

PART 5: Planning Applications for Decision

Item 5.2

**1 APPLICATION DETAILS**

Ref: 23/00568/FUL  
 Location: 14 Oakwood Avenue, Purley, CR8 1AQ  
 Ward: Purley and Woodcote  
 Description: Demolition of existing detached dwelling house and replacement 4 new semi-detached dwelling houses with associated landscape and parking.  
 Drawing Nos: PL001, 24615se-01, PL100 Rev 25, PL101 Rev 25, PL102 Rev25, PL103 Rev25, PL200 Rev23, PL201 Rev23, PL202 Rev23, PL203 Rev23, PL204 Rev23, PL205 Rev23  
 Applicant: Carvall Homes  
 Agent: Altham Lewis Architects  
 Case Officer: Lucy Page

	Housing Mix				
	1 bed	2 bed	3 bed	4 bed	TOTAL
<b>Existing</b>				1	1
<b>Proposed</b> (Market housing)				4	4

Vehicle and Cycle Parking (London Plan Standards)	
<b>PTAL: 1A</b>	
<b>Car Parking maximum standard</b>	<b>Proposed</b>
6	6
<b>Long Stay Cycle Storage minimum</b>	<b>Proposed</b>
<b>Short Stay Cycle Storage minimum</b>	<b>Proposed</b>

1.1 This application is being reported to committee because:

- Cllr referral
- 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 £1,500 per dwelling
- 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 a revised Construction Transport Management Plan
- 4) Footway / Carriageway Condition Survey providing photographs of all areas and a brief report identifying any existing issues

#### Prior to above ground floor slab level

- 5) Submission of materials/details
- 6) Submission of SUDS details
- 7) Submission of updated Landscaping Plan showing existing and proposed levels, hard and soft landscaping of the site, details of new trees, biodiversity enhancement measures and boundary treatments
- 8) Vehicle and pedestrian visibility splays

#### Pre-occupation

- 9) Submission of biodiversity enhancement strategy
- 10) Submission of lighting design scheme for biodiversity
- 11) Submission of refuse and cycle storage details
- 12) Submission of details of any external energy generation
- 13) Submission of surface water drainage scheme

#### Compliance

- 14) Flat roofs – no balconies
- 15) Ecological enhancement and mitigation as per submitted ecological appraisal
- 16) Provision of refuse and cycle parking
- 17) Obscure glazing on side elevations
- 18) In accordance with Arboricultural Impact Assessment, Method Statement and Tree Protection Plan
- 19) Compliance with requirements of the Fire Statement
- 20) In accordance with visibility splays – no planting over 0.6m
- 21) Provision of car parking – 6 vehicles
- 22) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) no development relating to Classes A and B of Part 1 (Development within the curtilage of a dwellinghouse)
- 23) 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) Compliance with Building/Fire Regulations
- 5) Construction Logistics Informative
- 6) 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 4 x two storey semi-detached dwellings
- 6 Off street car parking spaces, refuse and cycle storage
- Private amenity space for each house

3.2 Planning permission was granted on 25<sup>th</sup> January 2023 for 2 detached 5 bedroom dwellings, together with 4 off street parking places, access via the existing vehicular crossover on Oakwood Avenue. The scale and design of these 2 dwellings is very similar to the current proposal.



*(CGI image of proposed new dwellings viewed from Oakwood Avenue)*



*(CGI image of approved scheme viewed from Oakwood Avenue)*

### **Site and Surroundings**

- 3.3 The site is located to the east side of Oakwood Avenue and comprises a large, detached house on a wide plot with an extensive rear garden. The site rises up to an elevated position above street level towards the rear garden and the road slopes upwards from the south to the north. The property on the site is a traditional suburban style 2-storey property in white render that has been extended over time. It has an attached garage and space for car parking on the front forecourt.
- 3.2 The area is suburban and residential in character, comprising detached properties of predominantly 2-storeys. There are TPO trees in the front gardens of 8-12 Oakwood Road. One notable protected beech tree sits on the boundary between number 12 and number 14 within the grounds of number 12. The site is located within an Archaeological Priority Zone and has a PTAL of 1b which indicates extremely poor access to public transport. The site is at very low risk of surface water flooding.



