

**1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 21/04094/FUL  
 Location: 27 Orchard Rise, Croydon, CR0 7QZ  
 Ward: Shirley North  
 Description: Demolition of an existing house and erection of two semi-detached pairs to provide 4 houses including associated amenity space, landscaping, parking, cycle and refuse storage.  
 Drawing No's: 100.01; 101.01; 200.03; 201.01; 202.01; 203.01; 206.03; 207.03; 208.00; 210.04  
 Applicant: Mr Mahmood  
 Agent: Mr Jake Brockwell  
 Case Officer: Nathan Pearce / Chris Stacey

	1 Bed	2 Bed	3 Bed	4 Bed	TOTAL
EXISTING	0	1	0	0	1
PROPOSED (Market Housing)	0	0	2	2	4

Car parking spaces	Cycle parking spaces
5 (Inc. 1 blue badge)	8

1.1 This application is being reported to committee because

- Objections 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.

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

**Conditions**

1. Time limit of 3 years
2. Implemented in accordance with approved drawings

Pre-Commencement

3. Submission of a construction management plan
4. Construction environmental management plan (biodiversity)
5. Detailed sustainable urban drainage (SUDS) design

Prior to Above Ground Works

6. Materials and detailing (including decorative metal screening)
7. Landscaping (including maintenance, external lighting and boundary treatments)
8. Biodiversity enhancement strategy
9. Cycle store and refuse store

#### Pre-Occupation

10. Wildlife sensitive lighting design scheme
11. Copy of private refuse contract and how future occupiers informed
12. Provision of electric vehicle charging points (EVCP) (active and passive)

#### Compliance

13. Aboricultural measures
14. Accessible homes – Houses 1-3 to M4(2) and House 4 to M4(3) standard
15. In accordance with ecological appraisal recommendations
16. 19% emission rate reduction and 110litre water usage
17. In accordance with fire strategy statement
18. Removal of permitted development rights to extend houses
19. Any other planning condition(s) considered necessary by the Director of Planning and Sustainable Regeneration

### **Informatives**

1. Community Infrastructure Levy
2. Code of practice for construction sites
3. Compliance with Building/Fire Regulations
4. Any other informative(s) considered necessary by the Director of Planning and Sustainable Regeneration

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

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

- The principle of some form of intensifying the residential use of the existing site to provide a greater quantum of homes than existing is acceptable.
- The provision of a 100% family housing scheme is supported and would contribute towards the boroughs need for new homes with 3+ bedrooms.
- The design and appearance of the development is acceptable and would respect the local character whilst using land efficiently. Planning conditions are recommended to ensure that the development would use high quality materials, detailing and landscaping.
- The living standards for future occupiers would be acceptable and Nationally Described Space Standard (NDSS) compliant, with acceptable light and outlook levels and private amenity space.
- The living conditions of adjoining occupiers would be protected from undue harm subject to conditions.
- The level of parking and impact upon highway safety is considered acceptable subject to conditions.
- The proposal's impact on trees and biodiversity is acceptable subject to conditions.
- The proposed flooding and sustainable drainage measures are acceptable subject to conditions.

- All remaining sustainability aspects can be controlled by condition.

## 4.0 SITE LOCATION AND PROPOSAL DETAILS

### Site and Surroundings



Figure 1: Existing site plan

- 4.1 The application site is a broadly triangular shaped site located to the rear of Orchard Rise and accessed via a private driveway of approximately 40m in length and shared with the neighbouring property at No.25 Orchard Rise.
- 4.2 The site itself measures 33m in width and 39m in depth at its greatest extent, has an overall area of 0.09ha, and is currently occupied by a detached 2 bedroom single storey house. The site is broadly flat and features a paved forecourt at its front which leads via gates onto the private driveway allowing for vehicle access to and from the site. The property features an attached garage and a large outbuilding adjacent to the northern boundary of the site which sits within a large rear garden, which along its western and northern boundaries also features a number of large trees.

