

**PART 6: Planning Applications for Decision**

**Item 6.3**

**1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 18/04026/FUL  
 Location: 22 Briton Crescent, South Croydon  
 Ward: Sanderstead  
 Description: Demolition of the existing dwelling and erection of a three storey development for nine apartments with associated access, nine off-street parking spaces, cycle storage and refuse store.  
 Drawing Nos: CX05-S1-101B; CX05-S1-102; CX05-S1-103B; CX05-S1-104A; CX05-S1-105A; CX05-S1-106A; CX05-S1-107; CX05-S1-108; CX05-S1-109A; CX05-S1-110; CX05-S1-111A; CX05-S1-112B; CX05-S1-113A; CX05-S1-114; CX05-S1-116; CX05-S1-117; CX05-S1-118A and CX05-S1-119  
 Applicant: Mr Gerasimos Stamatelatos (Aventier Ltd)  
 Agent: N/A  
 Case Officer: Robert Naylor

	<b>studio</b>	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>4 bed</b>
<b>Units</b>	0	0	4 (3 person) 3 (4 person)	1 (4 person)	0
<b>Total</b>	0	0	8	1	0

*All units are proposed for private sale*

<b>Number of car parking spaces</b>	<b>Number of cycle parking spaces</b>
9 (including one disabled space)	18

1.1 This application is being reported to committee because the ward councillor Lynne Hale have made representations in accordance with the Committee Consideration Criteria and requested committee consideration and representations, including a petition, above the threshold in the Committee Consideration Criteria have been received.

**2.0 RECOMMENDATION**

- 2.1 That the Planning Committee resolve to GRANT planning permission
- 2.2 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

**Conditions**

- 1. Development to be carried out in accordance with the approved drawings
- 2. Materials to be submitted
- 3. Details of Refuse/Cycles/Boundary/EVCP
- 4. Hard and soft landscaping
- 5. Construction Logistics Plan to be submitted

6. Car parking provided as specified
7. No additional windows in the flank elevations
8. 19% Carbon reduction
9. 110 litre Water usage
10. Permeable forecourt material
11. Trees - Accordance with the Arboricultural Report
12. Tree - Protection for street trees and trees at rear
13. Inclusive access ground floor
14. Visibility Splays
15. In accordance with details of FRA
16. Time limit of 3 years
17. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

### **Informatives**

- 1) Community Infrastructure Levy
- 2) Code of practise for Construction Sites
- 3) Wildlife protection
- 4) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

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

## **3.0 PROPOSAL AND LOCATION DETAILS**

3.1 The proposal includes the following:

- Demolition of existing detached house
- Erection of a two storey building with accommodation in roofspace
- Provision of eight x 2 bedroom flats (four 3 person units and three 4 person units) and one x 3 bedroom flat fronting Briton Crescent.
- Provision of 9 off-street car parking spaces split between the site with three spaces (including 1 disabled bay) at the front of the site accessed via Briton Crescent and six spaces at the rear of the site accessed from Briton Close.
- Provision associated refuse/cycle stores at the side of the site.

3.2 As part of the application the applicant has submitted amended plans. None of the amendments require a re-consultation. The changes are detailed below:

- Unit tenure has been changed to provide three 2 bedroom 4 person units
- Room configuration and internal layouts have been altered
- Balconies on the rear elevation incorporate a traditional iron railing
- Refuse and cycle store shown on all elevations
- Access to refuse and cycle store is fully accessible.
- Swept path analysis has been added

### **Site and Surroundings**

- 3.3 The application site is situated on the southern side of Briton Crescent adjoining the junction with Briton Close and is currently occupied by a large two storey detached single family dwelling house with associated out buildings. During the site visit it was noted that there are a number of established trees and shrubs including street trees which give the site a private and somewhat verdant feel to it.
- 3.4 The site is located in a mainly residential area and occupies a generous corner plot. The surrounding area is a mixture of a number of differing units' mainly two storey units. There are no designations attached to the site.