## Site location plan

### Planning Designations and Constraints

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

- PTAL: 1b
- Flood Risk Zone: 1
- Surface water flood risk: low risk on the application site

### Planning History

Reference	Description	Decision and Date
22/05346/FUL	Demolition of existing garage and extensions to existing house. Two storey rear extension to existing house. Erection of one new house to be built to the side of the existing house with altered and new vehicular accesses, hardstanding and other associated works.	Granted 05.05.2023
22/04673/FUL	Demolition of existing detached dwelling house and replacement 2 new detached dwelling houses with associated landscape and parking.	Granted 25.01.2023
20/01625/FUL	Demolition of existing property and erection of a 4 storey building comprising 18 flats above basement car parking, with associated amenity space and hard and soft landscaping.	Refused 1.12.2021
19/00296/HSE	Alterations, conversion of garage; erection of single storey side/first floor side/rear extensions and single storey rear extension to form annex	Approved 12.04.2019
16/04769/LP	Erection single storey rear extension	Approved 24.10.2016
16/00743/LP	Erection of single storey side/rear extension and an attached double garage.	Approved 18.04.2016

## 4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed development of 4 new residential units in this residential area is acceptable.
- The proposed footprint and siting would sit comfortably into the existing pattern of development and comply with policy regarding development in the grounds of existing dwellings. The proposed scale and design is appropriate.
- Detrimental impacts on neighbouring amenity have been avoided.
- The proposed quality of accommodation is acceptable.
- Subject to a s106 and conditions the impact on the highway network would be acceptable.
- New tree planting and hard and soft landscaping is proposed which is acceptable.



- With suitable conditions secured the development would achieve biodiversity net gain and not have an adverse impact on biodiversity.
- 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 were consulted regarding the application:

### **Trees**

5.3 Discussed in the 'Trees and Biodiversity' section of the report.

### **Strategic Transport**

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

## **6 LOCAL REPRESENTATION**

6.1 Cllr Dwesar has referred the application 23/00568/FUL to the Planning Committee.

6.2 The following concerns were raised:

- Obtrusive by design
- Overdevelopment
- Overlooking
- Cumulative impact
- Residential amenity and location desirability – Poor PTAL rating
- Parking/Traffic/Highways
- Not enough electric vehicle points
- TPO-protected trees
- Design out of keeping with overall locality and surrounding townscape as a result of its massing, form and overall development layout and appearance contrary to Policies SP4.1, DM10 of the Croydon Local Plan 2018, Suburban Design Guide 2019 and Policies D3 and D4 of the London Plan 2021
- Would constitute overdevelopment with inadequate amenity space for potential occupiers, contrary to the Nationally Described Space Standards, the London Housing SPG, Policy D6 of the London Plan 2021 and Policy DM10 of the Croydon Local Plan.

- Visual intrusion, increased noise and loss of privacy to neighbouring properties
- Insufficient car parking for 4 semi detached dwellings – resulting impact on highway safety, contrary to Croydon Local Plan Policies DM29,DM30 and Policy T6 of the London Plan
- Only 1 electric vehicle charging point proposed
- Concerned about cumulative impact, given the surrounding area has already taken a significant number of new residential development
- This locality has a poor PTAL rating which goes against the Croydon Local Plan 6.41 which states that development
- There are TPO trees in the front gardens of 8-12 Oakwood Road and a protected beech tree on the boundary of 12 and 14 Oakwood Aveney – further tree survey required

6.3 The application has been publicised by way of 10 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours and the Purley and Woodcote Residents Association in response to notification and publicity of the application were as follows:

No of individual responses:      Objecting: 45    Supporting:    Neutral: 0

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:

