

1 APPLICATION DETAILS

Ref: 22/04255/FUL
 Location: 46 The Gallop, South Croydon, CR2 7LP
 Ward: Selsdon and Addington Village
 Description: Partial demolition and extension of existing bungalow, upwards and to the side and rear to create one 2 bedroom dwelling and one 3 bedroom dwelling, associated landscaping, car parking and refuse storage
 Drawing Nos: AP-03 Rev C (Proposed Elevations), AP-03 Rev E (Proposed Plans), AP-03 Rev E (Proposed Site Plan), EX-02 Rev C (Existing Site Plan), AP-03 Rev A (Existing and Proposed sections), EX-01
 Applicant: Mr Ronald Davies
 Agent: Mr Ronald Davies
 Case Officer: Victoria Bates

Housing Mix					
	1 bed (2 person)	2 bed (3 person)	2 bed (4 person)	3 bed (4 person)	TOTAL
Existing			1		1
Proposed (market housing)		1		1	2
TOTAL					2

Vehicle and Cycle Parking (London Plan Standards)	
PTAL: 0	
Car Parking maximum standard	Proposed
3	2
Long Stay Cycle Storage minimum	Proposed
4	4
Short Stay Cycle Storage minimum	Proposed
0	0

1.1 This application is being reported to committee because:

- The ward councillor (Councillor Ward) made representations in accordance with the Committee Consideration Criteria and requested committee consideration
- Objections above the threshold in the Committee Consideration Criteria have been received

2 RECOMMENDATION

2.1 That the Committee resolve to GRANT planning permission.

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

Conditions

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

Pre-commencement

- 3) Construction Logistics Plan

Prior to above ground floor slab level

- 4) Submission and approval of materials
- 5) Submission and approval of cycle and refuse storage details
- 6) Submission and approval of landscaping (to incorporate replacement trees and biodiversity enhancements)
- 7) Details of SUDS strategy

Compliance

- 8) Obscure glazing to flank window serving bathroom (not to rooflights)
- 9) Visibility splays provided to new space proposed to 2 bedroom unit
- 10) Provision of electric vehicle charging points (EVCP)
- 11) Limit water usage to 110 litre per day
- 12) Compliance with fire strategy
- 13) Removal of permitted development rights to extend either house
- 14) Any other planning condition(s) considered necessary by the Director of Planning and Sustainable Regeneration

Informatives

- 1) CIL liable
- 2) Code of practice for Construction Sites
- 3) Compliance with Building/Fire Regulations
- 4) Construction Logistics Informative
- 5) Any other informative(s) considered necessary by the Director of Planning and Sustainable Regeneration

3 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 Partial demolition and extension of existing bungalow, upwards and to the side and rear to create one 2 bedroom dwelling and one 3 bedroom dwelling, associated landscaping, car parking and refuse storage. The plans indicate that the retained elements would be the entire of the south-western flank elevation and the front elevation including the bay windows.



Figure 1: Proposed streetscene elevation

Amendments

- 3.2 The plans have been amended during the course of the application to correct inaccuracies, move the cycle parking for the 2 bedroom dwelling to the front of the site, retain the hedging/landscaping at the rear, provide two replacement trees and move one of the car parking spaces away from the boundary. These amendments are minor in their nature and did not require re-consultation.

Site and Surroundings

- 3.3 The application site consists of a single storey detached bungalow, on the southern side of The Gallop. The surrounding area is residential in character, consisting predominantly of single storey and two-storey, semi-detached and detached dwellings. There are no policy constraints affecting the application site, as identified by the Croydon Local Plan (2018).