Figure 1: Aerial street view highlighting the proposed site within the surrounding streetscene

### **Planning History**

3.4 Planning history of the site is detailed as follows:

- 89/01403/P - Planning permission was refused for the erection of a double garage in July 1989
- 89/02653/P - Planning permission was granted in November 1989 for the erection of a detached double garage
- 03/00226/P - Planning permission was granted on the 19th March for the erection of single/two storey front/side/rear extensions to include conservatory

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

- The principle of the development is acceptable given the residential character of the surrounding area.
- The design and appearance of the development is appropriate
- The living conditions of adjoining occupiers would be protected from undue harm subject to conditions.
- The living standards of future occupiers are satisfactory and Nationally Described Space Standard (NDSS) compliant
- The level of parking and impact upon highway safety and efficiency is considered acceptable and can be controlled through conditions.
- Sustainability aspects can be controlled by conditions

#### **5.0 CONSULTATION RESPONSE**

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

#### **6.0 LOCAL REPRESENTATION**

6.1 The application has been publicised by 15 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours, local groups, local MP and GLA member in response to notification and publicity of the application are as follows:

No of individual responses: 132    Objecting: 130    Supporting: 1    Comment: 1

6.2 The following issues were raised in representations. Those that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

##### Objections

- Not in keeping with the surrounding area
- Overdevelopment including size, density, bulk and massing
- Increase in traffic in the area
- Inadequate parking provision
- Increase in the parking on street and in particular along Briton Clos
- Increase in noise and disturbance
- Out of character with reference to the scale and height of the proposal
- Lack of screening
- Lack of accessible units
- Impact on highway safety
- Lack of cycle storage
- Inadequate waste and recycling storage
- Flood risk
- Existing trees need to be protected
- Landscaping is inadequate
- Lack of services available to accommodate the new occupants [OFFICER COMMENT: The development will be liable for a charge under the Community

Infrastructure Levy (CIL). This payment will contribute to delivering infrastructure to support the development of the area, such as local schools]

- Lack of affordable housing [OFFICER COMMENT: The scheme is for 9 units which is under the affordable contribution threshold of 10 units]
- Loss of privacy and overlooking
- Loss of trees, vegetation and natural habitat
- Violation of Human Rights [OFFICER COMMENTS: Article 8 rights are a material planning consideration and have to be balanced against all other material considerations. Case law has highlighted that the planning system is an appropriate forum for householders within which they have rights to make representations to the LPA, and that real evidence is required that a development would harm private and family life.]

6.3 There has been a petition received from local residents containing 142 signatories who raised the following concerns in respect to the proposed development:

- Out of character with reference to the scale and height of the proposal
- Lack of screening
- Lack of accessible units
- Impact on highway safety
- Lack of cycle storage
- Inadequate waste and recycling storage
- Flood risk
- Existing trees need to be protected
- Landscaping is inadequate

6.4 The following procedural or non-material issues were raised in representations and are addressed below:

- Questioning the number of other schemes submitted by the developers' in the surrounding area.
- Not meeting building regulations [OFFICER COMMENT: Planning applications are determined on planning grounds alone and as such objectives achievable under non-planning legislation, such as the Building Regulations are not applicable. The grant of planning permission does not remove the need for any other consents such as Building Control Regulations then a new planning permission maybe required and would be assessed on its own merits.]
- Restrictive covenants [OFFICER COMMENT: Restrictive covenants and planning applications operate independently of one another and not a material consideration. Private covenants prohibiting certain types of use is a civil matter and not in the remit of planning control]

6.5 The following Councillors made representations:

- Cllr Lynne Hale (Kenley Ward Councillor) objecting:
  - Overdevelopment of this corner site due to its size, density, bulk and massing
  - Three storey unit 9 development would be out of character
  - Density is above the London Plan's recommendations

- Detrimental impact on the amenities of adjoining occupiers; loss of privacy and overlooking
- Loss of trees vegetation and natural habitat
- Increased noise and disturbance
- Impact on local infrastructure such as schools, parking and local healthcare provision
- Inadequate parking provision
- Erroneous information submitted

## **7.0 RELEVANT PLANNING POLICIES AND GUIDANCE**

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan 2018 and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in July 2018. 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:

- Promoting sustainable transport;
- Delivering a wide choice of high quality homes;
- Requiring good design.