<b>Objection</b>	<b>Officer comment</b>
<b>Highways and parking</b>	
<ul style="list-style-type: none"> <li>• Insufficient parking on site leading to additional pressure on local road network</li> </ul>	<ul style="list-style-type: none"> <li>• The plans have been amended to incorporate 6 on-site parking spaces, meeting required standards</li> </ul>
<b>Impacts on trees/habitats/ecology</b>	
<ul style="list-style-type: none"> <li>• Adverse impact on trees</li> </ul>	<ul style="list-style-type: none"> <li>• Addressed in the report</li> <li>• Subject to compliance with Arboricultural report and tree protection the proposal would be acceptable</li> </ul>
<b>Impacts on amenity – neighbours and occupants</b>	
<ul style="list-style-type: none"> <li>• Cramped living space</li> <li>• Visually dominating, overbearing</li> </ul>	<ul style="list-style-type: none"> <li>• Addressed in the report</li> </ul>
<b>Character and amount of development</b>	
<ul style="list-style-type: none"> <li>• Obtrusive by design</li> </ul>	<ul style="list-style-type: none"> <li>• Addressed in the report</li> </ul>

<ul style="list-style-type: none"> <li>• Overdevelopment of the site with the proposed development significantly increasing the built area compared to the existing family home</li> <li>• Not in keeping with local area</li> <li>• Just because permission granted for detached houses shouldn't mean that it is ok to come back with semi-detached</li> <li>• Oakwood is the only road comprising purely of detached houses – so would appear as out of character</li> <li>• The character was clearly defined by the Inspector in previous refusal</li> <li>• Oakwood Avenue only has detached houses so out of keeping</li> <li>• Intensification argument no longer applies</li> </ul>	
<b>Other</b>	
<ul style="list-style-type: none"> <li>• Applicant did not carry out further consultation with neighbours for this current scheme</li> <li>• There has been disingenuous foot in the door with previous approval</li> <li>• This will lead to other developers submitting similar schemes</li> </ul>	<ul style="list-style-type: none"> <li>• Neighbours were notified of the application and representations received</li> <li>• This application is considered on its own merits and the impacts of this development is considered in the report</li> <li>• Comments in relation to other schemes potentially coming forward are not material to the consideration of this application</li> </ul>

## 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 (2021). 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
- SI 2 Minimising Greenhouse Gas Emissions
- SI 12 Flood Risk Management
- SI 13 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
- SP7 Green Grid
- SP8 Transport and communications
- DM1 Housing Choice for Sustainable Communities
- DM10 Design and Character
- DM13 Refuse and Recycling
- DM16 Promoting Healthy Communities
- Policy 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
- DM42 Purley

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)
- 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. Parking and highway impacts
7. Flood risk and energy efficiency
8. Archaeology
9. Fire safety
10. 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. 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.

8.3 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 site's existing use is residential and as such the principle of redeveloping the site for intensified residential use is acceptable and should be proportionate in scale and response to the suburban context. This should respond to London Plan Policy H1 which outlines that housing delivery should be optimised in areas of PTAL 3-6 or within 800m of a train station or town centre boundary. The site has a poor PTAL (1B) and is approximately 800m walk from Riddlesdown Train Station.

8.4 Whilst the site does not fall within a location where intensification would be strongly encouraged in accordance with London Plan policy H1, the Council has housing targets to meet and the pattern of development in the area is such that some additional

built form on this site would be appropriate as discussed in the Character section below as it would represent an efficient use of land, in accordance with Local Plan policy SP2.

#### Unit size mix

- 8.5 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 4 x 4 bed dwellings which would contribute towards the Council's need for family sized homes, resulting in a net gain of 3 family sized homes.

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



*(Front elevations)*

- 8.6 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.



*(Existing street view)*



*(Extant permission CGI street view from Oakwood Avenue)*





*(Proposed CGI street view from Oakwood Avenue)*

8.7 There are four new homes proposed for the site. The images above and plans below indicate the similarities in built form and layout between the extant permission for two detached dwellings approved under 22/04673/FUL and the current proposal for two pairs of semi-detached properties. In terms of dwelling size, in the current proposal two dwellings would be 182sqm (plots 3 and 4), one would be 179sqm (plot 2) and one 161sqm (plot 1), totalling 704sqm. This compares with 364sqm per dwelling for the approved scheme for two detached dwellings, totalling 728sqm. This means that the proposed scheme is slightly smaller than the development already approved on the site.



