

## PART 6: Planning Applications for Decision

## Item 6.3

**1 APPLICATION DETAILS**

Ref: 19/03118/FUL  
 Location: 3 West Hill, South Croydon, CR2 0SB  
 Ward: Sanderstead  
 Description: Demolition of existing 2 storey detached house & garage. Erection of a four storey flatted block comprising 9 apartments including associated communal amenity space, landscaping, parking, access, cycle and refuse storage.  
 Drawing Nos: 2017.164.01, 2017.164.03 Rev C, 2017.164.04 Rev B, 2017.164.05 Rev A, 2017.164.06 Rev B, 2017.164.07 Rev B, 2017.164.08 Rev C, 2017.164.09 Rev A, 2017.164.10 (Received by the LPA on 22<sup>nd</sup> July 2019), 2017.164.11 Rev D, 2017.164.12, 2017.164.13 Rev A, 2017.164.14 Rev A, 23383se-01, 1951-001.  
 Agent: Mr Patrick Stroud  
 Applicant: Mr Dipen Patel  
 Case Officer: Tim Edwards

	1b,1p	1b2p	2b3p	2b4p	3b4p	3b5p	4b, 7p	Total
<b>Existing</b>							1	1
<b>Proposed</b>		2	2	2	1	2		9

*All units are proposed for private sale*

Number of car parking spaces	Number of cycle parking spaces
6	17

- 1.1 This application is being reported to Planning Committee because the ward councillor (Cllr Yvette Hopley) made representations in accordance with the Committee Consideration Criteria and representations in excess of the Committee Consideration Criteria have been received.

**2 RECOMMENDATION**

- 2.1 That the Planning Committee resolve to GRANT full planning permission subject to:

**Conditions**

- 1) The development shall be carried out wholly in accordance with the approved plans
- 2) Full landscaping to be provided prior to occupation for approval and maintained for 5 years
- 3) Details of materials to be submitted and approved (including samples if requested and details of retaining walls)

- 4) Detailed design drawings highlighting the key junctions between materials to be submitted and approved.
- 5) Step free level access to the building and rear communal area to be provided and retained
- 6) Unit 1 shall be provided as an M4 (3) unit and unit 2 shall be provided as an M4 (2) unit.
- 7) Further details in relation to the tree pits to be submitted and approved.
- 8) Trees – in accordance with the arboricultural assessment and tree Protection Plan and Landscaping scheme. Trees to be removed out of bird nesting season only.
- 9) Written Scheme of Investigation relating to archaeology shall be submitted and approved.
- 10) Parking spaces as allocated, Dropped Kerbs, Pedestrian Visibility Splays, Active/Passive charging, refuse and cycle storage to be provided prior to occupation.
- 11) Demolition and Construction Logistics Plan to be submitted
- 12) The development must achieve 19% CO2 reduction beyond Building Regulations
- 13) The development must achieve 110 litres water per head per day
- 14) Flank facing windows to be obscure glazed/non-opening up to 1.7 metres from internal floor levels.
- 15) Detailed SUDs strategy to be submitted and approved.
- 16) Time limit of 3 years
- 17) Any other planning condition(s) considered necessary by the Director of Planning & Strategic Transport

### **Informatives**

- 1) Community Infrastructure Levy – Granted
- 2) Code of Practice on the Control of Noise and Pollution from Construction Sites
- 3) Wildlife protection
- 4) Any other informative(s) considered necessary by the Director of Planning & Strategic Transport

- 2.2 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 PROPOSAL AND LOCATION DETAILS**

### **Proposal**

- 3.1 The applicant seeks full planning permission for:

- Demolition of an existing two storey building and erection of a four storey building to provide 9 units.
- Provision of 6 parking spaces at the front of the site.
- Multi-functional communal/child play space to be provided at the rear of the proposed building.