7.3 The main policy considerations raised by the application that the Committee are required to consider are:

### **7.4 Consolidated London Plan 2015**

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.16 Waste net self sufficiency
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.13 Parking
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture

- 7.21 Woodlands and trees

## 7.5 Croydon Local Plan 2018

- SP2 - Homes
- SP6.3 - Sustainable Design and Construction
- DM1 - Housing choice for sustainable communities
- DM10 - Design and character
- DM13 - Refuse and recycling
- DM18 - Heritage assets and conservation
- DM23 - Development and construction
- DM28 - Trees
- DM29 - Promoting sustainable travel and reducing congestion
- DM30 - Car and cycle parking in new development
- DM43 - Sanderstead

## 7.6 There is relevant Supplementary Planning Guidance as follows:

- London Housing SPG March 2016

## 8.0 MATERIAL PLANNING CONSIDERATIONS

8.1 The main planning issues raised by the application that the Planning Committee are required are as follows:

1. Principle of development
2. Townscape and visual impact
3. Housing quality for future occupiers
4. Residential amenity for neighbours
5. Access and parking
6. Sustainability and environment
7. Trees and landscaping
8. Other matters

### **Principle of Development**

- 8.2 Both the London Plan and the NPPF place significant weight on housing delivery and focus on the roles that intensification and small sites in particular will play in resolving the current housing crisis. The Croydon Local Plan 2018 further identifies that a third of housing should come from windfall sites and suburban intensification, in order to protect areas such as Metropolitan Green Belt.
- 8.3 Sanderstead has been identified as an area of sustainable growth of the suburbs with some opportunity for windfall sites, growth will mainly be of infilling with dispersed integration of new homes that respect existing residential character and local distinctiveness.
- 8.4 The Croydon Local Plan seeks to prevent the loss of small family homes by restricting the net loss of three bed units and the loss of units that have a floor area less than 120 sqm. The existing unit is a 4 bed home and would be significantly over the floorspace threshold. Additionally the development would provide a 3 bed 4 person and 3 x 2 bed 4 person units that would be considered a family unit exceeding the

30% strategic target of the Local Plan. The overall mix of accommodation is therefore considered acceptable.

- 8.5 In respect to the density of the scheme representations have raised concern over the intensification of the site and overdevelopment. The site is a suburban setting with a PTAL rating of 1a and as such the London Plan indicates that the density levels ranges of 150-200 habitable rooms per hectare (hr/ha) and the proposal would be in excess of this range at 265 hr/ha. However, the London Plan further indicates that it is not appropriate to apply these ranges mechanistically, as the density ranges are broad, to enable account to be taken of other factors relevant to optimising potential – such as local context, design and transport capacity. These considerations have been satisfactorily addressed, and the London Plan provides sufficient flexibility for such higher density schemes to be supported.
- 8.6 Furthermore, the Draft London Plan focusses on intensification of the suburbs as a means to achieve housing numbers. Given that Sanderstead has been identified as an area of sustainable growth of the suburbs with some opportunity for windfall sites, growth will mainly be by infilling and dispersed integration of new homes that respect existing residential character and local distinctiveness and this would accord with the above policy aims. There is no in principle objection to the proposal.

