Conditions would be imposed requiring a 19% carbon dioxide emission reduction target and a water use target of 110L per head per day, in line with policy requirements. No renewable energy provisions have been shown on the submitted documentation however such provision will be secured by planning condition.

### **Flood Risk**

- 8.22 The site itself is within an area which is at 'very low' risk of surface water flooding. Surface Water Drainage is proposed to be addressed via a combination of existing main sewer connections located on Vincent Road and SUDs in the form of permeable paving in order to disperse surface water and reduce water run-off. This approach is considered to be acceptable and the provision of SUDs can be controlled via a suitably worded planning condition.

### **Trees and Ecology**

8.23 The proposed development would involve the loss of an on-site tree. The existing street trees are proposed to be retained. Arboricultural information submitted with the application has been assessed and the Council considered that the street trees to be retained can be adequately protected from damage during the construction phase and that the loss of an on-site tree can be adequately mitigated by the planting of a further three street trees which have been spread evenly across the site frontage and take into consideration the positioning of the existing street trees to maximise the spread and visual uplift from the roadside. The positioning of the trees will ensure safe access and egress from the car club space and would also allow refuse to be collected without causing access issues. In conclusion, the development would be acceptable from a tree perspective and the implementation of the street trees, including an appropriately chosen species, would be controlled by planning condition. It is not considered that the positioning of the proposed building would have a detrimental impact on the health (or future risk of intensive pruning) of the existing or proposed street trees.

8.24 The site does not have any known biodiversity or ecology designations. As such, it is considered that the development would not have any undue impact upon ecology or biodiversity. The landscaping for the development would be subject to a planning condition.

### **Conclusion**

8.25 The proposal would result in the optimal redevelopment of the site which would contribute to local housing need by providing a total of seven new homes within the Borough. The development would not be significantly harmful to the character of the area and would not have a significant impact on the amenities of adjoining occupiers. Landscaping, parking and energy systems are all acceptable in principle and can be secured by condition. It is therefore recommended that planning permission is granted.

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