- 3.2 Amended plans have been received for the proposal responding to comments proposed in regards to the brick colour originally proposed. Further clarification has also been provided in relation to the proposed replacement trees. This alterations are considered to be non-material to the original application consulted upon and therefore are reviewed accordingly.

3.3

### **Site and Surroundings**

- 3.4 The application site lies on the north-western side of West Hill, in an area which is at risk from both surface water and ground water flooding. Land levels rise from south-west to north-east within the surrounding area.
- 3.5 The site is located within an Archaeological Priority Area Tier II location (Hook Hill). There is also a Tree Preservation Order, TPO 42, 1983 which covers two horse chestnut trees on site as well as trees located within the front garden of 3a West Hill.
- 3.6 The site is located within a PTAL 2 area, being approximately 500 metres walk from Sanderstead station as well as being in close proximity to local bus stops.



Figure 1: Site Location

### **Planning History**

- 3.7 The planning history relevant to the site is highlighted below:

**84/00626/P** – Erection of two detached houses each with double garage. **Permission Granted and Implemented.** (*N.B – These replaced a single dwelling and one of these is now the application site.*)

- 3.8 The following planning history associated with the surrounding sites is also relevant to the proposal:

### **1 West Hill**

**10/00913/P** - Erection of three storey building comprising of 15 two bedroom and 3 three bedroom flats; provision of associated parking (renewal of planning permission 06/04886/P): **Permission Granted.**

**13/02464/P** - Erection of three storey building comprising of 15 two bedroom and 3 three bedroom flats; provision of associated parking (without compliance with conditions 4 & 6 - landscaping details to be submitted prior to commencement-attached to planning permission 10/00913/P): **Permission Granted and implemented.**

### **1A West Hill**

**17/05708/FUL** - Demolition of existing dwelling and erection of two storey building with accommodation in roofspace and basement comprising 7 two bedroom, 1 three bedroom and 1 one bedroom flats : formation of vehicular access and provision of 8 parking spaces, refuse store and bike storage: **Permission Granted.**

**18/01005/CONR** - REVISED DESCRIPTION: Section 73 application seeking to vary condition 1 (approved drawings) attached to 17/05708/FUL for the demolition of existing dwelling: erection of two storey building with accommodation in roof space and basement, comprising 8 two bedroom flats and 1 three bedroom flat: formation of vehicular access and provision of 8 parking spaces, refuse store and bike storage: **Permission Granted and part-implemented.**

**19/01642/CONR** - Section 73 application seeking to vary condition 1 (approved drawings) attached to 18/01005/CONR for the demolition of existing dwelling: erection of two storey building with accommodation in roof space and basement, comprising 8 two bedroom flats and 1 three bedroom flat: formation of vehicular access and provision of 8 parking spaces, refuse store and bike storage. (Amended Plans): **Pending Determination.**

### **2 West Hill**

**18/03158/FUL** - Alterations and formation of basement accommodation to include light wells and erection of a single/two side/rear extensions. Construction of roof extension to include raising the ridgeline, formation of roof gables and installation rooflights. Conversion to form 5 x two bedroom and 2x one bedroom flats and provision of associated landscaping, refuse and cycle parking: **Permission Granted and part-implemented.**

### **Land Adjacent to 2 West Hill**

**17/02918/FUL** - Erection of part three/four storey buildings comprising 9 three bedroom flats with associated basement parking and cycle storage Formation of

vehicular access and provision of refuse storage (shown in figure 2): **Permission Granted and part-implemented.**