### **Townscape and Visual Impact**

- 8.7 Policy DM10.1 states that proposals should achieve a minimum height of 3 storeys, and the proposal is for a three storey building (2 storeys with the third storey located within the roof) to be located at the site. The site occupies a corner plot and the design has responded to this by utilising the dual aspect available and maximising the height and depth of the property to provide a positive side elevation.
- 8.8 The scheme is deeper than existing properties but given the corner location this allows for the scheme to positively address both streetscenes. Through the use of conditions the dense vegetation currently lining Britton Close would be retained which would partially screen the depth of the mass to reduce its impact. The side elevation is in front of the building line of properties on Briton Close but given the separation from these and the retention of vegetation to side and rear, this is considered to be acceptable.
- 8.9 The overall scale and massing of the proposed building is larger than the existing, however the height of the proposal responds sensitively to the level changes and relationship with 24 Briton Crescent (set at a lower level) by keeping a similar ridge height to the existing property. The proposal has been stepped off the boundary further than the existing building ensuring that the proposal does not feel overly cramped on the site. The applicant has integrated the refuse and bike store alongside the main building mass and has proposed separate access which is away from the main car parking area, and the materiality of this unit is to be a continuation of the main building material to read as a single unified form.



Figure 2: 3D views of the proposal from the streetscene

8.10 Generally, the materials specified are in-keeping with the character of the area which is predominantly a 1930's suburb. The design of the building incorporates a traditional styled appearance, albeit using more contemporary materials, consisting of two gables to the front elevation and pitched roof forms and appropriate materials (face brick including decorative brick courses, white uPVC framed windows, interlocking double plain grey tiles and render which can be secured through a condition) with an adequate balance between brick and glazing and appropriate roof proportions.



Figure 3: CGI highlighting the view of the proposed development from the street

8.11 The application site has a generous rear garden which is not visible from the public highway. The boundary will continue to be landscaped which would be in keeping with the area and welcomed. The front of the site is already given over to hardstanding, which the proposal would seek to break up through the integration of planting and soft landscaping. The existing situation involves off street parking within the front forecourt and the proposal would retain this feature which is not uncommon in the surrounding area. The proposed new areas of soft landscaping at the ground floor and along the boundary of the site will to soften the appearance and this can be conditioned.

- 8.12 The proposal seeks to locate the remaining six off-street spaces on hardstanding at the rear of the site adjoining 9 Briton Close. Given the overall scale of the development, the extent of hardstanding would not be excessive. The site offers sufficient opportunities for soft landscaping to the front and rear as well as between the proposed development and the neighbouring property to the rear.
- 8.13 The proposal has been designed to resemble a large house on a large plot rather than a block of flats as indicated by representations. It responds sensitively to topography and the siting of adjoining buildings and is a sensitive intensification of the built form of the site. Having considered all of the above, against the backdrop of housing need and the identification of Sanderstead as an area of sustainable growth, officers are of the opinion that the proposed development would comply with the objectives of the above policies in terms of respecting local character.

### **Housing Quality for Future Occupiers**

- 8.14 All the units of the proposal would comply with internal dimensions required by the Nationally Described Space Standards (NDSS) and would provide a good mix of units including a 3 bed 4 person unit and three 2 bed 4 person units which would meet with the 30% strategic policy provision for family units in the local plan.
- 8.15 With regard to external amenity space, the London Housing SPG states that a minimum of 5sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm for each additional unit. All the units located on the ground floor have access to private amenity space in excess of minimum standards. Only Units 5 and 7 (front facing units on first and second floor respectively) do not have access to private amenity space through balconies. However, on balance this is considered acceptable as there is a significant amount of space proposed as communal gardens at the rear of the site. This could accommodate child play space (which can be conditioned).
- 8.16 In terms of accessibility, level access would be provided from the front door to the three ground floor units (which includes the 3 bed family unit). The London Plan states that developments of four stories or less require disabled unit provisions to be applied flexibly to ensure that the development is deliverable. Given the limitations of the footprint to provide the required accommodation, it is considered that one of the ground floor units should be M4(3) adaptable and the other one should be M4(2). This can be secured by condition. A disabled space is proposed for the parking area.
- 8.17 The development is considered to result in a high quality development including a provision of 30% family units all with adequate amenities and provides a good standard of accommodation for future occupiers.

