

1 APPLICATION DETAILS

Ref: 22/04682/FUL
 Location: 145 Purley Oaks Road, South Croydon CR2 0NZ
 Ward: Sanderstead
 Description: Erection of 2 x 3-storey dwellings accessed from Sanderstead Road with associated landscaping and bin and bike stores.
 Drawing Nos: 145.POK LP-01; GA-01; GA-02; GA-03; GA-10; GA11; GA-20; GA-30; EX-01; EX-02.
 Applicant: Mr Ronald Davies, Red Banksia
 Agent: N/A
 Case Officer: Yvette Ralston

	Housing Mix				
	1 bed	2 bed	3 bed	4 bed	TOTAL
Existing					0
Proposed (Market housing)				2	2

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

1.1 This application is being reported to committee because:

- Objections above the threshold in the Committee Consideration Criteria have been received.

2 RECOMMENDATION

2.1 That the Committee resolve to GRANT planning permission

2.2 That the Director of Planning and Sustainable Regeneration is delegated authority to issue the planning permission subject to the prior completion of a legal agreement to secure the following planning obligations:

- a) Sustainable Transport contributions of £3000
- b) Any other planning obligation(s) considered necessary by the Director of Planning and Sustainable Regeneration

- 2.3 That the Director of Planning and Sustainable Regeneration is delegated authority to negotiate the legal agreement indicated above.
- 2.4 That the Director of Planning and Sustainable Regeneration is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

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

Pre-commencement

- 3) Submission of Construction Logistics Plan

Prior to above ground floor slab level

- 4) Submission of materials/details including the external privacy screens to the first-floor rear facing bedroom windows
- 5) Submission of final SUDS details
- 6) Submission of updated Landscaping Plan showing hard and soft landscaping, details of new trees, biodiversity enhancement measures and boundary treatments
- 7) Details of energy plant

Pre-occupation

- 8) Submission of updated refuse storage details

Compliance

- 9) Provision of cycle parking
- 10) Obscure glazing on side elevations as shown on drawings.
- 11) In accordance with Arboricultural Impact Assessment, Method Statement and Tree Protection Plan
- 12) 110l water usage
- 13) Compliance with requirements of the Fire Statement
- 14) Removal of Permitted Development Rights
- 15) Any other planning condition(s) considered necessary by the Director of Planning and Sustainable Regeneration

Informatives

- 1) Granted subject to a Section 106 Agreement
- 2) Community Infrastructure Levy
- 3) Code of practice for Construction Sites
- 4) Highways informative in relation to s278 and s38 works required.
- 5) Compliance with Building/Fire Regulations
- 6) Construction Logistics Informative
- 7) Implementation of multiple consents
- 8) Any other informative(s) considered necessary by the Director of Planning and Sustainable Regeneration

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

2.6 That if within 3 months of the committee meeting date, the legal agreement has not been completed, the Director of Planning and Sustainable Regeneration is delegated authority to refuse planning permission.

3 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 Permission is sought for:

- Erection of 2 x 3-storey dwellings
- New pedestrian access from Sanderstead Road
- Bin and bike storage
- Private amenity space for each house



Proposed new dwellings.

Site and Surroundings

3.2 The application site lies on the north side of Purley Oaks Road. The land slopes steeply upwards from Purley Oaks Road to adjoin Sanderstead Road at the top. There is a public footpath adjoining the site to the west providing pedestrian access between Purley Oaks Road and Sanderstead Road.

3.3 The existing dwelling at the front the site is a 2 storey detached property in white render with a pitched tile roof. This property has planning permission for extensions and conversion into 2 dwellings. The surrounding area comprises generally detached and semi-detached dwellings. The site has a PTAL of 2 and Sanderstead Road is a classified road.

3.4 There are mature trees outside the site to the east and others on the site which have previously been removed. None of the trees on the site are protected by a Tree Preservation Order.



Existing Site Plan



Proposed Site Plan

Planning Designations and Constraints

3.5 The site is subject to the following formal planning constraints and designations:

- PTAL: 2
- Sanderstead Road is a Borough Classified Road
- Flood Risk Zone: 1
- Surface water flood risk: low risk on the application site (top of the slope); high risk at the bottom of the slope on Purley Oaks Road.

Planning History

Host dwelling (145 Purley Oaks Road)

- 3.6 21/04731/FUL: Alterations, erection of roof canopies at front, two storey side extension including roof extension and dormer extensions on the rear roof slope and erection of single storey rear extension in order to create a pair of semi-detached dwellings, formation of vehicular accesses with associated off street parking and bicycle and refuse storage – permission granted 10.03.2022
- 3.7 21/04732/FUL: Alterations, erection of roof canopies at front, two storey side extension including roof extension and dormer extensions on the rear roof slope and erection of single storey rear extension in order to create a pair of semi-detached dwellings, formation of vehicular accesses with associated off street parking and bicycle and refuse storage – permission granted 10.03.2022

Pre-application history (host dwelling)

- 3.8 22/00093/PRE: Demolition of existing house and redevelopment of the site comprising two buildings, to provide a pair of semi-detached family houses fronting Purley Oaks Road and a block of 3 flats over 4 floors of accommodation fronting Sanderstead Road. Associated car parking, bins and bike stores and ramped access from Purley Oaks Road to the building fronting Sanderstead Road.

