

1 APPLICATION DETAILS

Ref: 23/02249/FUL
 Location: 60 Woodcote Valley Road, Purley, CR8 3BD
 Ward: Purley & Woodcote
 Description: Demolition of existing dwelling; Erection of five new dwellings with associated access, car parking, refuse storage, cycle parking and private amenity spaces.
 Drawing Nos: A1176-E (Elevations), A1176-T (Topographical Survey), PL001 (Site Location Plan), PL200 Rev.10 (Existing and Proposed Front Elevations), PL201 Rev.10 (Existing and Proposed Rear Elevations), PL300 Rev.10 (Section AA), PL301 Rev.10 (Section BB), PL302 Rev.10 (Section CC), PL303 Rev.10 (Section DD), Landscape Strategy Plan dated 14/04/2023, PL100 Rev.12 (Proposed Ground Floor Plan), PL101 Rev.12 (Proposed First Floor Plan), PL102 Rev.12 (Proposed Attic Floor Plan), PL103 Rev.12 (Proposed Roof Plan).
 Applicant: Vita Property Developments Ltd.
 Case Officer: Joe Sales

	3 bed 6 person (3 storey)	4 beds 8 person (3 storey)	5 bedroom (3 storey)	Total
Existing			1	1 (to be demolished)
Proposed (all market housing)	2	3		5

	Number of car parking spaces	Number of cycle parking spaces
Policy Requirement	7.5 (maximum)	10 long stay + 2 visitor (minimum)
Proposed	5	10 long stay + 2 visitor

1.1 This application is being reported to committee because:

- The local ward councillor (Cllr Samir Dwesar) made representations in accordance with the Committee Consideration Criteria and requested committee consideration.

2 RECOMMENDATION

2.1 That the Committee resolve to GRANT planning permission subject to the completion of a S.106 agreement to secure the following heads of terms:

(a) A financial contribution of £7,500 towards sustainable travel improvements.

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

CONDITIONS

Standard Conditions

1. Commencement time limit of 3 years.
2. Development to be carried out in accordance with the approved drawings and reports.

Pre-commencement conditions

3. Submission of Construction Management Plan and Construction Logistics Plan including footway survey.
4. Submission of a Construction Environment Management Plan and a Lighting Environmental Management Plan).
5. Submission of details of retaining walls and levels.

Pre-Superstructure Conditions

6. Submission of details relating to external materials/details.
7. Submission of Drainage Strategy/SUDS details.
8. Submission of details and materials.

Pre-Occupation Conditions

9. Submission of hard and soft landscaping details including boundaries, retaining walls and planters, biodiversity net gain and maintenance plan.
10. Submission of site waste / refuse collection arrangements.
11. Submission of cycle parking details.
12. Details of external energy plant and equipment.

Compliance Conditions

13. Development to be carried out in accordance with the approved tree protection plan.
14. Development to be carried out in accordance with the approved ecological surveys and reports.
15. Development to be carried out in accordance with accessible homes requirements M4(2).
16. Implementation of car parking as shown on plans with no boundary treatments above 0.6m in the sightlines.
17. Compliance with water efficiency requirements.
18. Obscured side facing windows in dwelling houses.
19. Removal of permitted development rights in dwelling houses (Classes A-E).
20. Compliance with Fire Safety Strategy.
21. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport.

INFORMATIVES

1. Granted subject to a Section 106 Agreement.
 2. Community Infrastructure Levy.
 3. Contact waste team prior to occupation.
 4. Highways informative in relation to s278 and s38 works required.
 5. Boilers.
 6. Construction Logistics Informative (in relation to condition 3)
 7. Compliance with Building/Fire Regulations.
 8. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport.
- 2.3 That the Committee confirms that adequate provisions has been made, by the impositions of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.
- 2.4 That if, by three months, the legal agreement has not been completed, the Director of Planning and Sustainable Regeneration has delegated authority to refuse planning permission.

3 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 The proposed development would involve the demolition of the existing dwelling with the erection of two, two storey buildings comprising a pair of semi-detached and a terrace of three dwellings (5 total). The unit mix would comprise of 2 x 3-bedroom dwellings and 3 x 4-bedroom units.
- 3.2 Access to the site is via Woodcote Valley Road with parking provided across the site which accommodates 5 car parking spaces. A separate pedestrian access is provided at Manor Way.
- 3.3 Each dwelling would be afforded private amenity spaces in the form of front and rear gardens.
- 3.4 A communal refuse store is provided within the parking forecourt area and a cycle store is sited to the rear of the site by the pedestrian access provided into the site from Manor Way.
- 3.5 Due to the change in land levels across the site some engineering is proposed across the site to accommodate the proposed development.
- 3.6 Landscaping is proposed across the site.



Figure 1-Proposed Development

Amendments

3.7 Amended plans and clarification details have been submitted as part of the application process. The resultant changes included a reconfiguration of the car parking layout and the vehicular crossover. Further changes included details relating to the refuse and storage facilities which were updated following a request from the Local Planning Authorities (LPA) Transport Officer. These changes did not change the nature of the proposal as originally consulted upon and therefore re-consultation was not required.