### **Residential Amenity for Neighbours**

- 8.18 The properties that have the potential to be most affected are the adjoining properties at 20 and 24 Briton Crescent and property at the rear of the site at 9 Briton Close these properties are highlighted in the figure below:

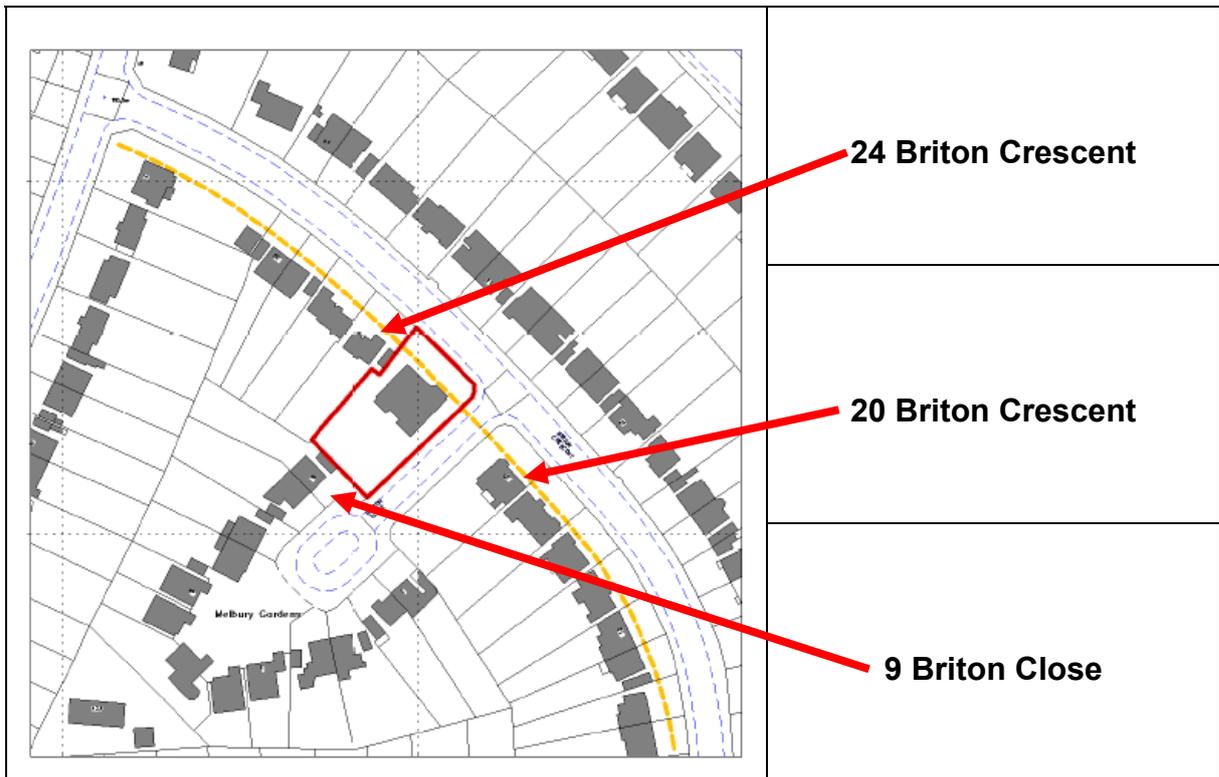


Figure 4: Ground floor plan highlighting the relationship with the adjoining occupiers.