Pre-application history (application site)

- 3.9 22/03235/PRE: Erection of 2 x 2-3 storey semi-detached dwellings accessed via Sanderstead Road (Published Online).

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of 2 new homes in this residential area is acceptable.
- The proposed footprint and siting would continue the established row of houses on Sanderstead Road and would comply with policy regarding development in the grounds of an existing dwelling. The proposed scale and design are appropriate.
- Impacts on neighbouring amenity have been minimised.
- The proposed quality of accommodation is acceptable.
- A car free development is acceptable given the site constraints and the low parking stress in the vicinity.
- New tree planting and hard and soft landscaping is proposed.
- The proposal would not have a detrimental impact on flood risk.

- 4.1 The following sections of this report summarise the officer assessment and the reason for the recommendation.

5 CONSULTATION RESPONSE

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

5.2 The following internal colleagues were consulted regarding the application:

Trees

5.3 No objection.

Strategic Transport

5.4 Discussed in the 'Access, parking and highway impacts' section below

6 LOCAL REPRESENTATION

6.1 A total of 6 neighbouring properties were originally notified about the application and invited to comment. A site notice was also displayed within the vicinity of the site.

6.2 The total 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: 15 Objecting: 14 Supporting: 0 Neutral: 1

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

Objection	Officer comment
Access, highways and parking	
<ul style="list-style-type: none"> • Sanderstead road narrows and bends at this point so is an accident black spot and not appropriate/safe for new houses • Sanderstead Road is also a bus route. • Pedestrian access to the site is difficult/unsafe as there is only pavement on one side of Sanderstead Road, a narrow pavement, and an unlit path with steps from Purley Oaks Road. • Ambulances and fire tenders would have to block the road • Where will delivery drivers stop? There is no waiting on Sanderstead Road • The alleyway is opposite the entrance to the allotments on Purley Oaks Road and Purley Beeches so it is busy during the 	<ul style="list-style-type: none"> • No new vehicle crossover is proposed for this reason • The public footpath path is existing and 2 additional dwellings would not warrant new lighting on the path. • Yes, they would have to stop on the road in the case of an emergency. • Delivery drivers would have to stop temporarily on the road as they currently do. There are no waiting restrictions. • Addressed in the report.

<p>day whereas the parking survey was carried out during the night.</p> <ul style="list-style-type: none"> • Even though the development is car free, the residents would be likely to drive. • How would families with children live here without a car? • Will cause parking hazard/congestion. • No more vehicle driveways are permitted onto Sanderstead Road • Drivers disregard the speed limit and development will lead to further dangerous traffic. • The bottleneck outside number 238 is only a few metres downhill 	<ul style="list-style-type: none"> • Addressed in the report. • Addressed in the report. • Addressed in the report. • No new vehicle driveway is proposed. • Highway safety matters relevant to planning are addressed in the report. • No vehicles would be driving in or out of the site so the proposal would not impact the existing bottleneck.
Impacts on trees/habitats	
<ul style="list-style-type: none"> • Impacts on trees / proximity to trees • Mature trees have been removed. • No mention of the Copper Beech in the rear garden, close to the boundary with 240 Sanderstead road, which could be damaged. • Concerns over impact on Lime Tree at the rear of 147. • Discrepancies in tree report and the plans and a recent independent survey, particularly re the Lime Tree. • Believe there is a TPO on a tree next to the development 	<ul style="list-style-type: none"> • Addressed in the report. • Addressed in the report. • The Copper Beech is located in the garden of number 240. The tree is shown on the Tree Constraints Plan and Protection Plan. Discussion has taken place with Tree Officer. The RPA of this tree is not shown however root growth would have been restricted by the presence of the public footpath. If the roots have extended towards the application site (which is unlikely as they would rather have grown west into the garden) than any root incursion would be minimal and would not harm the long term health of the tree. • Addressed in the report. • Addressed in the report. • There is no TPO.

<ul style="list-style-type: none"> No mention of impacts on habitats or bats 	<ul style="list-style-type: none"> A condition would be attached requiring inclusion of biodiversity enhancement measures.
Impacts on neighbouring amenity	
<ul style="list-style-type: none"> Overlooking of neighbouring gardens and properties from rear dormer windows, particularly 143, 145, 147 and 149 resulting in privacy issues. Number 240 has 5 windows overlooking the site and would claim compensation for Rights of Light 	<ul style="list-style-type: none"> Addressed in the report. Rights of Light compensation is a civil matter that would need to be addressed outside of the planning system
Character	
<ul style="list-style-type: none"> Out of keeping with the area Other houses are 100 years old so the modern design would be an eyesore in comparison The site already has permission for conversion to 2 semis at the front so an additional 2 houses is overdevelopment 	<ul style="list-style-type: none"> Addressed in the report. Addressed in the report. Addressed in the report.
Other	
<ul style="list-style-type: none"> Losing too many family homes for small developments May create a precedent How will the site be accessed for construction? Road restrictions would be required. There are telecoms cabinets outside. 	<ul style="list-style-type: none"> No homes would be lost. 2 new family homes would be provided. Each scheme is assessed on its own merits. A Construction Logistics Plan condition is recommended. No telecoms cabinets are present currently.