Site and Surroundings

3.8 The site is situated on the north-western side of Woodcote Valley Road and is situated on a corner plot that adjoins Manor Way. The topography of the site slopes down Woodcote Valley Road in north-easterly direction and slopes upwards towards Manor Way in a north-westerly direction. The existing site comprises a two-storey detached dwelling with associated parking and amenity space.

3.9 The surrounding area is residential in nature and the area is characterised by two storey detached houses with traditional features such as white render, pitched roofs with gables fronts, and brickwork.

3.10 The following observations are made on the site's accessibility and constraints:

- The site has a Public Transport Accessibility Level (PTAL) of 1b.
- The site is at low risk of surface water flooding.
- There are no heritage assets immediately adjacent to the site.
- There are no protected trees on the site.
- Woodcote Valley Road is designated as a classified road.
- Reedham and Purley stations are both is a 1.2km (18 minute) walk from the application site.



Figure 2-Aerial View of the Site

Planning History

3.11 The following planning histories are relevant to the application site.

- 91/00838/P-Retention of front boundary wall and vehicular access. (Permission granted 04/12/1991).

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

4.1 Approval is recommended for the following reasons:

- The principle of residential development within this location is acceptable.
- Unit mix is acceptable and provides family size housing.
- The design and appearance of the development is appropriate for the site and the surrounding context.
- There would be no undue harm to the residential amenities of adjoining occupiers.
- The living standards of future occupiers would be acceptable and compliant with the Nationally Described Space Standards and the London Plan.
- Subject to the imposition of conditions and s.106 financial obligation, the proposed development would not have an adverse impact on the operation of the highway:
- Subject to conditions, the proposals would not have an adverse impact on flooding.
- Trees/landscaping can be controlled by conditions.
- Sustainability aspects can be controlled by conditions.
- Subject to conditions, the proposals would offer sufficient biodiversity mitigation measures and would not have an adverse impact on ecology.

4.2 The following section of this report details the officer's assessment of the application against the material planning considerations and the relevant policies which have contributed to the recommendation that planning permission is granted.

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 15 neighbouring properties were notified about the application and invited to comment. The number of representations received from individuals in response to notification and publicity of the application were as follows:

No of individual responses: 8

Objecting: 6

Supporting: 1

Comment: 1

6.2 In terms of the neighbouring responses that were received during the statutory consultation period, the concerns which have been raised and those which are material to the determination of the application are set out within the table below and these are also addressed in detail within the assessment of the material considerations within this report.

<u>Objection</u>	<u>Officer comment</u>
<i>Character and design</i>	
Overdevelopment of the site.	Addressed in Section A.
Development is not in keeping with the surrounding area.	
<i>Neighbouring amenity impacts</i>	
Overlooking and privacy concerns.	Addressed in Section C.
Noise.	
Impact on neighbouring boundary treatment.	
<i>Parking and highways</i>	
Insufficient parking will lead to overspill parking on surrounding road.	Addressed in Section E.
Additional car parking would result in harm to the existing highways network.	Addressed in Section E.
<i>Other</i>	
No improvement to supporting infrastructure or public transport is proposed.	A CIL contribution will be provided and a S106 contribution provided for sustainable transport contributions.
Impact due to construction traffic	Addressed in Section E.
There is too much traffic in Purley	Addressed in Section E.

Impact on wildlife/biodiversity	Addressed in Section D.
Impact on trees	Addressed in Section D.
Increased flood risk.	Addressed in Section G.
Cumulative impact of development	A CIL contribution will be provided.

The following material considerations were raised by those commenting neutrally or supporting the scheme:

<u>Comment Received</u>	<u>Officer comment</u>
New family sized houses are needed in this area.	A mix of homes is needed to address the Council's housing need, and the proposed homes would contribute to the demand for family housing.
Care should be taken to ensure the boundaries and retaining walls do not harm the neighbours	These have been considered and conditions are recommended requiring approval of the details of retaining walls and hard and soft landscaping.
It seems a waste to knock down the existing building	Agreed, however the building is not protected in planning/heritage terms and the proposal would re-use previously developed land to provide more energy efficient new homes.
The proposal seems OK but concerns are raised that it might be a precursor to a larger future development	Any larger development will require planning permission. Given the size of the development, a condition is recommended removing permitted-development rights to avoid large extensions being built without considering the impacts.

6.5 Local Ward Councillor, Samir Dwesar, objected to the proposed development and referred the planning application to be considered by planning committee. The councillor raised the following concerns in relation to the proposed development:

- Not keeping in with the area
- Obtrusive by design
- Overdevelopment
- Overlooking
- Residential amenity/poor PTAL rating
- Poor access to daylight and sunlight
- Traffic/Highways
- Accessibility concerns
- Cumulative impact

6.6 The Purley and Woodcote Residents association also objected to the proposals based on the following concerns:

- Overdevelopment
- Not in keeping
- Cumulative impact
- Inadequate amenity space included
- Height, bulk and massing

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
- D7 Accessible housing
- D12 Fire safety
- D14 Noise
- G5 Urban greening
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- H1 Increasing housing supply
- H2 Small sites
- H8 Loss of existing housing and estate redevelopment
- SI 2 Minimising greenhouse gas emissions
- SI 8 Waste capacity and net waste self-sufficiency
- SI 12 Flood risk management
- SI 13 Sustainable drainage
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential parking
- T7 Deliveries, servicing and construction

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
- DM30 Car and cycle parking.
- DM40 Kenley and Old Coulsdon

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.