### 24 Briton Crescent

- 8.19 The adjoining property is located at a lower ground level than the existing site and this will be maintained. The overall front building line of the proposal is set forward of the existing building line and that of 24 Briton Crescent, but only by a small amount and 24 Briton Crescent's garage is adjacent to the boundary with the site.
- 8.20 The main increase in the overall mass of the proposal is at the rear of the site, where it is proposed to be approximately 4.8m deeper than the existing property and the height of the main building increasing by two storeys adjacent to the shared side boundary. The scheme would pass the 45 degree BRE test for loss of light to the rear elevation windows and is set off the boundary by approximately 2.0m further than the existing property. Whilst there would be some impact, due in part to the orientation to the south, sufficient outlook to 24 Briton Close would be retained. There is well-established vegetation along this boundary which would help mitigate any issues of overlooking at ground floor level and break up the bulk of the proposal to an extent. Further details of planting and boundary treatment would be required by condition.
- 8.21 The neighbouring property has windows in the side elevation at first floor serving a bathroom. Windows to bedrooms are located in the rear elevation but separated from the applicant site by the garage to no 24. A window in the rear section of the garage would be affected but given that this is located in an extension which was approved as a utility room this is considered to be acceptable. The proposal therefore would have an impact on 24 Briton Crescent but officers consider this would be acceptable.
- 8.22 There are a number of windows proposed on the first floor at the side, as well as a number of rooflights. The first floor side windows have a cill height of 1.8 metres and as the rooflights are high level so it is unlikely that they would provide either actual or perceived levels of overlooking and loss of privacy. Nevertheless it is considered

prudent to condition obscure glazing to ensure that any future overlooking is mitigated along the flank elevations.



Figure 5: Plan and photo to highlight impact on 24 Briton Crescent

8.23 Whilst there would be a degree of overlooking as a consequence of the rear fenestration, this is not uncommon in a suburban location. Given the design, layout and separation between the properties, the current boundary treatment and provision of a suitable landscaping scheme (secured by way of a planning condition) this is deemed acceptable to ensure no undue impact on the amenities of neighbouring properties.

8.24 A Noise Impact Assessment acoustic report has been submitted in representations (prepared by Acoustics Plus Ref:103626.ph.Issue1) that concludes the predicted noise level is significantly higher than the measured background noise level and will lead to a loss of amenity to the occupier.

8.25 This report has been assessed by the Councils Environmental Health team who have confirmed the accuracy of the measurements. When referring to BS8233:2014 “Sound insulation and noise reduction for buildings”, the report states in paragraph 5.10, “Whilst this strictly refers to common community noise such as aircraft and road traffic movements, it does provide a useful yardstick to quantify noise such as that which comes from a children’s play area.” It would be unreasonable to apply standards designed for control of environmental noise such as rail, road, aircraft, or commercial activities to noise created from children playing. There will be noise created from children playing in neighbouring premises, however this is not uncommon within a suburban residential environment. However the nature of this noise, being neither unreasonable nor unusual, would suggest that it does not unduly affect amenity, and would not be a statutory noise nuisance.

### 20 Briton Crescent

8.26 In terms of impacts on 20 Briton Crescent the proposal is set in excess of 20m from the flank wall of the proposed development with Briton Close between the properties. Furthermore, there are three mature street trees and a well-established vegetation line which are both retained and protected between these properties that would provide a high degree of screening. There are first floor windows at the proposal and the roof lights at a high level however given the level of separation it is unlikely to cause issues of overlooking from these units.



Figure 6: Photo to highlight the relationship between the application site and 20 Briton Crescent

### 9 Briton Close

8.27 Given the separation between this property and the proposal is in excess of 20m and the proposed landscaped boundary located between these properties which can be secured by condition, this relationship is acceptable.

### **Access and Parking**

8.28 The site is located within a PTAL area of 1a which is poor. The London Plan sets out maximum car parking standards for residential developments based on public transport accessibility levels and local character. In Outer London areas with low PTAL (generally PTALs 0-1), boroughs should consider higher levels of provision which in this case would be 2 spaces per unit, although residential parking standards should be applied flexibly. The provision of 2 spaces is a maximum provision and a 1:1 ratio would be more in line with the London Plan and Croydon Plan to reduce the reliance on the car and meet with sustainability targets.