6.4 Councillor Yvette Hopley has commented on the application as follows:

- Supporting residents' concerns regarding the lack of parking for the property

RELEVANT PLANNING POLICIES AND GUIDANCE

Development Plan

6.5 The Council's adopted Development Plan consists of the London Plan (2021), the Croydon Local Plan (2018) and the South London Waste Plan (2022). Although not an exhaustive list, the policies which are most relevant to the application are:

London Plan (2021)

- D1 London's form, character and capacity growth
- D3 Optimising site capacity through the design led approach.
- D4 Delivering Good Design
- D5 Inclusive Design
- D6 Housing quality and standards
- D7 Accessible housing
- D12 Fire Safety
- H1 Increasing housing supply.
- H2 Small sites
- G5 Urban Greening
- G6 Biodiversity and access to nature
- G7 Trees and Woodlands
- SI2 Minimising Greenhouse Gas Emissions
- SI12 Flood Risk Management
- SI13 Sustainable Drainage
- T4 Assessing and mitigating transport impacts.
- T5 cycling.
- T6 car parking
- T6.1 Residential parking

Croydon Local Plan (2018)

- SP2 Homes
- SP4 Urban Design and Local Character
- SP6 Environment and Climate Change
- SP8 Transport and communications
- DM1 Housing Choice for Sustainable Communities
- DM10 Design and Character
- DM13 Refuse and Recycling
- DM16 Promoting Healthy Communities
- DM18 Heritage assets and conservation
- DM23 Development and Construction
- DM25 Sustainable Drainage Systems and Reducing Flood Risk
- DM27 Biodiversity
- DM28 Trees
- DM29 Promoting Sustainable Travel and Reducing Congestion
- DM30 Car and cycle parking in new development
- DM40 Kenley and Old Coulsdon

6.6 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)

6.7 Government Guidance is contained in the NPPF, updated on 20 July 2021, and accompanied by the online Planning Practice Guidance (PPG). The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Delivering a Sufficient Supply of Homes
- Promoting Sustainable Transport
- Achieving Well Designed Places

SPDs and SPGs

6.8 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)

7 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development
2. Design and impact on character of the area
3. Quality of residential accommodation
4. Impact on neighbouring residential amenity
5. Trees, landscaping and biodiversity
6. Parking and highway impacts
7. Flood risk and energy efficiency
8. Fire safety
9. Conclusions

Principle of development

7.2 The Croydon Local Plan sets out a housing target of 32,890 homes over a 20-year period from 2016-2036. The London Plan sets out a housing target for the borough of 2,079 homes per year. The Croydon Local Plan also sets out a target for development on Windfall sites of 10,060 homes (approximately 503 per year). The London Plan requires 6,410 net completions on small sites (below 0.25 hectares in size) over 10 years, with a small-sites housing target of 641 per year.

7.3 Croydon Local Plan Policy SP2 explains that developments should ensure land is used efficiently. London Plan Policy H1 states that boroughs should optimise housing delivery on sites of PTAL 3-6 or within 800m of a train station or town centre boundary. The access to the application site is in a PTAL 2 location and is approximately 800m

walking distance to Sanderstead train station. Therefore, whilst the site does not fall within a location where significant amounts of intensification would be strongly encouraged, it is in a location where the London Plan Policy H1 requires the optimisation of the potential for housing delivery on suitable sites. Given the pattern of development in the area, with the site's location at the end of a row of houses, some built form at the rear of the site would be appropriate. As discussed in the Character section below it would represent an efficient use of land, in accordance with Local Plan policy SP2.

Unit size mix

- 7.4 Local Plan policy SP2.7 sets a strategic target for 30% of all new homes over the plan period to have 3 or more bedrooms to ensure that the borough's need for family sized units is met. The proposal is for 2 x 4-bedroom, 5-person units (1 double bedroom and 3 single bedrooms in each unit) which would contribute towards the Council's need for family sized homes.

Design and impact on the character of the area

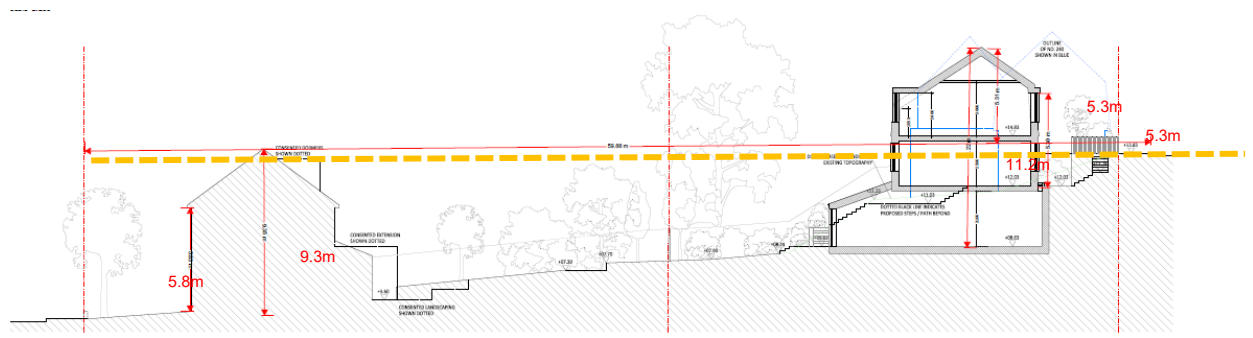
- 7.5 Policies SP4.1 and DM10.1 of the Local Plan state that the Council will require development of a high quality, which respects and enhances Croydon's varied local character and contributes positively to public realm, landscape and townscape. Proposals should respect the development pattern, layout and siting; the scale, height, massing, and density; and the appearance, existing materials and built and natural features of the surrounding area. London Plan policy D3 states that a design-led approach should be pursued and that proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness.