7.4 There are also several Supplementary Planning Documents (SPD), Supplementary Planning Guidance (SPG) documents and London Planning Documents (LPD) 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)
- Housing Design Standards LPG (2023)

8 MATERIAL PLANNING CONSIDERATIONS

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

- A. Principle of development
- B. Design and impact on character of the area
- C. Quality of residential accommodation
- D. Impact on neighbouring residential amenity
- E. Trees, landscaping and biodiversity
- F. Access, parking and highway impacts
- G. Fire Safety
- H. Flood risk and energy efficiency

A. PRINCIPLE OF DEVELOPMENT

Policy Background

- 8.2 The Croydon Local Plan states that the Council will apply a presumption in favour of development of new homes. It 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 annual 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 small sites housing target of 641 per year.
- 8.4 Policy H1 (Increasing housing supply) and Policy H2 (Small sites) of the London Plan 2021 explain that:
- Boroughs should optimise the potential for housing delivery on all sites (H1)
 - Councils should pro-actively support small site development to significantly increase the contribution that small sites make towards housing delivery (H2).
 - Councils should support small housebuilders (H2).

Demolition

- 8.5 Croydon Local Plan DM1.2 states that the Council will permit the redevelopment of the 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 130m².

The existing dwelling is a large, detached dwelling and would not fall below the criteria that sets out the definition of a small family home. It is not subject to any heritage designations or protections, and the potential ecological impacts have been considered (later in this report). The demolition of the existing building is regrettable in terms of sustainability and embodied carbon but is not contrary to policy. Local Plan Policy SP2.2(g) explains that the Council would not permit development which result in a net loss of homes or residential land, and London Plan Policy H8 explains that loss of existing housing should be replaced by new housing at existing or higher densities with at least the equivalent level of overall floorspace. Therefore, subject to adequate replacement housing, the demolition of the existing house would not conflict with the development plan.

Proposed New Homes

- 8.6 As explained above, the development plan anticipates new housing coming forward on windfall sites, and Policy SP2.1 of the Local Plan applies a presumption in favour of development of new homes.

Policy H2 of the London Plan seeks to encourage Boroughs to pro-actively support well-designed new homes on small sites (below 0.25 hectares in size). The site measures 0.13 hectares in size and would therefore fall within the definition of a small site.

- 8.7 This should be achieved by significantly increasing the contribution of small sites, diversify the sources, locations, type and mix of housing supply. The policy also encourages that LPAs should recognise that local character evolves over time and will need to change in appropriate locations to accommodate additional housing on site.
- 8.8 London Plan Policy D3 encourages incremental densification to achieve a change in densities in the most appropriate way and Policy H2 seeks to significantly increase the contribution of small sites to meeting London's housing needs. Given the above, the principle of intensifying the residential use of the existing site is acceptable.
- 8.9 Furthermore, the development proposed would include 5 new residential dwellings which would result in an uplift of 4 family houses across the site which would be acceptable.
- 8.10 Given that the development proposals would be considered as small site as defined by Policy H2 of the London Plan and that they would comply with the requirements of Local Plan Policy DM1, the use of the site for residential purposes and redevelopment would be acceptable and therefore the principle of redeveloping the site for residential purposes is acceptable in land use terms.

Affordable Housing

- 8.11 The proposed scheme on the site for 5 homes would not trigger affordable housing contributions in line with policy SP2 or London Plan policy H4 or H5.

A. DESIGN AND IMPACT ON THE CHARACTER OF THE AREA

Policy Background

- 8.12 Policy DM10 of the Croydon Local Plan (2018) requires the siting, layout and form of new development to respect the character and appearance of existing areas. Policy SP4.1 indicates that the Council will require all new development to contribute to enhancing a sense of place and improving the character of the area. Policies SP4.1 and SP4.2 also require development to be of a high quality which respects and enhances local character. Policies D2, D3, D4 and D5 of the London Plan (2021) are also of relevance.
- 8.13 London Plan Policy H2 requires boroughs to recognise that local character evolves over time and will need to change in appropriate locations to accommodate additional housing on small sites.

Height, scale, siting

- 8.14 Local Plan Policy DM10.1 requires development to aim to achieve a minimum of 3 storeys whilst respecting the heights of buildings within the context of a development site. The proposals would comprise two full storeys with accommodation located within the roof space. Due to the change in land levels, the building comprising the pair of dwellings would be set up slightly higher than the other building on the site. Although there would be a

change in the ridge height between the two blocks, the change in height represents the transition in land levels across the site towards the junction on Manor Way. The heights therefore work with the existing land levels and the proposed height of the buildings would therefore be respectful to the heights of the existing buildings which contribute to the existing character of the area.