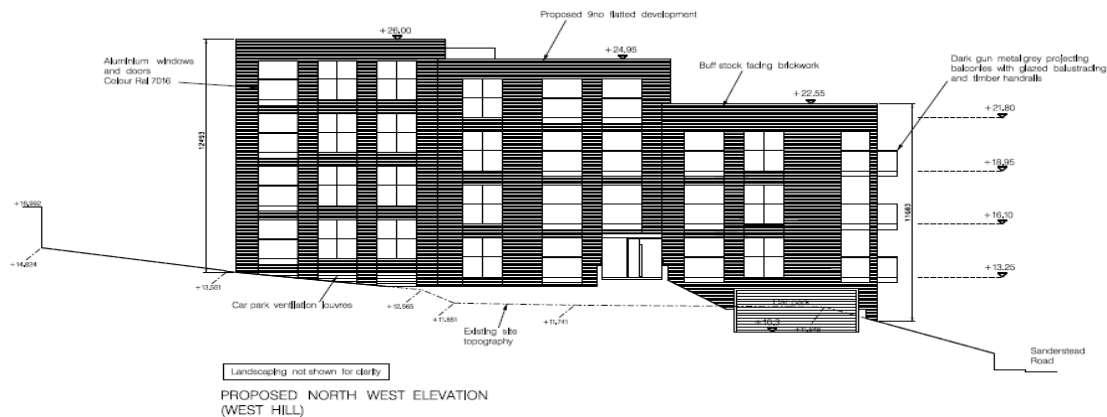


Figure 2: Front Elevation of the redevelopment of Land Adjacent 2 West Hill

#### 4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The site is a sustainable location for new dwellings and the principle of redevelopment to provide additional housing is acceptable.
- The proposal would contribute positively to borough-wide housing targets and would deliver 8 additional units on site.
- The scale and layout of proposed built form is considered to be appropriate for the site which would respect the evolving character of the surrounding area.
- The proposal avoids unacceptable harm to the neighbours' living conditions.
- The development would provide an acceptable standard of living for future residents of the development, with satisfactory internal layouts and amenity space.
- The number of parking spaces proposed would be suitable, providing an appropriate quantity for the proposed unit mix.
- Other matters including flooding and sustainability can be appropriately managed through condition.

#### 5 CONSULTATION RESPONSE

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

##### Historic England (statutory consultee)

- 5.2 Owing to the site's location within an Archaeological Priority Area, Historic England have been consulted. They have recommended a condition is added to

the proposal requiring the developer to submit further evidence prior to undertaking any works.

## 6 LOCAL REPRESENTATION

- 6.1 The application has been publicised by way of letters sent to adjoining occupiers of the application site. The number of representations received from neighbours, local groups etc. in response to notification and publicity of the application were as follows:

No of individual responses: 29      Objecting: 29    Supporting: 0

- 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:

Objection	Officer comment
<i>Principle of development</i>	
Cumulative impact of flatted developments within the area.	Each application is assessed on its own merit, however this point is further addressed in regards to the cumulative impact on transport within section 8.29 of this report.
Loss of a large family home.	The proposal provides three family homes in accordance with local policy. This point is further addressed within section 8.2 to 8.4 of this report.
<i>Design and appearance</i>	
Out of keeping with the surrounding area – flats, design, character, height, bulk, building line, materials, density, overbearing scale and mass.	This is addressed in section 8.5 and 8.7 to 8.11.
The proposal goes against the councils prior insistence that such small apartment developments replacing detached home must be designed to retain the appearance of a single dwelling.	There is no policy or guidance which restricts development in this manner as seen by both the approved scheme at 1 West Hill and the land adjacent to 2 West Hill, neither of which appear as single detached dwellings.
<i>Impact on amenities of neighbouring properties</i>	