Development in the grounds of an existing dwelling

- 7.6 The application site is located at the rear of 145 Purley Downs Road on an area of land of around 800sqm. The area which would form the new planning unit will be c. 370sqm. The land slopes steeply upwards from Purley Oaks Road to Sanderstead Road, with the application site sitting at the top of the slope. The land currently forms unused garden land to the house at 145 Purley Oaks road.
- 7.7 The application site would have a frontage facing Sanderstead Road so would not be described as traditional 'backland' development (such as within a rear garden with a new access created), but Local Plan Policy DM10.4e regarding development in the grounds of an existing building which is retained is relevant. The policy states that a minimum length of 10m and no less than half or 200sqm (whichever is the smaller) of the existing garden must be retained for the host property after the subdivision of the garden. The existing garden to 145 Purley Oaks Road would retain an area of approximately 290sqm and a length of 18m. The property at 145 Purley Oaks Road has permission for extensions and sub-division into a pair of semi-detached dwellings. Following the extensions (which have not yet commenced), the host dwelling would retain a garden area of over 245sqm and a length of 15m. The proposal for development within the rear garden of number 145 Purley Oaks Road would therefore comply with the backland policy.
- 7.8 The proposed new dwellings would continue the established row of existing dwellings fronting Sanderstead Road and would therefore respect the development pattern of the area and would not be out of character in the streetscene. They would have a street

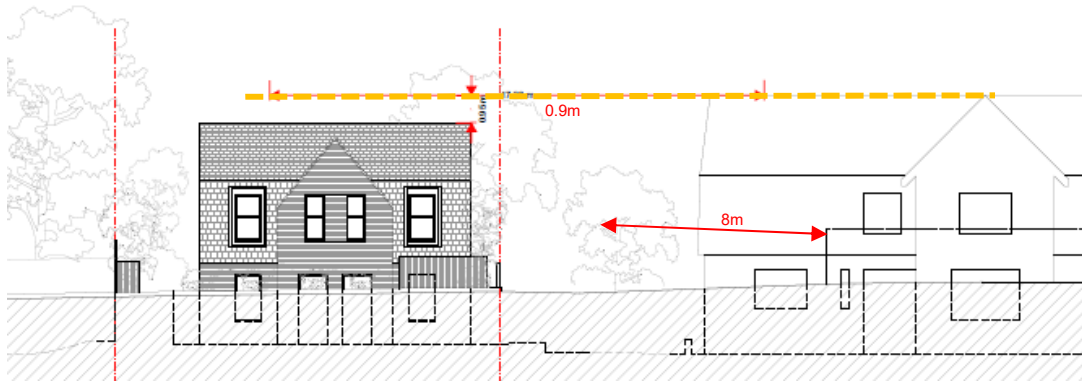
facing frontage and would be accessed directly from Sanderstead Road. The proposed sub-division would also leave sufficient space for the new dwellings to have reasonable sized gardens (c.50sqm for dwelling A and c.100sqm for dwelling B).

- 7.9 Policy DM10 requires that dwellings constructed within rear gardens of existing properties are subservient in scale to the main house. However, following the development, the land would be separated into two parcels, one with the existing house facing Purley Oaks Road, and the other with the new houses facing Sanderstead Road, with no access via the garden of 145 Purley Oaks Road. The natural sloping topography of the land means that this would not be feasible for the proposed homes to be lower than the existing house, as the land fronting Sanderstead Road where the application site is located is around 8m higher than the land and house at the bottom fronting Purley Oaks Road. The dwellings along Sanderstead Road to the west are all at a higher land level than those fronting Purley Oaks Road and all are visible from Purley Oaks Road. The same would apply to the houses proposed on the application site, in accordance with the layout and development pattern of the immediate area (to the west).



Proposed Site section.

- 7.10 In terms of dimensions, the property at 145 Purley Oaks Road is a 2 storey dwelling 9.3m in height measured to the roof ridge. Some excavation is proposed on the application site to utilise the slope of the land and provide a lower ground floor level. The resulting 3 storey dwelling would have a total height of 11.2m measured from the lower ground floor level to the roof ridge. Figure 3 above demonstrates that the ridge height would be 5.3m higher than the ridge height of 145 Purley Oaks Road. The host dwelling fronting Purley Oaks Road has a frontage height (measured from ground floor to eaves) of 5.8m and the proposed new dwellings would have a frontage height of 5.3m. It is clear, however, that the host dwelling and the new dwellings would not have a close relationship to the existing house as they would face opposite roads, in the same arrangement as the dwellings to the west, so the proposed new building would not appear as a backland development and therefore does not need to be subservient to the host dwelling.
- 7.11 The proposed dwellings would have a closer relationship with the neighbouring property at number 240 Sanderstead Road, continuing the row of houses fronting Sanderstead Road. The proposed dwellings would have a ridge height 0.9m lower than the neighbouring dwelling, as shown in Figure 4. They would be separated by an 8m gap across the pedestrian pathway that leads between Purley Oaks Road and Sanderstead Road. The separation distance respects the spacious character of the area.