- 8.15 In terms of the layout, built form and massing, the buildings have been arranged into two blocks across the site. It is noted that the existing site comprises a large, detached dwelling with a large garden, due to its corner plot location, and it has an unusually large side garden of approximately 20x34m. That said, the development pattern of the area is generally mixed and comprises of dwellings sited within varying plot sizes. The dwellings on the opposite side of the street comprise of detached dwellings which are tighter to the neighbouring boundaries which therefore offer less spacing between the neighbouring plots and buildings. On the side of the street where the application site is sited, the plots are generally larger with detached dwellings that offer a generous level of separation between the buildings.
- 8.16 Regarding the layout of the proposed buildings, these would offer separation distances between the boundaries. 1.6m is offered next to the boundary with number 58 Woodcote Valley Road and 9.8m to the boundary shared with Manor Way. A break between the buildings of 2.4m is also provided which breaks up the massing of the built form. When viewed from Manor Way, there would be a 13.4m gap between buildings, narrowing to 11.2m, which would retain a substantial gap and sense of spaciousness. The proposed layout of the built form provides a positive balance in relation to providing spacing between the built forms which retain the suburban setting of the area.

In terms of the site coverage the development would result in additional hardstanding and built form across the site however, there would be a significant amount of garden space and landscaping which would respond to and respect the suburban character of the area. Several retaining walls are proposed and whilst these would result in some engineering across the site, this would not be to the detriment of the existing suburban character and a significant amount of soft landscaping would be provided to minimise the impact of the hard landscaping proposals. A large retaining wall is proposed along the western boundary, which is shared with the property known as Starling on Manor Way. At its highest point, this wall measures at around 2.4m.

- 8.17 There is currently a steep bank in this location, which would be lowered to provide more useable gardens. There would be a terraced design to the rear gardens, using retaining walls and areas of planting. Given the existing level of the land and the proposed excavation, the gardens of the new homes would be up to 4.7m lower than the garden at Starling. As the land would be lowered rather than raised, this would not affect the amenities of Starling, and conditions are recommended requiring details of the landscaping and terraced retaining walls, to ensure a verdant appearance is maintained.
- 8.18 Whilst it is indicated on the proposals that a retaining wall would be present, these are noted as being designed once an engineer has confirmed the details of construction. On that basis, the LPA have considered it necessary to include a condition which requires the applicant to submit full details and sections in relation to the proposed retaining walls to ensure that these would not result in dominant structures and an overengineering of the site which would result in harm to the suburban setting of the site.



Figure 3-Proposed Site Plan

8.19 Overall, it is considered that the height, scale, and siting of the proposed development would optimise the site for redevelopment in line with London Plan policies D3 and H2 as well as Local Plan Policy DM10. The development has been sensitively designed to ensure, that the site is sympathetic and responds to the suburban character of the surrounding area therefore resulting in compliance with the above policies. Given that the dwellings would use most of the developable area of the site, and that enlargement at roof level or ground level could be harmful to local amenity, removal of permitted development (Classes A-E) is recommended by a condition.

Detailed design

8.20 The design principles of the dwellings have been drawn from the contextual character analysis which provides hipped roofs when the buildings are viewed from the street scene. Furthermore, gable and hipped features are proposed with bay windows, which add visual interest to the building whilst breaking of the massing of the proposed elevations. Whilst it is noted that there are flat roof sections proposed, hidden behind the pitched hips, this is also the case on several of the nearby houses and generally the impression given of the roofs is that these are hipped which results in a positive response to the local context.

8.21 The proposed roof form is sympathetic to the traditional forms which would sit comfortably when viewed against the local context, therefore complying with the aims and objectives of Policy DM10.7.

8.22 It is proposed to use red brick at ground floor level with soldier coursework above the openings of the building. Off white render is proposed at first floor with a mock chimney breast proposed for each building. Brick banding is proposed between the brick work at ground floor and the render at first which would result in a visual feature to the elevation of the building which offers a suitable junction between the change in materials.

8.23 The fenestration of the dwellings would be traditional in form and layout. In relation to the block of three dwellings, two doors are sited between two archways which indicates the front entrance to this building. In relation to the other building, one front entrance is provided with the other main entrance sited to the side of the dwelling.



Figure 4-Proposed Elevations (from Woodcote Valley Road)

8.24 Whilst this arrangement would offer several entrances into the building, the architectural approach has been to provide the impression of two detached dwellings which is in keeping with the character of the area and the visual amenities of the street scene. Overall, this approach would achieve the intention of the design approach and the appearance of the building would result in two detached dwellings which would be respectful to the existing character of the area.

8.25 In terms of the proposed materials and final detailing, a condition is recommended to submit details to the LPA for approval prior to the commencement of above ground works.

8.26 Overall, it is considered that development would respond to the architectural styles and features that contribute to the character of the area. The proposals are therefore considered to result in a development that complies with Local Plan Policy DM10.

B. QUALITY OF RESIDENTIAL ACCOMMODATION

8.27 Policy SP2.7 of the local plan states that the Council will seek to ensure that a choice of homes is available in the borough that will address the borough's need for homes of different sizes. For both market and affordable housing, this will be achieved by:

- Setting a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms.

8.28 The proposed unit mix comprises 3 x 4-bedroom units and 2 x 3-bedroom units. The proposed unit mix would deliver an amount of 100% family units across the development site. The development would therefore contribute to the council's strategic target and the proposed unit mix would therefore be acceptable.

8.29 The proposed houses should be designed in line with the standards set out in the Nationally Described Space Standards (NDSS) and the London Plan Housing SPG, particularly regarding minimum floor space standards (including minimum sizes and widths for rooms/storage).