Figure 2: Location Plan

Planning Designations and Constraints

- 3.4 The site is subject to the following formal planning constraints and designations:
- PTAL: 0
 - Flood Risk Zone: 1
 - Located 25 metres away from The Ruffet which is a Site of Nature Conservation Importance

Planning History

- 3.5 The following planning decisions are relevant to the application:

22/04256/FUL	Partial demolition and extension of existing bungalow, upwards and to the side and rear to create 1 x 3 bedroom dwelling and 1 x 5 bedroom dwelling, associated landscaping, car parking and refuse storage Pending consideration
22/04265/GPDO	Notification for prior approval under the GPDO 2015 under Class AA for an upwards extension of one storey to a dwellinghouse Approved (Prior approval)

22/04511/GPDO Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum overall height of 3 metres
Approved (Prior approval)

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the residential development is acceptable given the residential character of the surrounding area and the need for housing.
- The proposed development would be acceptable in terms of its design, particularly when giving weight to the fallback position of the 22/04265/GPDO prior approval for an upwards extension and 22/04511/GPDO prior approval for a larger home extension.
- One family sized unit would be created, with good sized gardens and acceptable accommodation for future residents.
- Both properties would have an off-street parking space and would not impact upon highway safety and efficiency.
- The proposal would not result in significant harm to neighbouring amenity.
- The proposal's impact on trees and biodiversity is acceptable subject to condition.
- All remaining sustainability aspects can be controlled by conditions.

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.

6 LOCAL REPRESENTATION

6.1 A total of 5 neighbouring properties were notified about the application and invited to comment. The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 24 Objecting: 24 Supporting: 0

6.2 The following groups made representations:

- Croham Valley Residents' Association

6.3 The following Councillor and MP made representations:

- Councillor Ward (Objecting)
- Chris Philp MP (Objecting)

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

Objection	Officer comment
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Not in keeping with the area	This is addressed in paragraphs 8.7-8.15 of the report
Over development	
Obtrusive by design	
Cramped development	
Too tall next to 48 The Gallop	
Overbearing	This is addressed in paragraphs 8.20-8.27 of the report
Overlooking	
Loss of privacy	
Visual intrusion	
Loss of light	
Noise	There is no requirement in planning policy for heat pumps or solar panels; they are two energy options. EVCPs have been conditioned.
No heat pumps, solar panels or EVCPs	
Parking	This is addressed in paragraphs 8.31-34
Trees and hedging at rear should be retained	This is addressed in paragraphs 8.28-8.30
Loss of bungalow	This is addressed in 8.2-8.6
Infrastructure	This application is liable for CIL payments (Community Infrastructure Levy)
Harm to wildlife	This is addressed in paragraphs 8.28-8.30

7 RELEVANT PLANNING POLICIES AND GUIDANCE

Development Plan

7.1 The Council's adopted Development Plan consists of the London Plan (2021), the Croydon Local Plan (2018) and the South London Waste Plan (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
- H1 Increasing housing supply
- H2 Small sites
- G5 Urban Greening
- G6 Biodiversity and access to nature
- G7 Trees and Woodlands
- SI 2 Minimising Greenhouse Gas Emissions
- SI 8 Waste Capacity and Net Waste Self-Sufficiency
- SI 12 Flood Risk Management
- SI 13 Sustainable Drainage

Croydon Local Plan (2018)

- SP2 Homes
- SP4 Urban Design and Local Character
- SP6 Environment and Climate Change
- DM1 Housing Choice for Sustainable Communities
- DM10 Design and Character
- DM13 Refuse and Recycling
- DM16 Promoting Healthy Communities
- DM19 Promoting and Protecting Healthy Communities
- DM23 Development and Construction
- DM25 Sustainable Drainage Systems and Reducing Flood Risk
- DM27 Biodiversity
- DM28 Trees
- DM29 Promoting Sustainable Travel and Reducing Congestion

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

Planning Guidance

National Planning Policy Framework (NPPF)

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

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

SPDs and SPGs

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

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

8 MATERIAL PLANNING CONSIDERATIONS

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

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

Principle of development

- 8.2 The Croydon Local Plan sets out a housing target of 32,890 homes over a 20-year period from 2016-2036 (1,645 homes per year). The London Plan requires 20,790 of those homes to be delivered within a shorter 10 year period (2019-2029), resulting in a higher target of 2,079 homes per year.
- 8.3 The 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 an small-sites housing target of 641 per year.
- 8.4 London Plan 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 0 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. Therefore, the principle of extensions and subdivision can be supported, subject to details covered below.
- 8.5 Policies SP2.7 and DM1.1 set a strategic target for 30% of all new homes over the plan period to have 3 or more bedrooms and 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. One unit would have 3 bedrooms which would comply with the strategic target, supporting the provision of family housing in the borough.
- 8.6 The existing dwelling is 71sqm, with two double bedrooms, so is less than 130sqm and DM1.2 of the Croydon Local Plan would apply. The proposal is for one 2 bedroom 3 person unit (across 3 storeys) measuring 110sqm and one 3 bedroom 4 person unit (across 3 storeys) measuring 123sqm. Policy DM1.2 states that the Council will permit the redevelopment of residential units where it does not result in the net loss of 3 bedroom homes (as originally built) or the loss of homes smaller than 130sqm. The proposal would re-provide a 2 bedroom and a 3 bedroom unit both either 130sqm or smaller, so would comply with this policy.