Proposed streetscene elevation.

Access arrangements and siting

- 7.12 Various options for access to the proposed dwellings have been considered within the Design and Access Statement, taking into account the steeply sloping topography and the bend of the road, and were discussed during the pre-app meeting. The proposed option is that steps would lead from the pavement to the front door of each dwelling, so access would be via foot only and would not be step-free. The dwellings would be positioned so that the front building line roughly continues the predominant building line along Sanderstead Road, which results in a small and steeply sloping front forecourt. There would be insufficient space for car parking on the forecourt.
- 7.13 If step free access were to be sought, land levels would have to be raised where the application site meets the pavement, and the building would have to be pushed further back into the site. This would result in an awkward relationship with the neighbouring dwelling at number 240, a reduced separation distance to the host dwelling, and significant land level alterations at the front and back of the site which would not be sustainable or appropriate from a streetscene perspective. From a character point of view, the proposal to provide stepped access from the pavement to the ground floor of each dwelling is the most appropriate solution. Access arrangements and an assessment against London Plan policy D7 is discussed in greater detail in the Quality of Accommodation Section below.
- 7.14 A small area of raised (flat) land at the front of each dwelling is proposed for bin and bike storage. These would be appropriately screened from the frontage by soft landscaping on each side.

Character, footprint and design

- 7.15 The built form of the area comprises predominantly 2 storey detached and semi-detached houses on plots of varying sizes. There are some examples of flatted schemes. The proposed semi-detached dwellings are 2 storeys in height when viewed from the street, in accordance with the other dwellings fronting Sanderstead Road, and they are 3 storeys from the rear, incorporating a lower-ground floor rear projection and making use of the sloping topography. The siting of the dwellings has been informed not only by building lines and separation distances, as described above, but also by the locations of tree roots of retained trees. There is a gap of 1.3m proposed to the site boundary on the west side where the site adjoins the pedestrian pathway down to Purley Oaks Road, and 3.4m on the east side where tree roots extend into the site. This is discussed in further detail in the Trees section below.

7.16 The architectural style of surrounding buildings comprises pitched roofs, front facing projecting gables, and smaller gable ends, and materials comprise white render, red brick, hung tile and red/brown roof tiles. The proposed building has a traditional form with a pitched roof, gable ends and single projecting front gable. Modern features have been incorporated such as the asymmetrical pitch to the roof, seamless eaves and small dormers; these features reflect the style of the adjacent house on Sanderstead Road. The single front facing gable has a lower ridge height than the main roof and provides interest to the frontage without dominating the front. The proposed fenestration is reflective of neighbouring dwellings and rear roof dormers are modest in scale and are common features of suburban homes in the area. The proposed materials comprise a red brick base with terracotta tile hanging above and terracotta roof bricks. Windows, dormers and patio doors are proposed to have metal frames. The form, appearance and design of the proposed 2-3 storey semi-detached houses would not be out of character with the suburban and residential character of the area.

Summary

7.17 The proposed houses would continue the row of houses along Sanderstead Row, and adequate separation distance to the host dwelling at 145 Purley Oaks Road would be retained, so the proposal accords with policy DM10.4 regarding development in the grounds of an existing building. The traditional form of the proposed semi-detached dwellings with contemporary features is considered to be an appropriate design response that would make a positive contribution to the character of the area. The proposal is considered to comply with Local Plan policies SP4 and DM10 and London Plan policy D3.

Quality of residential accommodation

7.18 The National Design Guide states that well-designed homes should be functional, accessible and sustainable. London Plan policy D6 states that housing developments should be of a high quality and provide adequately sized rooms with comfortable and functional layouts. It sets out minimum Gross Internal Area (GIA) standards for new residential developments and requires that 75% of the GIA of each dwelling has a floor to ceiling height of over 2.5m. Local Plan policy DM10.4 and London Plan policy D6 set out the standards for external private amenity space which is for 5sqm per 1-2 person unit and an extra 1sqm per occupant thereafter.

7.19 The table below summarises the assessment of the internal and external spaces of the proposed new dwellings against London Plan policy D6.

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)
A	4b5p	103.3	103	53	8	3	3
B	4b5p	103.3	103	103	8	3	3

Scheme considered against London Plan Policy D6 and Table 3.1

7.20 The proposed houses would be spread across 3 storeys. They would be triple aspect with adequate windows for ventilation and outlook. The front doors would be on the ground floor, with the main living and dining space at lower ground floor level. Full height patio doors with rooflights on the single storey rear projection are proposed at

lower ground floor level with views out across the garden, along with low level side facing windows, so the main living spaces at lower ground level would receive good levels of natural light. 2 single bedrooms and a large bathroom are proposed on the ground floor, with a master bedroom with ensuite, another single bedroom and a study at first floor/roof level.