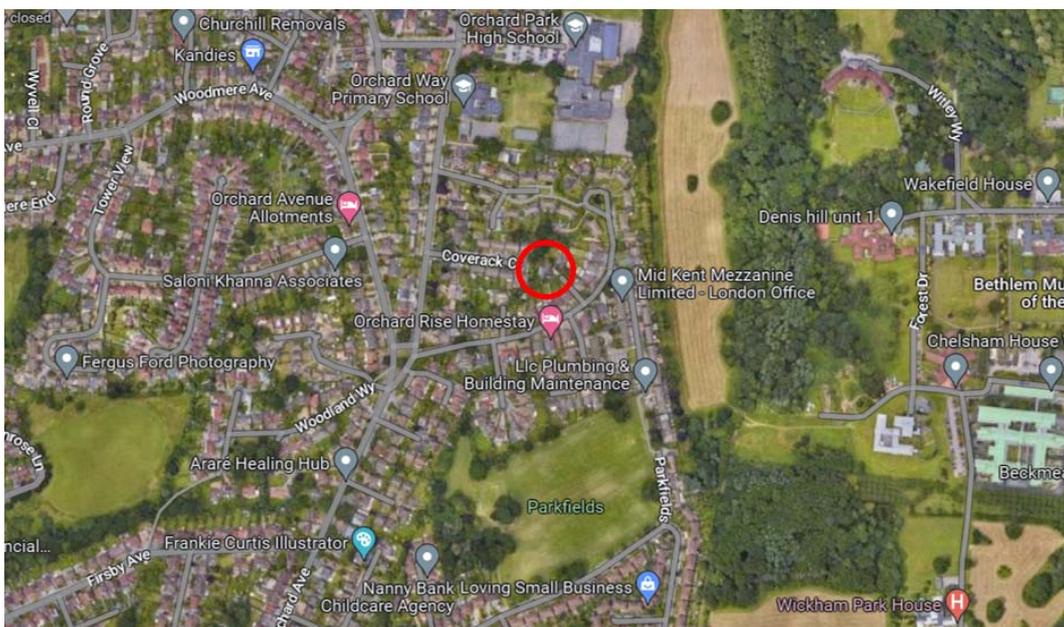


Figure 2: Location of site

4.3 The site sits on the north-west side of Orchard Rise to the rear of a number of existing properties fronting Orchard Rise. Orchard Rise is accessed from Orchard Way and is a non-through road, albeit it provides access to a number of other cul-de-sacs. The site sits approximately 0.8km north of Shirley Local Centre in an area which is principally residential in character, featuring a variety of single and two storey houses, including detached, semi-detached and terraced properties. Whilst Orchard Rise itself is not served by a bus route, bus services can be easily accessed from Orchard Avenue, approximately 300m west of the site. The site does not fall within a conservation area, nor does it sit in close proximity to any statutory listed buildings.

### **Planning Designations and Constraints**

4.4 The site is not subject to any formal planning constraints and designations.

### **Proposal**

4.5 The application seeks to demolish the existing single storey property and erect 4 new houses in the form of 2 pairs of semi-detached houses.

- The proposal would comprise of 2 x 3 bedroom and 2 x 4 bedroom houses, all of which would be for market sale.
- Both 3 bedroom houses would feature 2 storeys (with the 2<sup>nd</sup> storey being accommodated within the roof form), whereas both 4 bedroom houses would feature 3 storeys (with the 3<sup>rd</sup> storey being accommodated within the roof form).
- Each pair of semi-detached houses would feature a 3 bedroom and 4 bedroom house, with the 3 bedroom houses being located on the 'outer side' of each pair of houses (i.e. the side closest to the site boundary), and the 4 bedroom houses being located on the 'inner side' of each pair of houses (i.e. adjacent to one another).
- Each house would feature both a rear and front garden and would also feature secure cycle parking storage within the demise of each property.
- 5 parking spaces (including 1 x blue badge space) would be located to the front of the site, accessed via the existing access point onto the private driveway.
- Refuse storage would be located at the front of the site and be surrounded by soft landscaping. Due to the positioning of the site (in excess of 40m from the public highway) a private refuse collection arrangement has been proposed.

4.6 During the course of the application amendments have been made which neighbouring residents were re-notified on. Said amendments constituted the following:

- Updated site plan to include a red line around the entire access road.
- Increased onsite parking provision from 4 to 6 spaces, later reduced to 5 spaces.
- Provision of 1 Blue Badge holder space.
- Submission of swept path analysis for car parking spaces.
- Access road width increased to 3.7m.
- Pedestrian and vehicular sightlines provided.
- Increased size of refuse stores.
- Updated ecology report provided.
- Updated bat report provided confirming no evidence of bats within the building.

## Planning History

4.7 The following planning decisions are relevant to the application:

### Application Site:

20/05640/PRE – Demolition of existing dwelling and construction of 5 number new houses with associated parking, refuse and cycle storage.

### 9a Orchard Rise:

18/06070/FUL – Demolition of the existing house and ancillary office and erection of a two-storey block of 4 flats and 5 three bedroom houses, provision of parking spaces, refuse storage and cycle stores.

**Permission granted March 2019, complete and occupied.**

### 8 Coverack Close:

19/02755/TRE – English Oak (T1) - Fell and treat stump; English Oak (T2) - Fell and treat stump; English Oak (T3) - Fell and treat stump.

**Consent granted July 2019, works appear not to have been undertaken.**

## 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 A total of 14 neighbouring properties were notified about the application and invited to comment and the application was also advertised by site notice.

6.2 A re-consultation on revised plans took place between 21/03/2022 and 06/04/2022.

6.3 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: 25      Objecting: 25      Supporting: 0

No of petitions received: 0

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:

SUMMARY OF OBJECTIONS	RESPONSE
Principle of development	
Overdevelopment	Please refer to paragraphs 8.2 – 8.8 of this report
The existing site cannot be considered 'brownfield'	The existing site represents previously developed land and thus would be considered to constitute a 'brownfield' site

Loss of existing dwelling	The existing dwelling does not benefit from any planning policy designations
<b>Design</b>	
Houses would be out of keeping (in terms of form, scale and mass) with surrounding properties which are bungalows	Please refer to paragraphs 8.7 – 8.8 of this report
Houses 2 and 3 do not have sufficient built in storage	Please refer to paragraph 8.14 of this report
House 4 does not appear to be M4(3) compliant	Please refer to paragraph 8.15 of this report
<b>Amenity</b>	
Negative impact on neighbouring amenity	Please refer to paragraphs 8.16 – 8.20 of this report
Overlooking of neighbouring properties	Please refer to paragraphs 8.16 – 8.20 of this report
Impacts on neighbouring outlook	Please refer to paragraphs 8.16 – 8.20 of this report
Impacts on neighbouring daylight	Please refer to paragraphs 8.16 – 8.20 of this report
Disturbance from construction	A condition is recommended requiring the submission of a construction management plan prior to the commencement of works
<b>Highways, Parking and Refuse</b>	
Adverse impact on parking stress levels within the local area	Please refer to paragraph 8.23 of this report
Insufficient parking proposed	Please refer to paragraph 8.23 of this report
The parking stress survey submitted is misleading	The submitted parking survey has been undertaken in accordance with the 'Lambeth Methodology'
The proposed blue badge bay would not be usable for members of the public, is poorly located and insufficiently sized.	The proposed blue badge bay is intended solely for future occupiers of the development. It has also been relocated such that it is adjacent to the proposed M4(3) unit and is of a sufficient size.
Negative impact on highway safety and access along the private driveway	Please refer to paragraph 8.22 of this report
The swept path diagrams demonstrate that entering/exiting some of the spaces would be challenging	Please refer to paragraph 8.23 of this report
Construction traffic passing over the access road may cause damage	This is a private matter between the respective owners of the access road and not a material planning consideration
The upheaval of the drive to install new services, which in their present state would be insufficient for additional properties, would interfere with access to No.25	This is a private matter between the respective owners of the access road and not a material planning consideration