Unit	Size (bedroom/person)	GIA (sqm) Proposed	Min. GIA Required (sqm)	Amenity Space Proposed (sqm)	Min. Amenity Space Required (sqm)	Built-in Storage Space Proposed (sqm)	Built in Storage Space Required (sqm)
1	3b6p	132	108	210	9	7.4	2.5
2	4b8p	132	130	253	11	5.8	3
3	4b8p	132	130	264	11	8.6	3
4	3b6p	142	108	192	9	12.55	2.5
5	4b8p	132	130	252	11	10.16	3

Scheme considered against London Plan Policy D6 and Table 3.1

8.30 It is proposed to provide 2 x 3-bedroom (6 person) and 3 x 4-bedroom (8 person) units. The table above demonstrates that the proposed development would comply with the minimum space standards set out within the London Plan and Nationally Described Space Standards, and that enough private amenity space would be provided.

8.31 On that basis, the proposals are considered to provide a suitable quality of accommodation in terms of the size of the units proposed.

8.32 London Plan Policy D6 states that housing development should maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings. Given the orientation of the site and proposed buildings, sufficient light and outlook would be provided with all homes being dual aspect.

8.33 Good design promotes quality of life for the occupants and users of buildings. This includes function, buildings should be easy to use. It also includes comfort, safety and security. Amenity, privacy accessibility and adaptability. The development has been designed to provide accessible housing. Whilst building regulations are separate to the planning process, officers are of the view that all the units would be capable of meeting the M4(2) ('accessible and adaptable' units) building regulation requirement, set by London Plan Policy D7, as all of the houses would have level threshold access and appropriate ground floor WCs, with details to be considered at building regulations stage. Whilst the ground floor WCs do not meet the size guidance set out in Approved Document M, they could be enlarged if necessary to achieve building regulations compliance. To ensure this requirement is met, a condition is recommended.

- 8.34 The London Housing SPG states that a minimum of 5 m² of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm for each additional occupant. Policy DM10.4 requires proposals for new residential development to provide private amenity space that is of high-quality design and enhances and respects the local character; provides functional private amenity space.
- 8.35 In terms of the private amenity space provision, the dwellings would each have access to a rear garden which exceeds the required standards. Whilst some parts of the rear garden would only be accessible via stairs, the initial level section would offer amenity space above that required by policy and therefore this would result in an acceptable and accessible quality of accommodation.
- 8.36 The proposed development would offer future occupiers a high-quality standard of amenity which includes the provision of private amenity space, and thus accords with relevant policy.

C. IMPACT ON NEIGHBOURING RESIDENTIAL AMENITY

- 8.37 London Plan Policy D3 (Optimising density through the design-led approach) of the London Plan explains that developments should secure safe and inclusive environments, secure outlook, privacy, and amenity, provide green space and achieve outdoor /indoor environments that are inviting for people to use. Policy DM10.6 of the Croydon Local Plan requires the Council to have regard to the privacy and amenity of adjoining occupiers. Policies SP4.1 and SP4.2 seek to respect and enhance character, to create sustainable communities and enhance social cohesion and well-being.
- 8.38 An effective starting point when determining the loss of daylight to a window at a right-angle to the proposed development is to use the '45-degree approach' as demonstrated in the BRE Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. That document explains that, if the proposed extension does not fall beyond the 45-degree line taken from both horizontal and vertical planes taken from the centre of the window, the extension is not considered to cause a significant reduction in the interior diffuse daylighting that the window receives.
- 8.39 The properties with the potential to be most affected are the immediately adjoining occupiers at 58 Woodcote Valley Road and the property known as Starlings, Manor Way.

8.40 The other properties which are likely to be impacted by the proposals are 69-73 Woodcote Valley Road, sited on the opposite side of the road and Hawthorne Court, 62 Woodcote Valley Road, which forms the other corner plot at the junction of Manor Way.