- 7.21 The houses would comply with the floorspace and ceiling height requirements of the London Plan. The table above shows that dedicated storage space as shown on the plans would be 3sqm (with cupboards at lower ground, and ground floor level), so there would be sufficient storage space. The proposed quality of accommodation would be high.

Accessibility

- 7.22 London Plan policy D7 requires 10% of new-build housing to be M4(3) 'wheelchair user dwellings' and the remainder M4(2) 'accessible and adaptable'. The site is at the top of a steep slope and the proposal does not include step-free access to the front door because the depth of the front forecourts would be too shallow to enable ramped access. As discussed above, it would not be appropriate to push the building footprint back as this would disrupt the predominant front building line along the street and reduce the separation distance to the host dwelling. Access to the front doors of each dwelling would therefore be via steps down from the pavement. Step-free access is not provided so the houses would not achieve M4(2) standards.
- 7.23 London Plan policy D7 does allow some exceptions in the case of small scale infill developments. Small scale infill developments are defined within London Plan policy H2 as sites below 0.25 hectares in size, such as the application site. The different access options that were considered are outlined in the Design and Access Statement and are summarised in the Character section above. Individual occupiers could consider external chair lift arrangements in the future if required, but this is not proposed as part of the current application. On balance, when the site constraints, notably the sloping topography and the shallow front forecourt, are considered alongside the proposed benefits of the scheme, i.e., the provision of 2 x new good quality family sized homes which would also make a positive contribution to the character of the area and comply with other policy requirements, it is accepted that step-free access to the dwellings cannot be achieved on this small scale infill site. The stepped access is therefore deemed acceptable on balance.
- 7.24 Although the proposal would not be accessible to all, some there has been some consideration for accessible design. Short runs of (no more than 7) steps are proposed and there would be WCs on each floor level and step-free access from the living space to the patio, meaning some individuals with limited mobility would still be able to visit the property.
- 7.25 2 small areas of flat land are proposed adjacent to the pavement for the bin and bike storage for each dwelling. The proposed steps down to the front doors would be incorporated into the landscaping scheme for the frontage. External steps are also proposed alongside each dwelling from the front forecourt to the rear garden. At the rear of each dwelling, a flat patio space would be provided, with steps down to the grass which would continue to slope downwards, following the natural topography of the land.

Impact on neighbouring residential amenity

7.26 Policy DM10.6 of the Local Plan states that the Council will ensure proposals protect the amenity of occupiers of adjoining buildings and will not result in direct overlooking into their habitable rooms or private outdoor space and not result in significant loss of existing sunlight or daylight levels. Representations have raised concerns about neighbouring amenity impacts notably overlooking towards various neighbouring properties.

240 Sanderstead Road

7.27 The house at number 240 Sanderstead Road is located to the west of the site, 7m from the site boundary, across the public walkway that connects Sanderstead Road to Purely Oaks Road. The house has 4 windows facing the application site: 2 at ground floor and 2 at first floor. At ground floor these are a bedroom window/door (sole window/door serving this room) and a living room window (with alternative windows/doors leading to the patio at the rear), and at first floor they are 2 small secondary bedroom windows (with the main window facing the rear garden). Given the separation distance and the fact that the proposed dwellings would be lower in height than the dwelling at number 240 Sanderstead Road, there would be no overbearing impact. The proposal includes an obscure bathroom window at ground floor facing towards number 240, and a high level living room window at lower ground floor level, neither of which raise overlooking concerns.

7.28 A daylighting assessment has been undertaken which demonstrates that all of number 240's side facing windows would retain a Vertical Sky Component (VSC) of over 27% so would all continue to receive acceptable daylighting conditions. The ground floor bedroom window would see a 21.8% reduction in VSC (against a guideline target of 20%) however because this window would retain 30.8% VSC overall (above the 27% guideline), it would not fail the test. All rooms would pass the BRE No Skyline (NSL) Test and the Annual and Winter Probable Sunlight Hours standards (APSH) test. No detrimental impacts on daylight or sunlight to 240 Sanderstead Road are identified.

145 Purley Oaks Road (host dwelling)

7.29 The host dwelling at the front of the site, at the bottom of the slope, is positioned 27.5m away from the proposed dwelling on the application site (24m following the construction of the consented extensions) measured at ground floor level. The separation distance measured at first floor level would be 31m. The London Housing Design Guide states that 18-21m is a 'useful yardstick' for separation distances between dwellings to ensure visual privacy. In this case, the separation distance is considered to be adequate. Views from rear facing upper floor bedroom dormer windows to the garden of number 145 would be possible, however this relationship would be no different to any others in the street whereby all of the dwellings on this section of Sanderstead Road are set at a higher land level than those on Purley Oaks Road, and all will have views into each other's rear gardens. This is not an unusual relationship within a suburban area such as this and is not considered to represent an unacceptable level of overlooking.

7.30 Furthermore, a row of new trees are proposed on the rear boundary of the application site to offer additional screening and privacy between the host dwelling and the proposed. Existing trees on the eastern boundary, in particular T07 and T09, would continue to restrict views towards number 145. Given the overall separation distance

and screening, the proposal is not considered to conflict with Policy DM10.6 which seeks to limit "direct" overlooking of private outdoor space (within 10m, perpendicular to the dwelling).