Design and impact on character of the area

- 8.7 Policy D3 of the London Plan state that development should make a positive contribution to the local character, public realm and streetscape. It should incorporate the highest quality materials and design appropriate to its context. Policy DM10 of the Croydon Local Plan requires the siting, layout and form of new development to respect the character and appearance of existing areas whilst seeking to achieve a minimum

height of 3 storeys. Policies SP4.1 and SP4.2 of also require development to be of a high quality which respects and enhances local character.

- 8.8 Height and Layout: The application site fronts The Gallop which slopes down from west to east. The area is residential in character and is comprised of a mix of bungalows and pairs of two storey semi-detached properties with generous sized gardens.
- 8.9 To the east, is 48 The Gallop which is a bungalow with rear extensions and set at a lower level than the application site. To the west is 44 The Gallop which is a two storey semi-detached property set at a higher level than the application site.



Figure 3: Street photo with 46 The Gallop located centrally

- 8.10 Although the height of the dwellings would be taller than the existing bungalow, it would not exceed the height of 44 The Gallop and would not disrupt the pattern of height increasing up the road westwards. In addition, the height to the ridgeline would match 44 The Gallop (but would be set below due to the land level change) and the pair of houses would be 1 metre less in width than 42 and 44 The Gallop. See Figure 1 above. This means that the dwellings would not appear overly dominant in the street scene or out of character with neighbouring properties with regards to height and massing.

- 8.11 There is also a fallback position in the form of the approved prior approval 22/04265/GPDO. This was for an upward extension to the existing property and the image to the right show what was consented and can be built out. This is a material consideration that further evidences the suitability of the increase in height to the bungalow as proposed in this application.



Figure 4: 22/04265/GPDO approval

- 8.12 The site layout would also appear similar to neighbouring properties. Both dwellings would have off street parking and soft landscaping to the front which is characteristic

of the properties on The Gallop. A single storey side element (appearing as an extension) is proposed to the side of the 3 bedroom property. Almost all of the properties on The Gallop have a single storey garage to the side. This element would be consistent with the local development pattern. To the rear, a 6 metre extension is proposed. The properties to the east of the site have similar extensions with a depth of 3-6 metres. Furthermore, the existing bungalow benefits from a prior approval for a larger home extension, in this case a 6m rear projection (22/04511/GPDO), which provides a fall-back position that is an important material consideration for this scheme.