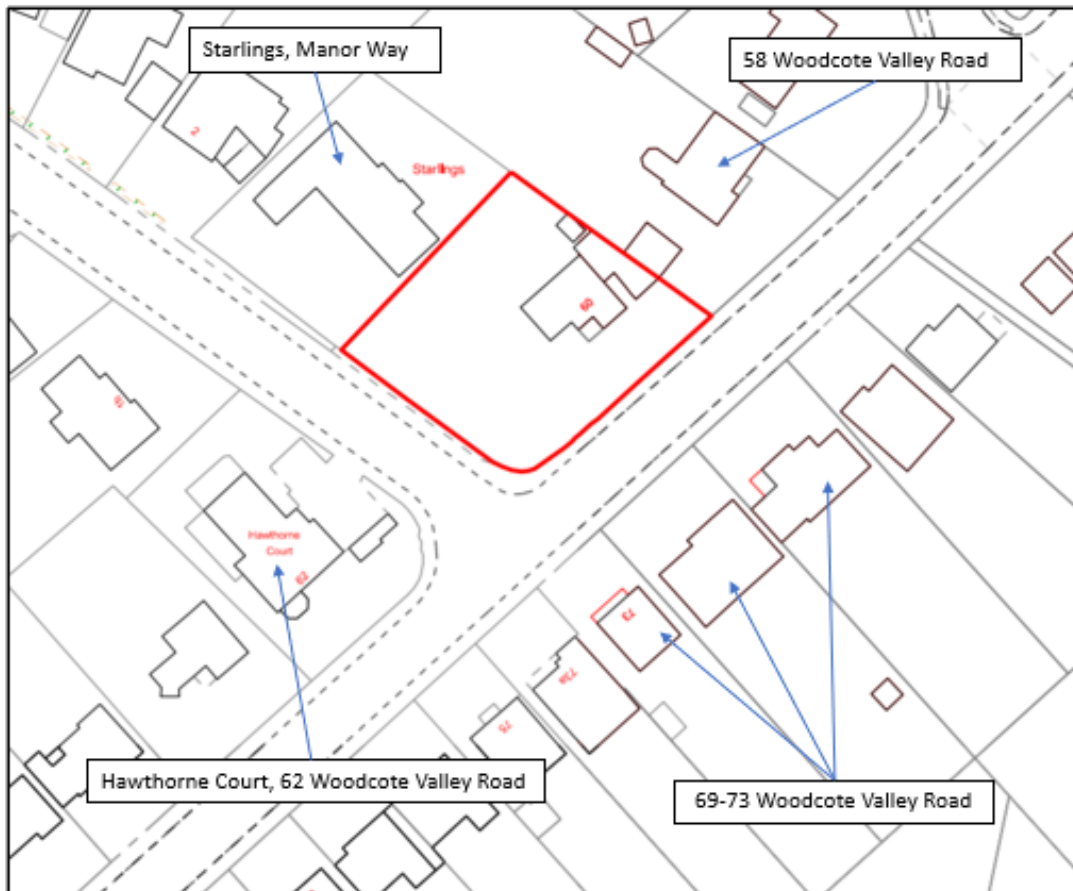


Figure 5-Neighbouring Properties

58 Woodcote Valley Road

- 8.41 Whilst the proposed development would be set back further from the street than the existing neighbouring property, there would be separation distance of 12.22 m between the proposed and existing houses (excluding the garage) providing a generous amount of separation distance. The height of the proposed development would be level to the existing height of the neighbouring property.
- 8.42 Due to the separation distance between the proposed and existing dwellings, the proposals would result in a minimal amount of harm to the outlook and daylight which serves the existing adjoining occupier. Two side elevation windows are proposed; one at ground level which would not allow overlooking due to the boundary treatment, and a bathroom window at first floor level which officers recommend is subject to an obscured-glazing condition to avoid overlooking. 3 side facing rooflights are also proposed which would be at high level and would not cause undue overlooking.

Starlings Manor Way

8.43 Starlings is sited on the western boundary of the site on Manor Way. The London Housing SPG recommends that buildings should provide around an 18m to 21m separation distance between habitable room windows that face each other. Whilst it is noted that the new buildings would be sited around 11.2m from the adjoining occupier to the west of the site, which would fall short of the above separation guidance, the arrangement would result in the back windows of the new homes, facing the windowless side elevation of Starlings. Furthermore, Starlings is set up significantly higher than the development site as the land level rise up drastically on Manor Way.

8.44 Due to the change in land levels between the two sites, the ridge height of the proposed development would be lower than the existing neighbouring property by 3.75m.

8.45 Due to the ridge heights of the proposed development being significantly lower than the neighbouring property, as well as the (windowless) side to rear elevational relationship, it is considered that the proposed 11.2m separation distance would be acceptable as there would be no neighbouring windows affected by the proposed development that would negatively impact the outlook, daylight and privacy currently afforded to the existing neighbouring dwelling.



Figure 6-Separation Distances Between Site and Neighbouring Properties (officer's measurements and markings)

Hawthorne Court, 62 Woodcote Valley Road

8.46 Hawthorne Court is sited on the opposite corner plot at the junction of Manor Way. The proposed separation distance between the buildings would be significant. Whilst the built

form would be brought closer to the neighbouring site due to densification of the site, the proposals would still offer a separation distance that would result in a similar arrangement to the already acceptable relationship which would be acceptable in terms of the minimal harm that would arise to the outlook and daylight which serves the neighbouring properties.

69-73 Woodcote Valley Road

8.47 69-73 Woodcote Valley Road are sited immediately opposite to the application site. Street-facing views of the site from the neighbouring dwellings are an existing condition, and the building's being set-back from the street would ensure that minimal harm is caused in this to the outlook, privacy or daylight which currently afforded to the neighbouring properties.



Figure 6-Height Differences Between Site and Neighbouring Properties (officer's measurements and markings)

Other Amenity Impacts

8.48 Whilst the proposal would result in an increase in occupants on the site, the proposed development would not result in undue noise, disturbance or smells as a result of the increased number of occupants on the site and relationship with neighbouring properties given the continued residential use of the site. As such, the proposed development is considered acceptable in terms of the neighbouring amenity.

8.49 With regard to noise, disturbance, impact on health, conditions would be attached for a Construction Logistics Plan to be submitted (pre-commencement condition) and an informative placed on the decision in respect of the Councils "Code of Practice on the Control of Noise and Pollution from Construction Sites" which should be adhered to in order to minimise disruption and noise.