8.29 The scheme provides 9 off-street parking spaces in two separate parking areas with three spaces (including a disabled space) located at the front of the site, and six spaces at the rear of the site accessed via Briton Close which would equate to a 1:1 provision in respect to the units proposed at the site. A swept path analysis has been provided that highlights that vehicles can access and exit in forward gear turns and does not compromise highway safety. This analysis takes into consideration parking on Briton Close and demonstrates that, if parking occurs in a reasonable fashion, the access can be used satisfactorily.

8.30 Given that there is existing hardstanding on the frontage used for parking the scheme would not be out of keeping with the surrounding location and further mitigations measures are proposed to ensure that the green character is maintained and has been secured through a landscaping condition. There is a significant soft landscape

boundary screen between the property to the rear, which is sought to be protected and retained and is a suitable treatment subject to conditions.

- 8.31 In compliance with the London Plan, electric vehicle charging points should be installed in the parking area and this can be secured by way of a condition. The capacity of the cycle storage facilities would comply with the London Plan (which would require 18 spaces) and the store would be covered and provided within the front forecourt. However, consideration should be given to a more conventional layout with separate stands as it is sometimes difficult for wall stands to be used, as such further details will need to be secured by way of a condition.
- 8.32 A Demolition/Construction Logistic Plan (including a Construction Management Plan) will be needed before commencement of work and this could be secured through a condition.

### **Environment, Flooding and sustainability**

- 8.33 Conditions can be attached to 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.
- 8.34 The applicants have submitted a Flood Risk Assessment (FRA) which based on a desktop study of underlying ground conditions, infiltration of surface water runoff following redevelopment may be feasible. To mitigate any residual risk of flooding, the FRA indicates that flood resilient construction techniques should be incorporated into the proposals and in order not exacerbate the risk of surface water flooding, surface water drainage arrangements for the redeveloped site should be in accordance with national and local policy requirements and should ensure that there is no increase in flows of surface water runoff when compared with the existing site.
- 8.35 Given the areas of hardstanding to be utilised as parking areas, permeable paving system should be incorporated as part of the scheme. This should accommodate surface water runoff from hardstanding areas in up to the 1 in 100 years plus 40% climate change event. This can be secured through a condition.

### **Trees and landscaping**

- 8.36 The existing site is heavily vegetated and provides a number of well-established trees and shrubs adding to the overall amenity value and also providing a good degree of screening at the site. There are also three street trees (limes) at the front of the property and there is an established sycamore which grows in the rear garden of number 24 and its canopy overhangs the site boundary.
- 8.37 There are no trees on site subject to a tree preservation order. The applicants have submitted an Arboriculture Report and Impact Assessment which highlights that a 5m section of category B hedgerow will be removed from the side of the site to facilitate the new vehicular access. A further four category C trees are also proposed to be removed from the front of the site and a semi mature apple tree at the rear. Given that these trees are not protected, their proximity to the existing dwelling and their low quality and amenity value, officers have no objection to the loss of these trees subject to planting mitigation.