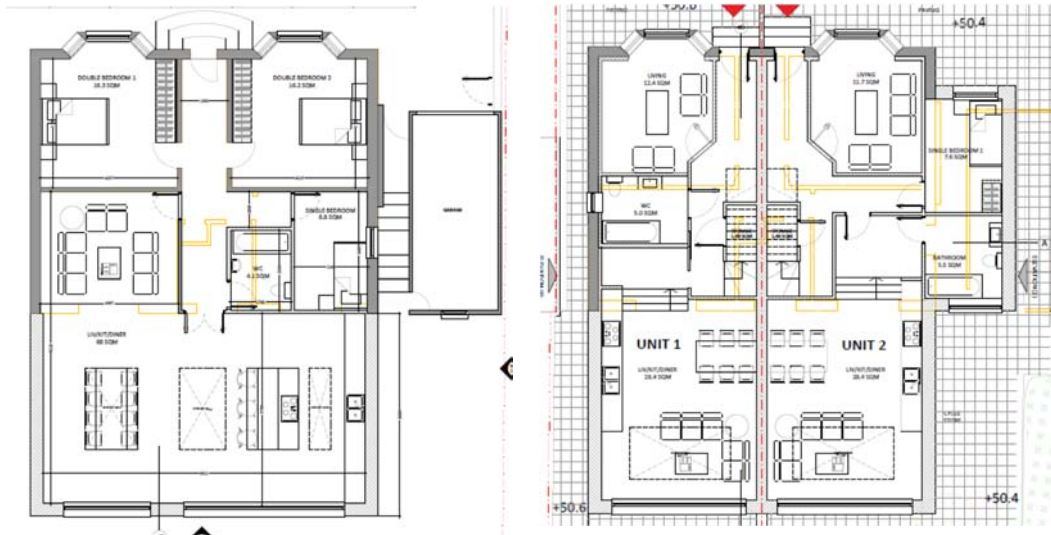


Figure 5 and 6: comparison of 22/04511/GPDO (left) approval and current scheme (right)

- 8.13 **Architectural Expression:** The design of the dwellings is based on the semi-detached properties to the west. The dwelling would be very similar in appearance, with differences in the location of the front doors and shape of the roof. The relocation of the front doors to the centre would not appear out of character with the other semi-detached properties and would work well with the design of the dwellings themselves. The proposed roof would have a shallower pitch than the other semi-detached properties in order to utilise the space in the roof for accommodation. It would still have hipped roof slopes and appear in character with the neighbouring roof forms.
- 8.14 The proposed materials would match the surrounding properties. Full details of the external materials and finishes would be secured via condition to ensure that they are of a suitable quality.
- 8.15 In summary, the design approach is considered to respect the character of The Gallop, in terms of design, height, scale, massing and layout.

Quality of residential accommodation

- 8.16 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. Both units would exceed the minimum internal space standard by 31sqm, providing generous sized dwellings. Both units would have adequate layouts and be dual aspect. The minor transgression below the 2.5sqm storage space for unit 2 is noted, but given the unit is 33sqm over the minimum floorspace requirement, is sufficient.

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	2b/3p	110	79*	123	7	2.25	2
2	3b/4p	123	90	188	8	2.25	2.5

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

**Based on the standard across 2 storeys +9sqm*

- 8.17 DM10.4 of the Croydon Local Plan requires all proposals to provide a minimum amount of private amenity space of 5m² per 1-2 person unit and an extra 1m² per extra occupant thereafter. Both units would have generous sized gardens, significantly exceeding the minimum standard.
- 8.18 London Plan policy D7 states that 10% of new build housing should meet Building Regulation requirement M4(3) 'Wheelchair User Dwellings'; and all other dwellings should meet the Building Regulation requirement M4(2) 'Accessible and Adaptable Dwellings' which requires step free access to all units and the facilities of the site. It is important to note that this application is for extensions and subsequent conversion to two units as opposed to a new build. There are currently steps up to the front door of the bungalow, as is the case for the majority of properties along this section of The Gallop. Given the floor level of the homes has been set by the existing bungalow, this arrangement is, on balance, accepted.
- 8.19 London Plan (2021) policy D12 Fire Safety requires all development proposal to achieve the highest standards of fire safety. Paragraph 3.12.1 states that fire safety of developments should be considered from the outset and D12 sets out six requirements that should be achieved on all developments. A Fire Statement has been submitted which addresses this policy.

Impact on neighbouring residential amenity

- 8.20 Policy D3 of the London Plan indicates that in their neighbourhoods, people should have a good quality environment. Policies SP4.1 and SP4.2 seek to respect and enhance character, to create sustainable communities and enhance social cohesion and well-being. 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.

48 The Gallop

- 8.21 48 The Gallop is a bungalow located to the east of the site, set at a lower level which has been extended by 5 metres to the rear (formed of a single storey rear extension with pitched roof and conservatory). The ground floor side extension would be separated by 2 metres from the side elevation of the bungalow. To the front, this would replace the existing garage that sits on the boundary which would be demolished. The massing would be further away from the boundary which would improve this relationship and create a gap between the properties. At the rear, the property would be extended by 6 metres, but set off the boundary with number 48 by 3.7 metres. Weight must be given to the 22/04511/GPDO prior approval (see figures 5 and 6) which is a fall-back position. In addition, 48 The Gallop has a 5 metre extension.