*(Consented site layout)*

*(Proposed site layout)*

*(Site section)*

Character, footprint and design

- 8.8 The existing building does not hold any significant architectural merit and there is no in principle objection to its demolition.
- 8.9 The character of this part of Oakwood Avenue is of large detached properties set within spacious plots. The area is verdant and green and the properties have landscaped frontages and large rear gardens, with generous spacing between properties, particularly at upper levels. London Plan policies H1 and D3 seek to ensure that development responds to the site's context and capacity for growth. In response to the open and spacious context of the site and the relative inaccessibility of the location, it is expected that housing intensification should be incremental and responsive to the character of the area.
- 8.10 The existing house sits on a plot that has an average plot width of over 32m, the frontage is 36m wide, with a depth of approximately 50m. The plot width of the site is significantly larger than several of the properties on this side of Oakwood Avenue where a typical width is 20-22m. On the opposite side of the road, the character is different with houses sitting closer to each other and plot widths of approximately 15-16m. This application would see the site divided into 4, with the existing access

retained. A shared area of hardstanding would be provided to the front to serve all properties with parking for 6 vehicles provided and soft landscaping retained/provided around the boundaries of the site.

- 8.11 The amount of hardstanding to accommodate 6 vehicles rather than the 4 vehicles previously approved has increased slightly however it is considered that sufficient space would still be provided for landscaping to soften the frontage area. There would be a minimum of 1.2m from the boundary with the highway and to the sides, a planted area approximately 5.7m wide to the northern side and approximately 14m to the southern side would be retained, this space would also include a pedestrian access from Oakwood Avenue. Further details of the landscaping would be secured by condition.
- 8.12 In relation to how the built form would sit within the plot, the existing house is set approximately 13m back from the site frontage. It is proposed that the dwellings at plots 1 and 2 would be set back a minimum of 12m from the highway and would not sit forward of the front elevation of the dwelling at no.16. The dwellings in plots 3 and 4 would be set back a minimum of 16m to ensure that the built form does not adversely impact on the off-site protected Beech tree. This layout is very similar to that previously approved under 22/0473/FUL.
- 8.13 The dwelling at plot 1 would be set 2.1-2.7m from the side boundary with No.16 and the dwelling at plot 4, 4-6m from the side boundary with No.12. The houses would have a 3m separation distance between their flank walls. These gaps are also representative of the existing area, allowing the spacious character of this part of Oakwood Avenue to be retained.
- 8.14 Concern has been raised in letters of representation about the impact of the introduction of two pairs of semi detached dwellings on the character of the road, given the prevalence of detached dwellings along Oakwood Avenue. Whilst it is acknowledged that detached dwellings are characteristic of the area, the design of these buildings have the appearance of two detached properties. The surrounding area primarily comprises of dwellings that are rendered or brick with pitched, tiled roofs. The proposed dwellings would have red brick elevations with tile hanging features and timber detailing to the gables, and white uPVC or aluminium window frames. The roofs would be red/brown tiles. It is considered that these materials are appropriate to the surrounding built form and further details are secured by condition
- 8.15 The subdivision of the rear garden area to provide 4 private gardens would result in additional fencing to that seen with the larger gardens that serve the detached properties in the vicinity however it is evident that views of this subdivision would be screened by both the proposed dwellings and neighbouring properties and would therefore not adversely impact on the character of the area. The size of the gardens significantly exceed the required area, varying in size from approximately 7.2m x 19.6m to 7.2m x 23m and are considered acceptable.
- 8.16 Policy DM10.11 sets out that proposals should be of high quality and, whilst seeking to achieve a minimum height of 3 storeys should amongst other things respect the development pattern, layout and siting, and the scale, height, massing and density.
- 8.17 The houses would comprise of two storeys which fully respects existing character and building height, the eaves comparable with adjacent properties and the ridge heights sitting at a height appropriately between those of the adjacent buildings. The houses



feature bay detailing and a front facing gable element which are common characteristics of buildings in the surrounding area and as referred to previously, would have a very similar appearance to the extant permission.