Other nearby dwellings

- 7.31 Objections have been received in relation to overlooking to numbers 147, 149 and 143 Purley Oaks Road. It is acknowledged that views from rear windows would be possible into these gardens but these views would be at a distance and at an oblique angle, and as described above, this relationship would be no different to others in the street whereby all of the dwellings on this section of Sanderstead Road are set at a higher land level than those on Purley Oaks Road, and all will have views into each other's rear gardens.
- 7.32 The proposed house on the application site would have one obscure bathroom window at ground floor facing towards the land to the east (rear part of the garden of number 147), and a high level living room window at lower ground floor level, neither of which raise overlooking concerns nor prejudice future development.

Trees, landscaping and biodiversity

Trees

- 7.33 Local Plan policy DM28 and London Plan policy T7 seek to retain existing trees and vegetation. An Arboricultural Impact Assessment and Tree Protection Plan has been submitted. A total of 14 trees on the site and outside the boundaries have been surveyed. No trees are proposed for removal as part of the application (although it is noted that trees have historically been removed from the site, prior to the current ownership). As these trees were not located within a Conservation Area or subject to a tree preservation order consent of the Local Planning Authority was not required for the removal of these trees. All trees surveyed are categorised at category B trees, with the exception of the Beech (T5) close to the western boundary which is categorised as a category C tree.
- 7.34 A neighbouring occupier has submitted a separate tree survey which assesses the 2 largest trees in the rear garden of number 147 which are closest to the application site. This includes the Lime Tree near the boundary (T9 in the survey prepared by Arbor Cultural Ltd submitted in support of the application by the applicant) and the Beech Tree near Sanderstead Road (T10 in the survey prepared by Arbor Cultural Ltd in support of the application). The Lime tree is categorised as Category A tree in the alternative report and as Category B tree in the Arbor Cultural Ltd and neighbours have raised concerns over this discrepancy. Tree categorisation is undertaken by qualified arboriculturists and their individual justifications are provided within their respective reports. In any case, the footprint of the proposed dwellings are positioned to avoid the RPAs of both trees (T9 and T10) with a 3.5m gap to the boundary on the east side, a condition recommends tree protection measures, so the tree will be retained and the categorisation of the Lime Tree would not alter the assessment of the scheme that is set out throughout this report.
- 7.35 The path proposed on the eastern side of the dwelling would result in a root incursion of 1-2% into the RPA of T9. The path would be constructed using hand excavation and the steps would be constructed on top of the existing slope (rather than digging into roots). The bin and bike store on the north eastern corner of the site would be

positioned partly within the RPA of T10 but no-dig construction techniques and piles would be used, resulting in minimal impact on the RPA. The submitted Arboricultural Assessment, Tree Protection Plan (TPP) and Methodology Statement have been reviewed by the Council's Tree Officer and no objection has been raised subject to compliance with the TPP which would be required by condition.

Landscaping

- 7.36 Local Plan policy DM10.8 requires incorporation of soft and hard landscaping within development proposals. New trees are proposed on the rear site boundary and along the eastern boundary, with additional new trees on the frontage. The Landscaping Plan shows a total of 34 new trees. The Plan also shows permeable paving on the patio spaces and external steps, areas of shrubs/defensive planting, and green roofs on the bin and bike store. Details are acceptable and final details, in accordance with those shown on the Landscaping Plan, would be required by condition.

Biodiversity

- 7.37 Local Plan policy DM27 and London Plan policy G6 seeks to protect and enhance biodiversity in the borough. No ecology survey was carried out as there are no buildings proposed for demolition and the site is largely unused. The aforementioned landscaping condition would also require inclusion of biodiversity enhancement measures.

Parking and highway impacts

- 7.38 The site has a Public Transport Accessibility Level (PTAL) of 2 which indicates poor access to public transport. However, Sanderstead Train station is 800m walking distance (9 minutes) from the site access on Sanderstead Road, and Purley Oaks Train Station is 1.2km walking distance (13 minutes' walk) (or 950m/11 minutes if using the adjacent footpath via Purley Oaks Road). There are also bus stops within 230m (3 minutes' walk) on Sanderstead Road where the 403 bus goes to Sanderstead Station and West Croydon Station.
- 7.39 In a PTAL 2 area in outer London, London Plan policy T6.1 would allow a maximum of 1 car parking space per dwelling. A car-free scheme is proposed and this is predominantly because the sloping topography of the site does not enable car parking provision of the front forecourt. Raising and deepening the proposed frontage on Sanderstead Road is unlikely to be appropriate from a character point of view. Also, Sanderstead Road is a classified Road and is relatively narrow in this location and the Highway Authority is unlikely to permit a new crossover onto Sanderstead Road in this location. Therefore, if the future occupiers own cars, they would need to park on street. Parking could not take place on Sanderstead Road (due to the nature of the road and the white lines) but could take place on Purley Oaks Road, Britton Hill Road or Downs Way. A parking stress survey was undertaken on these 3 roads within 200m of the site. The parking beat surveys were undertaken overnight on 2 week nights (09/12/21 and 10/12/21) and overnight on a weekend night (12/12/21) in accordance with the Lambeth Methodology and as agreed in advance with the Highway Authority. The parking stress was found to be 13.4% on average on week nights and 14% on weekend nights. 185 free spaces were identified. This is low parking stress and indicates sufficient capacity for on-street car parking if required.