The proposed bin store is inappropriately sited and is too far from the highway for Council operatives to collect from. Furthermore a bin store cannot be located on the private driveway.	Please refer to paragraph 8.25 of this report
Access for fire engines and other large vehicles is inadequate	Please refer to paragraph 8.22 of this report
The width of the driveway as indicated on the proposed plans does not accurately reflect the reality	Please refer to paragraph 8.22 of this report
This area has poor public transport provision	Please refer to paragraph 8.21 of this report
The provision of cycle stores is an ineffective way of mitigating vehicular usage due to the low levels of cycling in Croydon	The provision of cycle stores is a planning policy requirement
<b>Trees and Ecology</b>	
A number of trees have already been felled on site	The existing trees on site do not benefit from any protection and therefore no consent for their removal is required
The proposal will result in a loss of trees, shrubs and disturbance to existing wildlife	Please refer to paragraphs 8.27 – 8.30 of this report
<b>Other matters</b>	
The rights of way over the private driveway for No.27 are only based upon one property occupying this plot	This is a private matter between the respective owners of the access road and not a material planning consideration
Deliveries, including post to No.25 would be impacted upon during construction	This is a private matter between the respective owners of the access road and not a material planning consideration
The proposed houses will be unaffordable to those most in need of housing	There is no requirement on developments proposing fewer than 10 dwellings to provide affordable housing
Impact upon local infrastructure	The proposed development would be CIL liable which assists in delivering infrastructure in the local area
The nearby recent development at 9a Orchard Rise caused substantial disruption and has also caused damage to the street which is yet to be remedied	The construction of developments of this nature are subject to construction management plans, and any necessary remediation work should be carried out by the Council at the cost of the developer
Inaccurate information submitted with the application	Sufficient information to allow for the determination of the application has been submitted

6.5 Monks Orchard Residents Association (MORA) made the following representations:

- Overdevelopment

- This location is inappropriate for incremental intensification
- Poor public transport accessibility
- Loss of a family home
- Proposal is dominant and out of keeping with local character
- The blue badge bay is furthest away from the M4(3) house
- The vehicle swept path analysis is inaccurate
- Inadequate built in storage
- Insufficient refuse storage
- Inability for refuse to be collected from site
- Inadequate access to cycle stores
- Inadequate access for emergency vehicles
- Cumulative impact of development in the immediate surroundings

*Officer response: All points are covered in the report below.*

## **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.

### National Guidance

7.2 Government guidance is contained in the National Planning Policy Framework (**NPPF**) revised in July 2021. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up to date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Delivering a sufficient supply of homes;
- Promoting healthy and safe communities;
- Promoting sustainable transport;
- Making effective use of land;
- Achieving well-designed places.

### Development Plan

7.3 The Development Plan comprises the Croydon Local Plan 2018 (**CLP**), the London Plan 2021 (**LP**), and the South London Waste Plan 2022 (**SLWP**).

7.4 A full list of relevant policies and supplementary planning documents/guidance are included in Appendix 1 of this report.

## **8.0 MATERIAL PLANNING CONSIDERATIONS**

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

1. Principle of Development
2. Housing Mix
3. Design and Appearance
4. Housing Quality

5. Impact on Surrounding Neighbours
6. Highways, Parking and Refuse
7. Trees, Landscaping, Biodiversity and Sustainability
8. Flood Risk and Sustainable Drainage
9. Fire Safety
10. Other Matters

### **Principle of Development**

- 8.2 The existing use of the site is residential (C3) and as such the principle of redeveloping the site for residential purposes is acceptable in land use terms. Policy SP2.1 of the CLP applies a presumption in favour of development of new homes and Policy SP2.2 of the CLP states that the Council will seek to deliver 32,890 homes between 2016 and 2036, with 10,060 of said homes being delivered across the borough on windfall sites. The more recent LP contains the most up-to-date housing target for the borough equating to 2,079 new homes per annum between 2019 and 2029 (an increase on the aforementioned target set in the CLP of 1,645 homes per annum). LP policy D3 encourages incremental densification to achieve a change in densities in the most appropriate way and LP policy H2 seeks to increase the contribution of small sites (i.e. those below 0.25 hectares in size) to meeting London's housing needs with the borough having a target for homes on small sites of 641 homes per annum.
- 8.3 LP policy H2 promotes incremental intensification with PTAL 3-6 or within 800m distance of a station or town centre boundary. This site has a PTAL 1a and lies over 800m from a station or town centre boundary, so the site is not appropriate for incremental densification as identified in H2. Notwithstanding, the site is a small site, with H2 requiring them to make a substantially greater contribution to supply of homes.
- 8.4 Given the above, an increase in the number of homes on the application site (which has an area of 0.09 hectares and thus meets the definition of a small site) would contribute towards the above targets. Subject to policy compliance in other respects the principle of some form of intensification for residential use of the existing site is acceptable.