8.18 The Design and Access Statement confirms that the siting of the dwellings has been informed not only by neighbouring dwellings but also the character of the area and the off-site protected tree (again reflecting the siting proposed with the previous submission). The proposed footprint and layout of the development with the spacing between buildings and the setback of the built form from the highway would not be out of character with the suburban and residential character of the area. The boundary treatment is proposed to be similar to the existing, comprising of hedging and close boarded fencing.

### Summary

8.19 The proposed houses are of a form and scale which reflect the existing pattern of development and would enable an adequate separation distance between the other neighbouring residential properties. The introduction of a pair of semi-detached dwellings which read, from the street scene, as detached properties is considered to work successfully in this particular instance. The design and detailing of the buildings and their landscaped surroundings 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**

8.20 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.

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

Plot	Size (bedroom/person)	GIA (sqm) proposed	Min. GIA (sqm)	Private Amenity Space (sqm)	Min. Amenity Space (sqm)
1	4B7P	161	115	185	10
2	4B7P	179	115	170	10
3	4B7P	182	115	135	10
4	4B7P	182	115	235	10

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

8.22 London Plan Policy D3 requires development to deliver appropriate outlook, privacy and amenity; to provide conveniently located green and open spaces for social interaction, play, relaxation and physical activity and; achieve indoor and outdoor environments that are comfortable and inviting for people to use. London Plan (2021), Policies D5 Inclusive Design, D6 Housing Quality and D7 Accessible Housing seek the highest standards of accommodation for future occupiers. Policy sets out quantitative

and qualitative standards, including minimum floorspace and amenity standards for new builds in order to promote high quality living accommodation.

- 8.23 These policies are supported by the London Plan Housing SPG. The Department for Local Government and Communities Technical Housing Standards 2015 is also relevant.
- 8.24 The two storey dwellings would be triple aspect with adequate windows for ventilation and outlook. Each pair of semi-detached buildings would be of very similar design with a slight variation in internal design between each half of the pair and the dwellings at plots 3 and 4 would have a slightly larger footprint. The ground floor would comprise of a family/kitchen/dining space, living room as well as a w.c. At first floor, two double bedrooms are proposed along with a family bathroom and ensuite and within the roof space, one double, one single and a shower room are proposed.
- 8.25 The rooms in the second floor roofspace are only served by rooflights. This is the same as the previously approved scheme. The rooms within this space would have a poor outlook as they are served only by rooflights however in this particular instance, given the generous size of each dwelling and the other rooms which have a good outlook, the development is considered acceptable in this regard. The houses would comply with the floorspace and ceiling height requirements of the London Plan. The proposed quality of internal accommodation would be high and is acceptable in this regard.
- 8.26 The design of the dwellings incorporates bay windows over 2 floors with gables above. The proposed materials would seek to complement the existing red/brown brick tones and white render of existing housing in the immediate vicinity of the site. The materials and design of the front elevation replicates the approach approved on the two bedroom scheme.
- 8.27 The quantity of private outdoor space exceeds the Mayor of London's Housing Policy, the National Space Standards and Policy DM10.4 of the Croydon Local Plan.

#### Accessibility

- 8.28 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 Design and Access Statement confirms that all of the dwellings are to be constructed to accord with M4(2) and one of the dwellings has been designed to accord with Part M4(3), plot 4. The bedrooms and habitable rooms have been designed to enable wheelchair movement and the bin and bike stores would also be accessible with step free access.

#### Impact on neighbouring residential amenity

- 8.29 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.