- 8.22 In relation to the upwards extension, the main body of the properties would not be visible from 48 The Gallop as there are no windows on the side elevation apart from the conservatory.
- 8.23 All proposed windows would face directly onto the garden of the application site and one window would be located at first floor on the side elevation, but this would serve a bathroom and would be conditioned as obscurely glazed. This would prevent overlooking or a loss of privacy.
- 8.24 Although 46 The Gallop is at a higher land level, as the extensions have been set in from the boundary, away from the neighbour and would only project by a maximum of a metre beyond the closest rear window of 48 The Gallop. There would be no significant harm to the amenities of this neighbour with regards to overlooking, privacy, outlook and light.

44 The Gallop

- 8.25 To the west is 44 The Gallop which is two storey in height and set approximately 90cm higher than the application site. On the side elevation, it has one obscurely glazed window serving a hallway at ground floor, one first floor window serving the staircase and one first floor window serving a toilet. As these windows do not serve habitable rooms, less weight is given to outlook or lighting. Nonetheless, the first floor extension would be located a metre off the boundary, 4.7 metres from the side elevation of number 44 and the height to the eaves would be lower. The 22/04265/GPDO upward extension prior approval provides a fall-back position. In relation to their ground floor rear windows, serving a kitchen and dining room, the 6 metre single storey rear extension would be at least 4.6 metres away and set at a lower level. Again, the 22/04511/GPDO rear extension prior approval is a fall-back position. On this basis, the proposal would not cause significant harm to the amenities of this neighbour with regards to overlooking, privacy, outlook and light.
- 8.26 The properties at the rear on Croham Valley Road are well separated from the new dwellings.
- 8.27 It is acknowledged that with any build, whilst there may be limited disturbances and inconveniences for neighbouring properties, there are no grounds to refuse planning permission based on construction impacts. A Construction Logistics Management Plan can be secured through condition which would seek to protect neighbouring amenities as far as possible during this time.

Trees, landscaping and biodiversity

- 8.28 London Plan Policy G7 and Croydon Local Plan policy DM10.8 and DM28 seek to retain existing trees and vegetation and seek biodiversity net gain. The site is in relatively close proximity of The Ruffets which is a Site of Nature Conservation Importance.
- 8.29 The existing hedging and the mature tree at the rear of the garden are to be retained. Two small trees would be removed, and two semi mature replacements would be planted, with full details conditioned.
- 8.30 The existing property sits within a largely grassed, manicured garden which has limited ecological value. The hedge and mature tree to the rear would be retained. Two new

semi-mature tree specimens are proposed with two bird boxes to encourage biodiversity.

Access, parking and highway impacts

- 8.31 The site has a PTAL (Public Transport Accessibility Level) of 0 (the worst) on a scale of 0-6b. The site is not in a Controlled Parking Zone.
- 8.32 As existing there is a crossover serving the property which would be utilised by the 3 bedroom property for 1 car parking space. Sightlines are not within the application site, but as it is an existing arrangement this is considered acceptable and not grounds for refusal. A new crossover is proposed for the 2 bedroom property with sightlines completely within the site. A condition will ensure the sightlines are controlled with no elements above 0.6m to safeguard visibility.
- 8.33 London Plan Policy T6.1 sets the maximum provision of car parking of 3 spaces for this PTAL. The proposed 1:1 car parking complies with this policy. In addition to this, a parking stress survey has also been undertaken which shows low parking stress in the area. On this basis, the parking provision is acceptable.
- 8.34 A cycle store would be provided for each unit showing two spaces. This is in compliance with London Plan policy T5. Details will be conditioned.
- 8.35 Refuse stores are located in the front garden area of an adequate size. Details would be conditioned.

Flood risk

- 8.36 The site is within flood zone 1 and not at risk of surface water flooding. Local Plan Policy DM25 and SI13 of the London Plan requires all development to incorporate sustainable drainage measures (SuDS). The SuDS strategy will be secured by condition.

Conclusions

- 8.37 In conclusion, the proposal would retain a two bedroom dwelling and create a new family sized unit without causing harm to neighbouring amenity or the streetscene. Both units would be generously sized with off street parking and large gardens which is characteristic of the area.
- 8.38 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 (Approval).