Adverse impact on neighbouring properties – loss of privacy, overbearing, visually dominant, outlook, noise, daylight and sunlight.	This is addressed in section 8.12 to 8.21 of this report.
Impact upon adjoining occupiers during construction period.	This point is acknowledged and therefore, a construction logistics plan is proposed to be conditioned. The applicant is also reminded of the Councils Code for construction which is proposed to be added as an informative to the proposal.
Impact upon Local Area of Special Character.	The site is no longer designated as a Local Area of Special Character, with this designation being removed during the Croydon Local Plan 2018 process.
<i>Amenities of future occupiers</i>	
Small poor quality units are provided.	All units, external amenity areas and floor to ceiling heights meet the minimum standards as addressed in section 8.22 to 8.27 of this report.
<i>Highways and parking</i>	
Inadequate parking provision and impact on the existing highway network.	This is addressed in section 8.28 to 8.32 of this report.
<i>Impact upon Trees</i>	
Detrimental impact upon trees.	This is addressed in section 8.35 to 8.36 of this report.
<i>Other material considerations</i>	
There is no affordable housing provided.	The proposal falls below 10 units and therefore there is no policy requirement to provide affordable housing units. It is considered that the proposed application provides the most effective use of the land as proposed and is not of a sufficient size or scale to provide additional units without detrimentally impact the amenity of the adjoining occupiers, would not be able to provide the required amount of family units for a major application or potentially meet the parking demand that this could create.

Local transport, schools and health services are already over stretched.	The development will be CIL liable. This is addressed at section 8.40 of this report.
The existing plans for the site are incorrect.	It is noted that the existing elevations were incorrectly labelled. These have been amended accordingly.
The proposed building has already been demolished.	The proposed building has not been demolished however, the building previously located at 1a West Hill, and the adjacent building, has been demolished during the application process.
Impact upon the local school.	The site is located approximately 500 metres from the closest school. The development is for a residential use within a residential area and is therefore considered to have a negligible impact upon the existing school.
<i>Procedural or Non-material considerations</i>	
There is a restrictive covenant on the site	This is not a planning consideration.
Detrimental impact upon property prices.	This is not a planning consideration.
Impact upon right to light.	Whilst the potential impact of daylight and sunlight is considered, the right to light is a civil matter, not a material planning consideration.
Impact upon foundations of adjoining properties.	This is not a planning consideration.

6.3 Councillor Yvette Hopley has objected to the scheme and referred it to Planning Committee, making the following representations:

- Completely out of character with the area.
- An overdevelopment of the plot.
- The initial proposal submitted was far better than this application having a pitched roof. This flatted development is not in keeping. Why did officers suggest a more contemporary design – it is not what appeals to resident or indeed does nothing to enhance the character? *[Officer Comment: As shown within the applicant's submission, the original design presented to officers at pre-app stage included a pitched roof. However, the proposed design was considered inappropriate for the site due to the irregular proportions of the building proposed. The applicant re-designed the scheme utilising a contemporary design including flat roof to respond to initial feedback, which*



*neither encouraged nor discouraged a contemporary building. As highlighted throughout this report, overall this approach is supported when considering the sites surrounding and evolving character of the area as highlighted by the section 3.4 of this report.*

## **7 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 (CLP) and the South London Waste Plan 2012.
- 7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in February 2019. 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:
- Requiring good design.
  - Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions
- 7.3 The main policy considerations raised by the application that the Committee are required to consider are:

### Consolidated London Plan 2015 (LP):

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 3.11 Affordable housing targets
- 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
- 3.13 Affordable housing thresholds
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.13 Sustainable drainage
- 6.9 Cycling
- 6.11 Smoothing traffic flow and tackling congestion
- 6.13 Parking
- 7.2 Designing out crime
- 7.4 Local Character

- 7.6 Architecture
- 7.14 Improving air quality
- 7.19 Biodiversity and access to nature
- 7.21 Trees and woodland

Croydon Local Plan 2018 (CLP 2018):

- SP2 Homes
- SP4 Urban design and local character
- SP6 Environment and climate change
- SP8 Transport and communications
- DM1 Housing choice for sustainable communities
- DM10 Design and character
- DM13 Refuse and recycling
- DM16 Promoting healthy communities
- DM19 Promoting and protecting healthy communities
- DM23 Development and construction
- DM24 Land contamination
- 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
- Applicable place-specific policies

7.4 The relevant Supplementary Planning Guidance is as follows:

- London Housing SPG (March 2016)
- London Mayoral Affordable Housing SPG: Homes for Londoners (August 2017)
- The Nationally Described Space Standards (October 2015)
- Suburban Design Guidance (SDG) (2019)