#### Oakwood Avenue

- 8.30 12 Oakwood Avenue is a large detached 3 storey dwelling with a number of rear extensions, located to the south of the site. The proposed dwellings would not extend beyond their rear elevation. The proposed house (plot 4) closest to No.12 is a minimum distance of 3.9m from the shared boundary and a minimum of 5.8m from the closest side wall of No.12. The proposal does not extend beyond the existing rear elevation of No.12 and does not breach the 45-degree lines from the rear windows of No.12 and therefore would not result in any loss of daylight or outlook to the rear windows of this property.
- 8.31 16 Oakwood Avenue is a 2 storey dwelling located to the north of the application site. The side elevation of the dwelling at plot 1 (closest house) would be a minimum of 2m from the shared boundary (approximately 4.6m from the side wall of no.16) and would extend approximately 4.8m beyond the rear wall of no.16. No part of the building would encroach over a 45 degree angle from the closest rear window of no.16 either in plan or elevation. The proposed dwellings are deep and the dwellings at plots 1 and 2 would have an impact on this neighbour causing some loss of outlook and being visible. It is considered however that the degree of harm would be no greater than that with the extant permission and would not be so significant as to justify a refusal of the application on amenity grounds. No.16 benefits from a wide plot and large rear garden, as well as planting along the boundary which means that there several parts of the garden that would remain unaffected.
- 8.32 The proposed development includes windows (secondary window serving the kitchen and bathroom/shower rooms) on north facing windows (plot 1) and the south elevation of plot 4, however these windows can be conditioned to be obscurely glazed. There are flat roofed sections on the rear elevation of the dwellings and a condition will be imposed to ensure that the rear flat roofs are not used as outside amenity areas, to avoid the potential for overlooking.
- 8.33 The introduction of these additional dwellings would result in some limited and oblique overlooking at first floor level across part of the rear gardens of no.16 to the north and no.12 to the south however this is not an unusual relationship within a suburban area such as this and is not considered to represent an unacceptable level of overlooking. The development would not result in adverse impacts in relation to appearing overbearing, daylight and sunlight or other amenity issues to these immediate neighbours and would accord with policy requirements.

#### Riddlesdown Road

- 8.34 The rear elevations of all 4 dwellings would face towards the rear elevations of dwellings on Riddlesdown Road. The garden depths of plots 1-4 vary in length between 19.1m and 24.8m. There is a distance of more than 30m between rear elevations and any views are reduced by the mature planting along the boundary. The boundary also adjoins the end of the rear garden of 3 Coxley Rise which is angled within the plot such that there would be no direct overlooking between dwellings and there is a distance of more than 20 metres to their rear elevation. This distance exceeds planning requirements and any views would be oblique.

### **Trees, landscaping and biodiversity**

#### Trees

- 8.35 Local Plan policy DM28 and London Plan policy T7 seek to retain existing trees and vegetation. The application has been supported by an Arboricultural Impact Assessment and Tree Protection Plan. The rear garden is largely flat, level and laid to lawn. Mature hedges and off-site mature trees bound the site to the north, east and west.
- 8.36 The site is not within a Conservation Area and there are no protected trees on the site however there is an offsite Beech tree (siting within boundary of no.12 that is the subject of a Tree Preservation Order (TPO). To facilitate the development it is proposed to remove a single category C False Acacia and a small group of young/semi mature category C Yes trees however these features are not significant within the local or wider landscape. There is an off-site Birch tree close to the north boundary and an off-site Sycamore just beyond the eastern boundary, an off-site multi-stem Sycamore located close to the southern rear garden boundary and a Whitebeam (street tree), as well as the protected Beech tree, which would all be protected with tree protective fencing for the duration of the development.
- 8.37 The supporting Arboricultural Assessment confirms that three off-site trees could be negatively impacted upon by demolition and construction activities if appropriate precautions and methodologies are not adhered to. Demolition and excavation in proximity to retained trees will be dealt with within the arboricultural method statement, however, as with the extant permission for two detached dwellings, the main impact of development would be confined to T1, the protected off-site Beech tree.
- 8.38 The submitted Arboricultural Assessment, Tree Protection Plan (TPP) and Methodology Statement has been reviewed by the Council's Tree Officer. The impact of this development would be the same as the extant permission 22/04673/FUL. In relation to the extant consent, the Tree Officer raised no objection subject to the imposition of tree conditions. In this application, which as stated above would have an identical impact on trees, the Tree Officer has advised that they do not generally support the scheme as they have asked for additional information to be submitted. Given that in the extant scheme the Tree Officer was content for this information to be provided at condition stage and that this is still an implementable planning permission, it is reasonable in this case that matters concerned with the impact on trees can be dealt with by condition. The development would need to be undertaken with compliance of the TPP and Method Statement which are proposed to be secured by condition. The coordinated construction methodology would include site supervision by an Arboriculturalist at key points of the construction period to ensure the protection of these off-site trees throughout the development. This approach is acceptable.
- 8.39 The application proposes the planting of new trees as part of the landscaping scheme supporting this development and it is considered necessary to require further details of the landscaping to be provided by condition and this has been included.