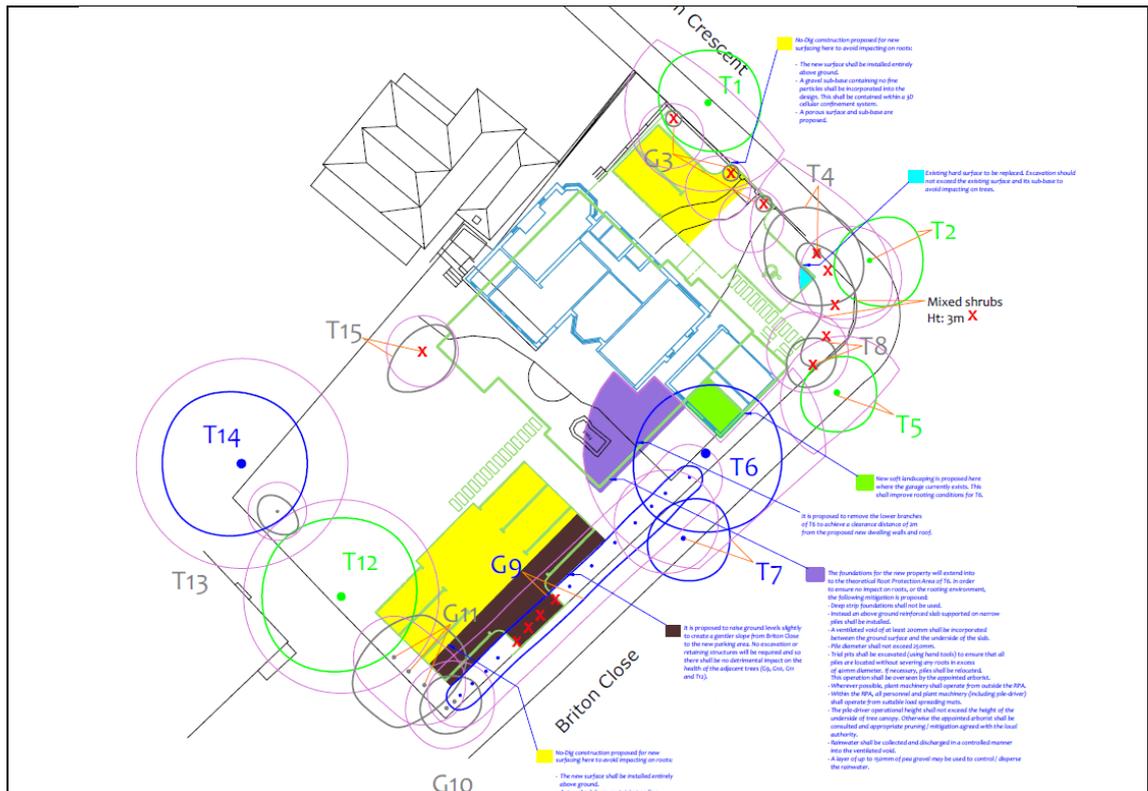


Figure 8: Extract from tree survey showing trees to be removed (marked as X's)

8.38 It should be noted that there is a row of mixed species on the rear boundary that provide good privacy screening between the proposal at the property at 9 Britton Close that are to be retained to minimise the impact on that property. Further details are required in terms of protection measures for these and the streets trees and should be conditioned to ensure that these are protected during the construction phase. The works should be undertaken in accordance with the Arboriculture Report and Impact Assessment recommendations and this has been conditioned.

8.39 The current landscaping plan highlights a number of shrubs to be planted around the site. It is considered that the landscaping could be improved through a greater diversity of plant species, more appropriate species selection and introduction of low level plant beds. As such a landscaping condition has been attached to ensure that the landscaping provided would provide suitable scheme at the site.

8.40 With regard to additional wildlife concerns, it is recommended for an informative to be placed on the decision notice to advise the applicant to see the standing advice by Natural England in the event protected species are found on site.

## Other matters

8.41 Representations have raised concerns that local schools and other services will be unable to cope with additional families moving into the area. The development will be liable for a charge under the Community Infrastructure Levy (CIL). This payment will contribute to delivering infrastructure to support the development of the area, such as local schools.

## **Conclusions**

- 8.42 The principle of development is considered acceptable within this area. The design of the scheme is of an acceptable standard given the proposed and conditioned landscape and subject to the provision of suitable conditions the scheme is acceptable in relation to residential amenity, transport, sustainable and ecological matters. Thus the proposal is considered in general accordance with the relevant policies.
- 8.43 All other relevant policies and considerations, including equalities, have been taken into account.