D. TREES, LANDSCAPING AND BIODIVERSITY

Trees and landscaping

8.50 Policy DM10.8 of the Croydon Local Plan (2018) states in exceptional circumstances where the loss of mature trees is outweighed by the benefits of a development, those trees

lost shall be replaced with new semi-mature trees of a commensurate species, scale and form. Policy DM28 of the Croydon Local Plan (2018) seeks to protect and enhance the borough's woodlands, trees and hedgerows and that development is not permitted resulting in the avoidable loss or deterioration of irreplaceable habitats, including ancient woodland, hedgerows and veteran trees. Policy G7 of the London Plan (2021) is also of relevance.

- 8.51 The site contains 6 trees, there is also an Ash tree in the garden of no.58 (Category U), and there are also 2 adjacent Lime street-trees. Two of the trees within the site are Category C; a Whitebeam in poor condition (T1) and a Lawson Cypress which is dying (T6). T1 and T6 would both be removed, and all other trees have been retained across the site.
- 8.52 The Tree consultant has also recommended that T7 is removed, but this is outside the site boundary, and following discussions with the applicant it has been identified that this is an error and that this tree would in fact be retained.
- 8.53 Whilst a tree preservation order is not in place in the site, the other specimens are considered to contribute to the verdant landscaping of area which contributes positively to the suburban character of the area. The application submission has identified that these trees offer high value to the character of the area and have therefore been retained. The applicant has submitted a tree protection plan, and which identifies the protection measures proposed.
- 8.54 A construction exclusion zone is proposed for the construction phase which will prevent damage to the root protection areas during construction. The remaining 6 trees would be retained, and the new houses would be fully outside their root protection areas. 9 new trees would be planted to mitigate the loss of the 2 removed trees from the site, in addition to substantial hedges and shrubs.
- 8.55 Overall, it is considered that the proposed development would avoid unacceptable harm to the existing values trees and the proposed landscaping would complement the existing planting which contributes positively to the suburban character of the area.
- 8.56 The development is therefore considered to comply with the aims and objectives of Local Plan Policy DM10.8 and DM28.

Biodiversity

- 8.57 Policy G6 of the London Plan (2021) states development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process. This is reiterated in Policy DM27 of the Croydon Local Plan 2018 (Protecting and enhancing our biodiversity).
- 8.58 Protected species are a material planning consideration. A Preliminary Ecological Appraisal has been submitted as well as additional ecological comments. The council's specialist ecology advisor has reviewed the ecological information and has confirmed that the report and surveys provide certainty there would be no harm caused to protected species and the appropriate mitigation measures would be implemented to avoid any future harm to protected species.

- 8.59 Biodiversity enhancements have been proposed, including bat access bricks, bird nest boxes, positive management, retention of mature trees, planting species with a known wildlife value, installing wildlife shelters for invertebrates, deadwood habitats for stag beetle and green roofs.
- 8.60 Three conditions are recommended for protecting and promoting ecology across the site. The first relates to compliance with the PEA in terms of delivering suitable mitigation measures during the development of the site. The second condition would require the applicant to deliver sufficient biodiversity enhancements across the site and maintain these throughout the lifetime of the development. The third condition requires the delivery of a sensitive lighting scheme across the site.
- 8.61 The proposal would therefore not cause harm to protected species on the site, and subject to the recommended conditions would make appropriate provision for habitats and biodiversity net gain with would comply with Local Plan Policy DM27 and London Plan Policy G6 and discharge the duties of the LPA in relation to compliance with the Neutral Environmental Rural Communities Act 2006.

E. ACCESS, PARKING AND HIGHWAY IMPACTS

Access arrangements

- 8.62 The site has a Public Transport Accessibility Level (PTAL) of 1a which indicates very poor access to public transport. Reedham station is approximately 1.2km (18-minute walk) from the site, and Purley Station (and town centre) is a similar distance. The stations offer regular commuter services to town centres, stations and workplaces and are useful for regular journeys, but are excluded from the PTAL calculation as they are further than the TFL recommended 960m. There are also buses within walking distance.
- 8.63 It is proposed to include a new vehicular access into the site which would sit further away from the junction at Manor Way than the existing crossover. It is considered that the relocation of the crossover is acceptable and appropriate promoting highway safety.
- 8.64 The crossover would be 4m wide with 0.5m ramps either side which is compliant with the council's crossover guidance and based on the site plan, vehicle and pedestrian sightlines would be achieved and are shown within the transport statement. A condition will be attached to ensure that planting in the sightlines remains below 0.6m in height.

Car parking

- 8.65 London Plan policy T6.1 would permit up to 1.5 spaces per 3+ bed unit which equates to a maximum of 7.5 spaces. 5 spaces are proposed on site. Whilst it is noted that the site has a low PTAL and therefore it is assumed that there would be a greater reliance on the use of the car, the development would still offer 1 space per unit which would result in the development not exceeding the maximum requirements set out within London Plan Policy T6.
- 8.66 Whilst the LPA would expect the development to result in some carparking overspill, it was not considered necessary to undertake a carparking stress survey due to the availability of on street car parking which exists and is available on the immediate highways network.