#### Landscaping

- 8.40 Local Plan policy DM10.8 requires incorporation of soft and hard landscaping within development proposals. On the frontage of the site there would be a wide area extending a minimum of approximately 36m x 12.3m. This space provides suitable setback of the hardstanding for the parking area from the site frontage (min of 1.2m) and this hardstanding area would be well surrounded by planting, also providing an area for bin storage. The parking bays are also divided from the dwelling frontages by a footpath and generous areas of landscaping.

8.41 The Plan also shows permeable surfacing of the front drive and parking areas which would also assist with SuDS. Immediately to the rear of the dwellings there would also be a patio style area with the remainder of the garden laid to lawn. The rear/side boundary areas would include trees and other planting with fencing proposed between the rear gardens within the site. It is considered that the landscaping approach is acceptable and final details would be required by condition.

### Biodiversity

8.42 Local Plan policy DM27 and London Plan policy G6 seeks to protect and enhance biodiversity in the borough. The application is supported by an Ecological Appraisal which confirms that 14 Oakwood Avenue is modern detached dwelling with a large well-maintained garden. The site contains amenity grassland, boundary hedgerows, trees, hardstanding and small areas of scattered scrub and introduced shrub. The Appraisal confirms that the site is likely to support nesting birds but no evidence of reptiles or bats was found.

8.43 In order to mitigate any biodiversity impacts and to secure biodiversity improvements on the site it is necessary to include conditions requiring an Ecological Management Plan (EMP) and a Construction Environmental Management Plan (CEMP) to be submitted to and approved by the LPA. The EMP would need to include: requirement for the site to be cleared outside of bird nesting season or after nesting bird survey, incorporation of bird and bat boxes throughout the site, wildlife friendly planting and sensitive lighting. Compliance with these conditions would enable legislative and policy compliance and are therefore reasonable and necessary.

### **Parking and highway impacts**

8.44 The site has a Public Transport Accessibility Level (PTAL) of 1B which indicates very poor access to public transport. The site is located approximately 640m from the closest bus stop on Whitefield Avenue which provides regular connections to Purley Station, South Croydon Station, supermarket and the hospital.

8.45 The proposal is for four dwellings all with over 3 bedrooms. As per the London Plan, the development would require a maximum provision of 1.5 spaces per unit which equates to 6 car parking spaces. The Highways Officer has confirmed that given the low PTAL they would require all 6 spaces to be provided off street. Following the receipt of these comments the plans were amended to increase the size of the parking area to accommodate the required 6 spaces.

8.46 The existing site access is proposed to be re-used for the new development. Vehicle and pedestrian sightlines have been shown to meet the required standards on the submitted plans and indicates the no planting over 600mm would be located on either side of the access.

8.47 The access arrangements onto the highway have not changed from that approved under 22/04673/FUL and as such the development is acceptable in this regard.

8.48 With regard to cycle provision, the bike store for each dwelling would be accommodated within the back garden of each unit. Following comments from the Highways Officer the gates serving each side access footpath (1.2m wide path) have been widened to meet the required standards. Electric sockets would also be required within the stores for the charging of future e-bikes and e-scooters.