### **Housing Mix**

- 8.5 Policies SP2.7 and DM1.1 of the CLP set a strategic target for 30% of all new homes over the plan period to have 3 or more bedrooms and CLP policy DM1.2 seeks to avoid a net loss of 3-bed family-sized homes in order to ensure that the borough's need for family sized units is met and that a choice of homes is available in the borough. The existing dwelling is a 2 bedroom property and thus not protected by the above policies, and the proposed scheme would provide two 3 bedroom homes and two 4 bedroom homes, representing a net increase of 4 family sized homes on the site, so this strategic policy requirement is met.

### **Design and Appearance**

#### **Layout**

- 8.6 The proposed layout of the development includes the provision of two pairs of semi-detached properties with front and rear gardens set behind a small parking forecourt area interspersed with soft landscaping. Cycle parking and refuse storage would be located within the curtilage of each dwelling and a communal refuse collection point would be located at the front of the site adjacent to the vehicular and pedestrian access

point into the site which connects onto the end of the existing private driveway (shared by both 25 and 27 Orchard Rise) which leads to the public highway itself.

- 8.7 When assessing the layout of the site consideration needs to be given to policy DM10.1 of the CLP which states that developments should respect the development pattern of the surrounding area. In this instance the existing development pattern of the immediate surroundings of the site is highly varied featuring a mixture of detached and semi-detached properties set in plot sizes of varying scales and positioned in a variety of orientations. The existing 'backland' nature of this site coupled with its immediate neighbour at 25 Orchard Rise further reinforces this varied development pattern.



Figure 3: Proposed site plan

- 8.8 The siting of the proposed dwellings seeks to both make the most efficient use of the site and also respond to the siting and pattern of the existing dwellings on Coverack Close (albeit the proposed dwellings would sit slightly back from the line of these dwellings). The resultant site layout when viewed within its context would result in a development that would respond to and respect the existing development pattern of the surrounding area. The proposed plot sizes of each of the proposed dwellings, whilst smaller than many of the existing plots on Orchard Rise would not be of a size and width that would be discernibly different to those on Coverack Close and would thus not result in a development that would appear unduly cramped when viewed within its context. Whilst the parking forecourt at the front of the site would introduce a reasonable degree of hardstanding, there would be limited visibility of this feature (given the site's location at the end of a private driveway) and it would be bounded by soft landscaping features. Overall, the balance between hardstanding and soft landscaping across the entirety of the site is deemed appropriate and is not considered

to be out of keeping with the surrounding context where fully paved front driveways are not an uncommon feature.

#### Scale, Height and Massing

- 8.9 Policy DM10.1 of the CLP requires proposals to respect the scale, height and massing of the surrounding area, whilst seeking to achieve a minimum height of 3 storeys.



*Figure 4: Proposed street scene*

- 8.10 Each pair of semi-detached houses would feature a 2 storey property (with the 2<sup>nd</sup> storey being accommodated within the roof form) on the 'outer side' of each pair of houses (i.e. the side closest to the site boundary) along with a 3 storey property (with the 3<sup>rd</sup> storey being accommodation within the roof form) on the 'inner side' of each pair of houses (i.e. adjacent to the corresponding pair of semi-detached houses). See figure 4 above. Within the immediate context of the site existing properties range from single storey bungalows with pitched roofs (primarily situated on Orchard Rise to the south and east of the site) to two storey houses with pitched roofs (primarily situated on Coverack Close, Lyconby Gardens and the northern end of Orchard Rise to the north and west of the site). Given this varied context and the fact that the site sits at a point where the prevailing context transitions between single storey and two storey properties, the scale of the dwellings proposed, which would not be of a dissimilar scale to existing properties to the north and west of the site, is deemed appropriate. Furthermore, the stepping down in height of the pairs of semi-detached properties to each side of the site will ensure that the development also responds to the lower scale of properties to the south and east and results in a development that would thus transition between the heights of surrounding properties. It can therefore be concluded that the proposed development would respect the scale, height and massing of existing buildings found within its immediate context in line with policy DM10.1 of the CLP.

#### Appearance and Materials

- 8.11 The proposed architectural approach for the development seeks to incorporate a mixture of a traditional building form with contemporary detailing and traditional materials. Such an approach to the appearance of the proposed development in principle is considered to be appropriate as it would both complement and respect the character of the surrounding area whilst at the same time avoid creating a pastiche of surrounding buildings.
- 8.12 In respect of the proposed building form the proposed houses would feature pitched roofs and gabled side elevations which would reflect the form of existing houses found

on both Coverack Close and elsewhere within the immediate context of the site. The resultant design is a well-proportioned and simple building form that would complement the character of the local area.

8.13 Whilst contemporary detailing to the houses has been employed, the features to which such detailing has been applied are typically found within a suburban environment (i.e. front porches and roof dormers) or are elements integral to the houses (i.e. windows and doors). This therefore results in houses which have a familiar suburban appearance albeit with a refined contemporary finish.