- 7.40 Observations have raised concerns about parking stress during the day on Purley Oaks Road as visitors park to visit Purley Beeches and the allotments. This is noted however the likelihood is that if future residents of the proposed 2 houses own cars, they would park in Britton Hill Road which is the closest road to the proposed site and not in proximity to the allotments or Purley Beeches. The parking stress survey identified 76 available parking spaces on Britton Hill Road alone. In addition, a cumulative impact assessment has been undertaken, taking into account permitted developments within 400m of the application site in the last 3 years. 2 x 9 unit schemes have been identified to the west of the application site which provide a total of 15 on site car parking spaces for the 18 units. Cumulative impact on on-street parking from nearby developments is considered to be negligible given the low parking stress.
- 7.41 Therefore, assuming the proposal would result in an additional 2 cars parked on the street in nearby roads, the low parking stress in the vicinity means that the impact on the highway resulting from these additional cars would be negligible. The proposal for a car free scheme for 2 houses cannot be considered to result in detrimental highway impacts in terms of increased road congestion or safety issues so the car-free nature of the scheme is acceptable in policy terms and in terms of highway safety. In addition, a financial contribution of £3,000 would be secured via S106 agreement to contribute towards sustainable transport initiatives in the local area in line with Local Plan policies SP8.12 and SP8.13.

Cycle parking

- 7.42 London Plan policy T5 would require provision of 2 cycle parking spaces per dwelling. A cycle store is proposed at the front of each dwelling, each large enough to accommodate 2 bikes including a larger bike such as a cargo bike or an adapted bike. The cycle stores would both be clad in slatted timber cladding with green roofs and screened from the frontage by hedging. The submitted details are acceptable.

Refuse Storage

- 7.43 Policy DM13 requires the design of refuse and recycling facilities to be treated as an integral element of the overall design. A refuse store is proposed on the forecourt for each dwelling. It would have capacity for 3 x 240 litre bins, against a requirement for 2 x 240 litre bins for recycling, 1 x 180 litre bin for general waste and a food caddy. The food caddy would not fit in the external store proposed so final details would be required by condition. The bin stores would have green roofs and would be screened from the frontage by hedging. Collection would be the same as per the arrangements for the other houses in the street.

Flood risk and energy efficiency

Flood risk

- 7.44 London Plan policy SI13 requires developments to achieve greenfield runoff rates and to manage surface water as close to source as possible by following the drainage hierarchy. Local Plan policies SP6 and DM25 require all developments to incorporate SUDS to reduce surface water runoff and provide water treatment on site. The site is within flood zone 1. The risk of surface water flooding is 'low' at the top of the slope, where the application site is located, but 'high' at the bottom of the slope where the host dwelling is located.

7.45 Infiltration testing has been carried out and it is concluded that infiltration of runoff into the chalk soil would be possible on the site. Rainwater planters would be provided to capture runoff from the roof of each dwelling, with overflows into a separate soakaways in the rear garden of each dwelling, as shown on the drawing provided within the submitted Surface Water Drainage Strategy. The proposed soakaways would be sufficiently deep to make the base infiltration below the finished floor level of the dwellings. Paving would be permeable to allow infiltration. These measures would capture surface water runoff on the site, and not increase flood risk elsewhere, including at the bottom of the slope. Details are acceptable however an updated plan will be required by condition because only a trial pit was dug at application stage and the report recommends deeper testing is carried out prior to the detailed design stage. This would be reviewed at condition stage.

Energy and water efficiency

7.46 The proposed roof plans shows a location of each rear roof slope where PV panels could be installed. This would be supported in principle in accordance with London Plan policy SI2 and Local Plan policy SP6. A condition is recommended to secure details of any external energy equipment to ensure appropriate visual and amenity impacts.

7.47 A condition would also be attached to require a minimum water efficiency standard of 110 litres/person/day as set out in Building Regulations Part G.

Fire safety

7.48 London Plan policy D12 requires all development proposals to achieve the highest standards of fire safety. Details have been provided accordingly. A fire appliance would be able to park directly outside the side on Sanderstead Road. Appropriate fire-resistant wall construction would be used internally and externally and fire detection and alarm systems would be installed internally. As a result (and subject to compliance with the Building Regulations), the application complies with Policy D12.

Conclusions

7.49 The proposed provision of 2 new houses at the rear of 145 Purley Oaks Road, fronting Sanderstead Road, is acceptable in principle in accordance with the Development Plan policies. The siting of the proposed dwellings has been informed by the site constraints including the sloping topography, tree roots, and front building lines; and the scale of the proposed dwellings sits comfortably next to existing dwellings along Sanderstead Road. The car-free nature of the proposal is acceptable given the specific constraints of the site and the low parking stress in the vicinity. The proposed dwellings are traditional in their form but modern features have been incorporated and the proposed design is of a high quality. The homes would provide a good quality of accommodation internally and externally.

7.50 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.

7.51 Given the consistency of the scheme with the Development Plan and weighing this against all other material planning considerations, including the benefits and the harm

outlined within this report, the proposal is acceptable in planning terms subject to the detailed recommendation set out in section 2 (RECOMMENDATION).