- 8.49 A separate pedestrian access, including a stepped element to deal with the land level change at the front of the site would require careful hand digging to ensure that the roots of the protected tree were not impacted upon and a condition requiring compliance with the Arboricultural report and recommendations has been added.
- 8.50 Whilst concern has been raised in letters of representation about the potential for parking associated with the development along Oakwood Avenue, the development has made provision for the maximum parking requirements for the dwellings within the site. Subject to appropriate conditions, including the requirement to provide a more detailed plan of the hard and soft landscaping at the front of the site it is not considered that the introduction of 3 additional dwellings in this location would have a detrimental impact on highway safety. In addition, a financial contribution of £1,500 per dwelling 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.

#### Refuse storage

- 8.51 Policy DM13 requires the design of refuse and recycling facilities to be treated as an integral element of the overall design. Each dwelling would be served by a bin storage area, plots 2-4 would have these located to the sides of the dwelling and plot 1 would have their bin storage area within a wide area of landscaping, set back from the highway. This is close to the parking area such that it would be suitably located for occupants. On collection day the residents will move the bins up to a location on the side of the road. Collection would be the same as per the arrangements for the other houses in the close where the bin lorry collects bins from front driveways, and is considered acceptable in this regard.

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

- 8.52 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.
- 8.53 The site is located within an area at very low risk of surface water flooding. The site is in an area where there is limited potential for groundwater flooding to occur. Policy DM25 requires all development to incorporate sustainable drainage measures (SuDS). The submitted Flood Risk Assessment Statement says that to mitigate any potential future flooding risk permeable paving / SUDS have been included in the proposals to parking, driveway and patio areas. Rainwater from the building will be collected in rainwater butts to the rear and any surplus to a soakaway to the rear. Whilst these measures all sound reasonable, a site specific assessment should be undertaken to ensure that this is an appropriate solution for this site. Site-specific flood risk measures will be secured by condition.
- 8.54 Policy seeks high standards of design and construction in terms of sustainability and sets out Local and National CO2 reduction targets. Conditions would be attached to any permission ensure that a 19% reduction in CO2 emissions over 2013 Building Regulations is achieved and mains water consumption would meet a target of 110 litres or less per head per day. In addition electric vehicle charging points would also be secured.



## **Fire safety**

8.55 London Plan policy D12 requires all development proposals to achieve the highest standards of fire safety. Details have been provided accordingly. In the event of a fire a fire appliance could stop on Oakwood Avenue. Fire escape doors would be provided and fire doors included to prevent fire spread. As a result (and subject to compliance with the Building Regulations), the application complies with Policy D12.

## **Archaeology**

8.56 The site lies within an archaeological priority zone. The NPPF requires developers to submit an appropriate desk-based assessment where development is proposed on a site that include heritage assets with archaeological potential. Local Plan Policy DM18.9 requires an appropriate level of investigation and recording where development proposals may have the potential to affect the borough's archaeological heritage.

8.57 A desktop assessment has been undertaken by an appropriately qualified heritage body. The assessment concludes that the development is unlikely to have any direct impact upon the setting of any known archaeological remains nor upon the setting of a listed building or local listed building.

8.58 As set out earlier in the report, the proposals would result in the same area of the site being developed as previous and extant permissions, and as with these applications, the proposal is unlikely to have a significant effect on heritage assets of archaeological interest. No further assessment or conditions are therefore necessary.

## **Conclusions**

8.59 The proposed provision of 4 new dwellings at Oakwood Avenue, is acceptable in principle in accordance with policy. The siting of the proposed dwellings relate successfully with the existing pattern of development

8.60 The proposed dwellings would appear in the street scene as very similar in design, siting, scale and massing to the extant permission for two detached dwellings. They 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.

8.61 All other relevant policies and considerations, including the statutory duties set out in the Equalities Act 2010, the Human Rights Act, the Planning and Compulsory Purchase Act, and the Town and Country Planning Act, have been taken into account.

8.62 Given the general 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).