Figure 5: Proposed material palette

8.14 The proposed material palette predominantly consists of a multi-stock red brick with grey clay roof tiles, materials that are commonly found within the local area. The roof dormers, front porches and projecting window pods would be finished in a gold aluminium finish, alongside the window frames, with the front doors being timber. Whilst it is recognised that the use of gold aluminium is not a material commonly found within the local area, its use is intended to subtly respond to the use of lighter tones of brickwork that are found within the surrounding context of the site. Furthermore, its use across the proposed houses is limited to small, detailed areas and it is deemed that its application enhances the overall appearance of the proposed dwellings, is integral to the overall design aesthetic of the development, and aides in incorporating visual interest to them. As such in this instance this use of material is deemed appropriate. A condition requiring the submission of samples and the specification of the final materials, alongside detailed drawings of reveal depths and key junctions/features (such as the roof dormers, front porches and projecting window pods) has been recommended.

### Housing Quality

8.15 As outlined by Figure 6 below all 4 of the proposed houses would exceed the internal floor area and private amenity space standards set out by both the Nationally Described Space Standards (NDSS) and Table 6.2 in the CLP.

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	96	84	64	7	2.5	2.5
2	4b/6p	108	106	50	9	5.5	3
3	4b/6p	108	106	57	9	5.5	3
4	3b/4p	96	84	64	7	2.5	2.5

Figure 6: Scheme considered against London Plan Policy D6 and Table 3.1

- 8.16 Internally all of the proposed bedrooms would exceed the required areas and room widths set out by the NDSS and all of the proposed units would feature built in storage in line with the requirements of the NDSS. Internal floor to ceiling heights would also exceed the NDSS requirements and comply with the higher LP standards set out in policy D6. All of the proposed dwellings would also be dual aspect and would therefore have access to good light, outlook and ventilation.
- 8.17 In order to protect neighbouring amenity it is noted that the double bedrooms to both houses 1 and 4 would feature 'oriel' style windows. This would direct outlook into the site itself as opposed to across neighbouring sites with the front windowpanes to these windows featuring a decorative metal screening (further details of which would be secured via condition) to obscure these views. Whilst it is recognised that this feature would limit outlook from these rooms, these rooms would still be afforded outlook from the side panes of these windows as well as rooflights which would also serve these rooms. The obscured windowpanes would also still allow light in alongside the clear windowpanes meaning that these rooms would also benefit from good levels of light. Overall, it is considered that the proposed dwellings would offer future occupiers a good standard of accommodation that would ensure compliance with the NDSS as well as relevant CLP and LP policies.
- 8.18 In terms of accessibility, step free access would be provided across the site and the main entrances to all of the houses would have mobility flush thresholds. Step free access is also provided to the rear gardens of all houses, all featuring a ground floor W.C. One of the dwellings (House 4) has also been designed to be a wheelchair adaptable/accessible dwelling and incorporates a wheelchair accessible W.C. at ground floor level, space for wheelchair storage and has the ability to incorporate a through lift should one be required in the future. This dwelling would also benefit from the provision of a blue badge space directly in front of it. The incorporation of the above measures would therefore allow for one of the proposed dwellings to be capable of according with Part M4(3) of the Building Regulations, with all remaining properties being capable of according with Part M4(2) of the Building Regulations. A condition requiring compliance with the aforementioned standards is thus recommended, with details finalised through the Building Regulations regime.

### **Impact on Surrounding Neighbours**

- 8.19 There are a number of properties that surround the site which include 25 Orchard Rise to the south-west, 29-37 Orchard Rise to the east and 8 Coverack Close to the west. To the north the site is bounded by a communal parking area, beyond which sit 43-45 Orchard Rise. The aforementioned properties are illustrated in Figure 7 below.