- 8.67 The tracking diagrams confirm that manoeuvring into and out of the parking spaces can be achieved safely.
- 8.68 Electric vehicle charging points could be achieved on the site, required by the building regulations.
- 8.69 A financial contribution of £7,500 will 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

- 8.70 Policy DM30 and London Plan Policy T5 would require provision of a total of 10 cycle parking spaces (2 per unit) and 2 visitor cycle parking spaces. A sheltered and secured communal bike store is proposed to the rear of the site, along with a Sheffield stand for visitors (2 spaces) which is acceptable and in line with London Plan Policy T5.
- 8.71 A condition is recommended requiring details of how cycle storage will be provided, including how cycles for families and those with accessibility requirements will be accommodated.

Waste / Recycling Facilities

- 8.72 Policy DM13 requires the design of refuse and recycling facilities to be treated as an integral element of the overall design. The applicant has proposed a communal refuse store to the front of the site. Whilst this has been indicatively provided on the drawing, the site offers suitable space to deliver an acceptable area that could accommodate the council's requirements.
- 8.73 For communal refuse stores the LPA recommends that 160l is accounted for in relation to general waste to each individual dwelling, 128l for dry recycling and 9.6l for food waste. For clarity and based on the proposed dwelling mix, the LPA would expect the site to deliver a store that could accommodate the following number and size of receptacles.

Type	Required volume	Bin Sizes
General Waste	800L	1x 1100l (4 wheel)
Dry Recycling	640L	1x 1280l (4 wheel) or 2x 360l (2 wheel).
Food Waste	48L	1x 140l food recycler (2 wheel)

- 8.74 A condition will be attached requiring submission of final details of the bin enclosures and bin sizes including materials. The proposed homes have front gardens and driveways with space for bulky goods to be left for collection to avoid fly-tipping..

Construction Logistics

- 8.75 It is recommended for a condition to be attached for a Construction Logistics Plan to be submitted (as a pre-commencement condition) and for an informative to be placed on the decision in respect of works being carried out in line with the Council's "Code of Practice on the Control of Noise and Pollution from Construction Sites."

F. FIRE SAFETY

- 8.76 London Plan Policy D12 required that development proposals should achieve the highest standards of fire safety at the earliest possible stage: *'In the interest of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of safety'*.
- 8.77 A fire safety statement has been prepared with the level of detail that is appropriate and reasonable to the scale of development. The statement indicates that fire appliances can access the site.
- 8.78 The buildings have been designed in such a way to minimise the spread of fire as outlined in the Fire Strategy Statement and measures such as fire doors and sprinklers will be designed into the development. A plan has also been provided that demonstrates how future occupiers would evacuate the building in the event of a fire.
- 8.79 The proposed development will ensure that there will be viable access for firefighting equipment appropriate for the size of development. It is considered that the statement that has been submitted is sufficient to fulfil the requirements of D12.

G. FLOOD RISK AND ENERGY EFFICIENCY

- 8.80 Policy SI 12 and Policy SI 13 of the London Plan 2021 seeks that development proposals must comply with flood risk assessment and management requirements and utilise sustainable urban drainage systems (SUDS). The London Plan 2021 seeks that current and expected flood risk from all sources should be managed in a sustainable way and that surface water management issues should be identified, and measures implemented to aim to reduce these risks. Local Plan Policies SP6.4 and DM25 seek to reduce the risk of flooding in the borough and ensure that all developments incorporate sustainable urban drainage systems (SUDS). The site does not fall within an area that is at risk of flooding and a flood risk assessment has been submitted which confirms this position.
- 8.81 It is proposed to discharge the surface water run off using permeable paving and a soakaway which would be sited 5m from the buildings. It is also proposed to provide rainwater harvesting in the form of water butts which are attached to the dwellings.
- 8.82 At this stage it has been demonstrate that the site would be capable of delivering a SUDS scheme that would be capable of discharging surface water run off in a sustainable way and line with London Plan Policy SI13 and Local Plan Policy DM25. Whilst the details at this stage are limited, it is considered the details can adequately be secured via conditioned. It is therefore recommended for a SUDs condition to be attached for details to be submitted.

H. ENERGY EFFICIENCY AND WATER USAGE

- 8.83 In order to ensure that the proposed development will be constructed to high standards of sustainable design in accordance with Local Plan Policy SP6, an informative will be attached requiring details of external energy generation plant needed to achieve the carbon savings set out in the Building Regulations Part L (2021), and meet a minimum water efficiency standard of 110 litres/person/day as set out in Building Regulations Part G.

9 CONCLUSION

- 9.1 The provision of 5 new dwellings within the Borough is encouraged by the Council's Local Plan policies, national guidance in the NPPF and regional policies of the London Plan. The proposed new homes would add to the supply of family sized housing in the area, whilst respecting the local character. It would not result in unacceptable impacts in terms of highways, amenity, or environmental impacts, and would result in a sustainable form of development.
- 9.2 In addition, using legal agreement and appropriate conditions, the development would be acceptable.
- 9.3 All other relevant policies and considerations, including the statutory duties set out in the Equalities Act 2010, the Human Rights Act, the Planning and Compulsory Purchase Act, and the Town and Country Planning Act, have been taken into account. Given the consistency of the scheme with the Development Plan and weighing this against all other material planning considerations, the proposal is considered to be acceptable in planning terms subject to the detailed recommendation set out in section 2 (RECOMMENDATION).