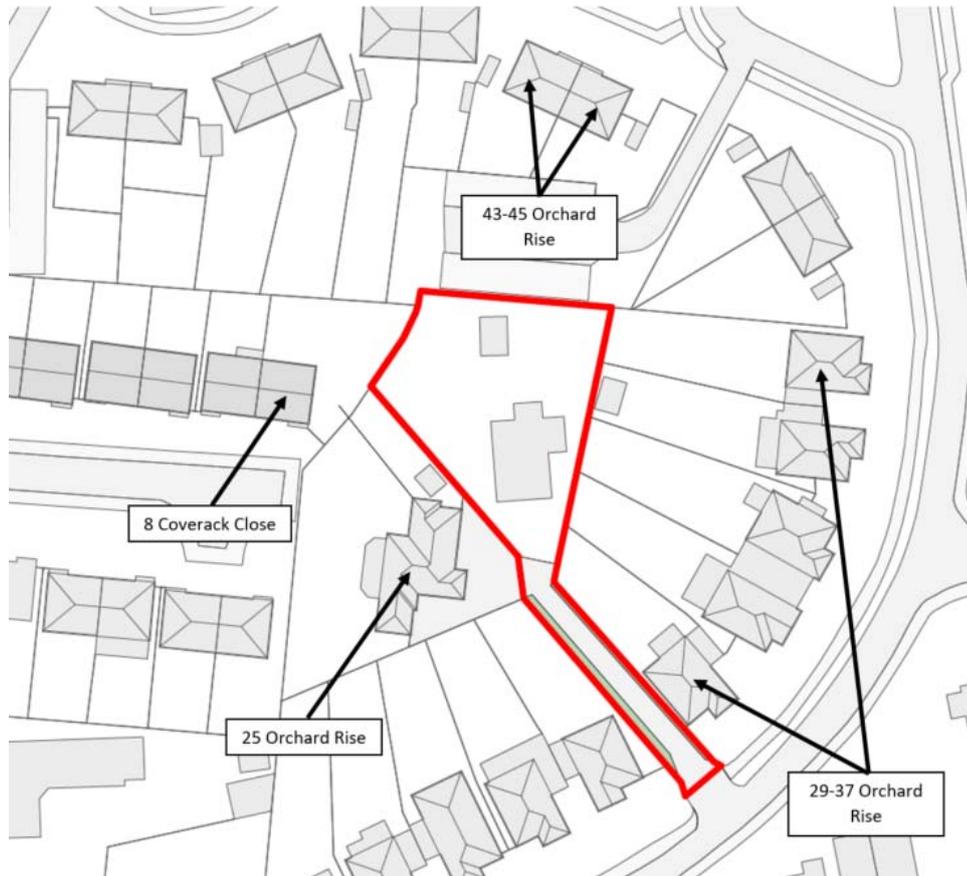


Figure 7: Surrounding neighbours

### 25 Orchard Rise

8.20 25 Orchard Rise sits to the south-west side of the application site and is a large single storey bungalow that shares the private access road with the application site. The boundary of this property runs at a 45 degree angle to the positioning of the proposed dwellings which would be sited in a north/south orientation as opposed to the east/west orientation of No.25. All of the proposed houses would sit to the north of No.25, with house 1 being sited partly behind the rear building line of No.25, house 2 sitting directly to the side of No.25 and houses 3 and 4 sitting forward of the front building line of No.25. None of the proposed properties would breach a 45 degree line taken from the nearest affected habitable rooms of No.25. Given the fact that No.25 does not have any side facing windows on its north elevation (facing the application site) coupled with the positioning of houses 2, 3 and 4 officers are content that these properties would not result in any material amenity implications for No.25. Whilst house 1 would be sited 15m away from No.25 at its closest point, given its siting which results in its front elevation looking towards the rear garden of No.25, measures have been put in place to ensure that the amenity of the first 10m of the rear garden of No.25 is suitably protected (in line with policy DM10.6 of the CLP). These measures include the provision of an 'oriel' style window at 1<sup>st</sup> floor level which would limit outlook towards the rear garden of No.25 through the use of decorative metal screening (further details of which would be secured via condition) and directing outlook eastwards into the site, as well as positioning the roof light on the front elevation higher up on the roof slope (above eye line) to prevent direct overlooking of the rear garden of No.25 and instead direct outlook towards the sky. These measures would ensure that the rear garden of No.25 would not suffer from undue overlooking and would therefore suitably protect the amenity of this property.

### 8 Coverack Close

8.21 8 Coverack Close sits to the west of the application site and at its closest point would be separated by 13.5m from the closest property proposed (house 1). Whilst it is noted that 8 Coverack Close features a 1<sup>st</sup> floor side facing window it is understood that this does not serve a habitable room. Furthermore, the front building line of house 1 would also be set behind the position of this window and coupled with the distance between this window and the development, as well as the presence of a number of existing trees within the application site which are proposed to be retained, any impact upon outlook from this property would not be adversely affected to a degree that would be materially harmful. House 1 would not feature any side facing windows facing towards 8 Coverack Close and as such there would be no overlooking of their rear garden. As such the proposed development would therefore suitably protect the amenity of this property.

#### 29-37 Orchard Rise

8.22 29-37 Orchard Rise are a set of 5 single storey bungalows that sit to the south-east of the site. At the closest point the rear of these properties would be 27m from the side elevation of the closest property proposed (house 4). Given this distance, coupled with the fact that the side elevation of house 4 facing these properties does not feature any windows the proposed development would suitably protect the amenity of these properties, including that of their rear gardens.

#### 43-45 Orchard Rise (incl. 43a and 45a)

8.23 43-45 Orchard Rise is a building containing 4 maisonettes that sits to the north of the site beyond a communal parking area. At the closest point the rear of these properties would be 34m from the rear elevation of the proposed houses. Given this distance, coupled with the presence of a communal parking area in between, the proposed development would not materially impact upon the amenity of these properties.

#### Other

8.24 Whilst the existing private driveway would remain largely in its current form (barring some minor widening of the tarmacked portion) it is noted that the proposed development will increase the volume of vehicles using this route which runs adjacent to No's 23 and 29 Orchard Rise. Given however that this arrangement is existing and that there would only be a net uplift of 3 additional properties, any impacts of this increase in use would be limited and not so substantial to materially impact upon the amenity of these properties.

### **Highways, Parking and Refuse**

8.25 The site has a PTAL of 1a representing a poor level of public transport accessibility, sits approximately 2.5km west of West Wickham rail station, and approximately 300m east of the nearest bus stop on Orchard Avenue. Orchard Rise itself is a non-through road, albeit it provides access to a number of other cul-de-sacs, and the site is accessed via a private driveway of approximately 40m in length which is shared with the neighbouring property at No.25 Orchard Rise.

8.26 Vehicle access to the site would utilise the existing private driveway which totals 5.35m in width inclusive of circa 1m wide grass verges on each side (with the tarmacked driveway portion of this being 3.27m in width). The ownership of this driveway is split 50/50 down the centre line of the driveway between the applicant and the owner of No.25 with each respectively having a right of way over the other half of the driveway. As part of the proposals the tarmacked area of the driveway would be widened on its north-east side (the portion within the applicant's ownership) to enable the tarmacked

portion of the driveway to be 3.7m in width which would be adequate to allow emergency vehicles to access the site. In order to demonstrate that the intensification of the use of this private driveway would not adversely impact upon the safe operation of Orchard Rise the applicant has demonstrated that both pedestrian and vehicular sightlines can be achieved.

- 8.27 Table 10.3 of the LP sets out maximum car parking standards for residential developments. This states that in a low PTAL location such as this up to 1.5 spaces should be provided per unit for 3 bed+ properties. In line with the LP the proposed development could therefore provide up to a maximum of 6 spaces. It is important to note however that it is not necessarily desirable to provide car parking up to the maximum standards given the ambitions of both the LP and CLP to reduce reliance on car usage and promote/prioritise sustainable modes of transport.
- 8.28 In this instance the proposed development seeks to provide a total of 5 parking spaces for the 4 houses, with 1 space allocated to each house (including the blue badge space for house 4) and the remaining space being used as a visitor space. Tracking diagrams have been provided to demonstrate that all of these spaces can be entered and exited from.
- 8.29 Based on the aforementioned parking provision, and when viewed against the maximum allowable level of car parking that the development could propose, it is therefore necessary to assess whether the anticipated shortfall (1 space) would unacceptably impact upon parking stress levels in the local area. In order to demonstrate the impacts this would have a parking stress survey in accordance with the established Lambeth Methodology has been submitted. The existing overnight parking stress within 200m of the application site states that out of a capacity of 79 on-street parking spaces available 25 are vacant (representing a stress level of 69%). Based on this it is therefore evident that the anticipated parking overspill that could be generated by the proposed development of 1 vehicle would not increase parking stress levels to an unacceptable level due to the existing levels of capacity. In light of the above the proposed car parking provision and the proposal's impact upon the local highway network would therefore be acceptable.
- 8.30 In respect of cycle parking the proposed development provides a total of 8 cycle parking spaces, 2 per dwelling, which is in line with the requirements set out by Table 10.2 of the LP. Each property would benefit from a secure cycle store within their rear gardens, accessed via side paths, capable of housing 2 bikes each and full details of these stores will be secured via condition.
- 8.31 With respect to refuse arrangements, each property would benefit from a refuse store located within their porch areas which would be of a suitable size to hold the necessary level of refuse receptacles. Whilst further details of these stores would be secured via condition their location within the front porches ensures that they are an integral part of the design of the houses and would therefore not detract from the appearance of the frontage of the site. A separate refuse collection area for residents to move their bins to on collection days has been sited adjacent to the entrance point into the site and will be partially screened by soft landscaping. Given the location of the site at the end of a 40m long private driveway with no space for a refuse truck to turn within the site, it is unfortunately not possible for the Council's refuse operatives to collect refuse from the application site as the walking distance from Orchard Rise would exceed the distance that the Council's refuse operatives can traverse. As such in this specific

instance refuse will instead need to be collected by a private contractor. In order to demonstrate that this solution is workable the applicant has approached a private contractor and has a written agreement from them that they would be content to mimic the Council's refuse collection arrangements and that their operatives would be willing to walk the length of the private driveway from Orchard Rise to collect refuse from the site (given that a refuse truck will be unable to enter the site). On the basis of the above and subject to a condition requiring a copy of the private refuse contract to be submitted to the Council prior to first occupation of the development, as well as details as to how this is articulated to future occupiers, the refuse collection arrangements proposed would satisfy the requirements of policy DM13 of the CLP.

8.32 In addition to the above considerations a condition is also recommended in respect of electric vehicle charging points (EVCP) for the proposed car parking spaces and in respect of construction management a full detailed Construction Logistics Plan would also be required by condition and would need to be submitted for the Council's approval prior to the commencement of development.

### Trees, Landscaping, Biodiversity and Sustainability

8.33 There are currently a total of 7 trees on site as identified in the submitted Arboricultural Report. These include 1 Category B tree (sited adjacent to the boundary with No.25 Orchard Rise) and 6 Category C trees located around the edges of the site and are illustrated in Figure 8 below. 3 Oak trees that are subject to a TPO in the adjacent property at No.8 Coverack Close sited close to the site's boundary have consent to be felled, however, to date these works do not appear to have been carried out.



Figure 8: Tree protection plan (N.B. the parking layout has since been amended)

- 8.34 The proposed development seeks to retain all 7 of the existing trees on site and none of the proposed buildings are proposed to be constructed within the Root Protection Area (RPAs) of any of these trees. However, both houses 1 and 4 are located close to the RPAs and as work will be required to take place within these areas and in close proximity to these trees a detailed tree protection plan, including suitable measures to ensure the trees are adequately protected during the construction process, has been provided (see Figure 8). The Council's tree officer has reviewed the aforementioned Arboricultural Report and tree protection plan and has raised no objections subject to a condition requiring the development to be carried out in accordance with said documents. On this basis the proposal would therefore comply with policy DM28 of the CLP and policy G7 of the LP.
- 8.35 In respect of landscaping, whilst large portions of the site will feature soft landscaping in the form of new trees (with 23 new trees proposed in the landscaping scheme submitted), planting and lawns, with full details of said soft landscaping to be conditioned, hard landscaping in the form of permeable paving and permeable resin bound gravel is also proposed to the front of the site. The proposed landscaping is considered to be acceptable and incorporates an appropriate balance between hard and soft landscaping to ensure that the site is not dominated by hard landscaping features and reflective of the general character of the local area. Further details of the proposed landscaping (including samples where appropriate) alongside details of maintenance measures and external lighting and boundary treatments proposed will be secured via condition.
- 8.36 An ecology report, alongside a bat survey, has been submitted in support of the application to identify what habitats are present on site and look for any evidence of, or potential for, protected/notable species. Said report and survey did not identify any protected species on site and it was also concluded that the existing dwelling did not provide bats with any significant roosting opportunities. Based on the above the Council's ecology consultants have confirmed that the proposed development would not represent a conservation concern from an ecology perspective. Furthermore in order to ensure that the proposed development does not have an adverse impact upon the biodiversity value of the site and instead results in a biodiversity net gain (in accordance with policy G6 of the LP and policy DM27 of the CLP) a series of mitigation and enhancement measures, including the provision of biodiversity rich planting, the installation of bird boxes and the creation of both routes and housing for hedgehogs have been recommended by the Council's ecology consultants. A condition requiring the submission of a construction environmental management plan as well as conditions requiring further details of the proposed ecological enhancements as well as a wildlife sensitive lighting design scheme in accordance with the recommendations of the submitted ecology report were also recommended by the Council's ecology consultants. All of the aforementioned conditions have therefore also been recommended by officers.
- 8.37 Both CLP policy SP6 and policy SI 2 of the LP require new development to minimise carbon dioxide emissions and seek high standards of design and construction in terms of sustainability. The proposed development has been designed to minimise overheating, improve water efficiency and take all reasonable steps to reduce carbon dioxide and other greenhouse gas emissions. This includes the proposed dwellings having a highly efficient building fabric to minimise energy loss, along with good levels of insulation and installing an energy efficient heating system. In order to ensure that

these high standards are met a condition requiring the development to meet both a CO2 reduction target (above building regulation requirements) as well as a water use target is recommended.

### **Flood Risk and Sustainable Drainage**

8.38 Both CLP policy DM25 and policy SI 13 of the LP outline that SUDS should be provided in all new developments and ensure that surface runoff is managed as close to source as possible. SUDS should accord with the LP 'Drainage Hierarchy' and seek to achieve better than greenfield runoff rates. The applicant has submitted a Flood Risk Assessment which also includes details of proposed SUDS measures. The site is located in Flood Zone 1 and according to the Environment Agency has a very low probability of fluvial flooding. Furthermore, the site also sits in a location which is at a very low risk of surface water flooding. In order to mitigate against any possible increase in surface water flooding within the local area the proposed development incorporates permeable finishes to the hardstanding areas and also incorporates an underground soakaway below the car parking area. Subject to a pre-commencement condition requiring the final detailed design of the SUDS proposals to be submitted to the Council for approval the proposal is deemed acceptable in flooding terms.

### **Fire Safety**

8.39 In line with policy D12 of the LP all development proposals must achieve the highest standards of fire safety and ensure that they identify suitable outdoor space for fire appliances and assembly points; incorporate appropriate fire safety features; minimise the risk of fire spread; provide suitable and convenient means of escape (incl. a robust strategy for evacuation); and provide suitable access and equipment for firefighting. The applicant has submitted a Fire Strategy Statement with the application which is considered to sufficiently address the requisite fire safety measures/procedures and a condition requiring the development to be carried out in accordance with said statement is recommended.

### **Other Matters**

8.40 The development will be liable for a Community Infrastructure Levy (CIL) payment. CIL payments are pooled from developments and contribute to delivering infrastructure to support the development of the Borough, such as local schools.

### **Conclusion**

8.41 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).

## **Appendix 1: Planning Policies and Guidance**

The following lists set out the most relevant policies and guidance, although they are not exhaustive and the provisions of the whole Development Plan apply (in addition to further material considerations).

### CLP

The Croydon Local Plan was adopted in February 2018 and the most relevant policies to this application are as follows:

- SP2 Homes
- DM1 Housing Choice for Sustainable Communities
- SP4 Urban Design and Local Character
- DM10 Design and Character
- DM13 Refuse and Recycling
- DM16 Promoting Healthy Communities
- SP6 Environment and Climate Change
- DM23 Development and Construction
- DM25 Sustainable Drainage Systems and Reducing Flood Risk
- SP7 Green Grid
- DM27 Protecting and Enhancing our Biodiversity
- DM28 Trees
- SP8 Transport and Communication
- DM29 Promoting Sustainable Travel and Reducing Congestion
- DM30 Car and Cycle Parking in New Development
- DM45 Shirley

### LP

The London Plan was adopted in March 2021 and the most relevant policies to this application are as follows:

- Policy GG1 Building Strong and Inclusive Communities
- Policy GG2 Making the Best Use of Land
- Policy GG3 Creating a Healthy City
- Policy GG4 Delivering the Homes Londoners Need
- Policy D1 London's Form, Character and Capacity for Growth
- Policy D2 Infrastructure Requirements for Sustainable Densities
- Policy D3 Optimising Site Capacity Through the Design-Led Approach
- Policy D4 Delivering Good Design
- Policy D5 Inclusive Design
- Policy D6 Housing Quality and Standards
- Policy D7 Accessible Housing
- Policy D12 Fire Safety
- Policy H1 Increasing Housing Supply
- Policy H2 Small Sites
- Policy H10 Housing Size Mix
- Policy G1 Green Infrastructure
- Policy G6 Biodiversity and Access to Nature
- Policy G7 Trees and Woodlands

- Policy SI 2 Minimising Greenhouse Gas Emissions
- Policy SI 12 Flood Risk Management
- Policy SI 13 Sustainable Drainage
- Policy T1 Strategic Approach to Transport
- Policy T2 Healthy Streets
- Policy T3 Transport Capacity, Connectivity and Safeguarding
- Policy T4 Assessing and Mitigating Transport Impacts
- Policy T5 Cycling
- Policy T6 Car Parking
- Policy T6.1 Residential Parking
- Policy T7 Deliveries, Servicing and Construction

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)
- Technical Housing Standards: Nationally Described Space Standard (2015)
- National Design Guide (2021)