## **8 MATERIAL PLANNING CONSIDERATIONS**

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

- Principle of development;
- Townscape and visual impact;
- Residential amenity;
- Living conditions of future occupiers;
- Parking and highway safety;
- Cycle and refuse storage;
- Trees and biodiversity;
- Flood risk;
- Other planning matters

## **Principle of development**

- 8.2 The London Plan and Croydon Local Plan support the delivery of new housing in sustainable locations, to address the need for new housing to suit local communities. Approximately 30% of future housing supply may be delivered by windfall sites which provide sensitive renewal and intensification of existing residential areas and play an important role in meeting demand in the capital, helping to address overcrowding and affordability issues.
- 8.3 Policy SP2.7 supports the provision of new family sized dwellings, with a strategic target of 30% of all new dwellings across the borough to be family sized. The proposed unit mix includes 3 x three bedroom units and 2 x 2b, 4p units. The proposal would therefore provide 5 family units on site, exceeding the strategic target of 30%.
- 8.4 Policy DM1.2 prevents the loss of small family homes by restricting the net loss of units with three bedrooms or a floor area of less than 130sq.m. As the existing dwelling is not smaller than 130sq.m or a 3 bedroom property and the proposal would provide family accommodation above the required amount, overall the proposal is considered to be in accordance with Policy DM1.2.
- 8.5 The site is in a suburban setting with a PTAL rating of 2 and as such the London Plan indicates that the density levels could range from 150 - 250 habitable rooms per hectare (hr/ha). The proposed density of this development falls above this range at 304hr/ha. Although this is above the levels sets out, the London Plan states that it is not appropriate to apply these ranges mechanistically, as the density ranges are broad, to account for other factors relevant to optimising potential – such as local context and design. In this circumstances it is considered that the proposed development is appropriate for the site and surrounding area taking into account the site's land levels, proposed design as well as the proposed unit mix and parking quantities provided.
- 8.6 The site is located within an existing residential area and subject to policy compliance in other respects, however the principle of redevelopment is supported.

## Townscape and Visual Impact

- 8.7 The existing dwelling is not statutorily or locally listed and therefore there is no objection to its demolition and replacement with a proposed flatted development. As detailed within the sites history, the existing building and 3a West Hill, shown in figure 3, previously replaced a single dwelling which encompassed both plots.



1A West Hill

Figure 3: Streetscene Elevation

This demonstrates how the suburbs have continued to evolve throughout time. This proposal introduces a four storey building with recessed fourth storey to fully utilise the land levels prevalent within the wider area and demonstrated by figure 3.

- 8.8 The proposed land levels on-site are approximately 3 metres below 3a West Hill, allowing the building's mass and scale to sit comfortably within the streetscene. Whilst concerns have been raised regarding the contemporary nature of the building, especially noting its flat roof overall this approach is considered acceptable with the wider streetscene being formed of multiple building types and roofs forms. Notably the approved development within the land adjacent to 2 West Hill incorporating a flat roof (as shown with figure 2) alongside the flatted development located to the rear within Beechwood Avenue shows how this can complement the existing character of buildings. As such, whilst there has been development in the area, this has sensitively evolved the character of the area, which this scheme continues to do.

- 8.9 As shown within figure 4 the site is located as West Hill curves. The applicant has responded to this by stepping the massing to respond to the approved building at 1a West Hill as well as 3a West Hill. This is considered to add interest and depth to the front elevation, responding to the stepped building line and further enhancing the varying building types seen throughout the local area. The proposed parking at the front of the site would ensure appropriate parking facilities proposed. Throughout West Hill parking is primarily positioned within front gardens. This proposed approach would follow this form and mirror the approved scheme at 1a West Hill in sensitively integrated parking forecourt, with instant impact trees and soft landscaping.

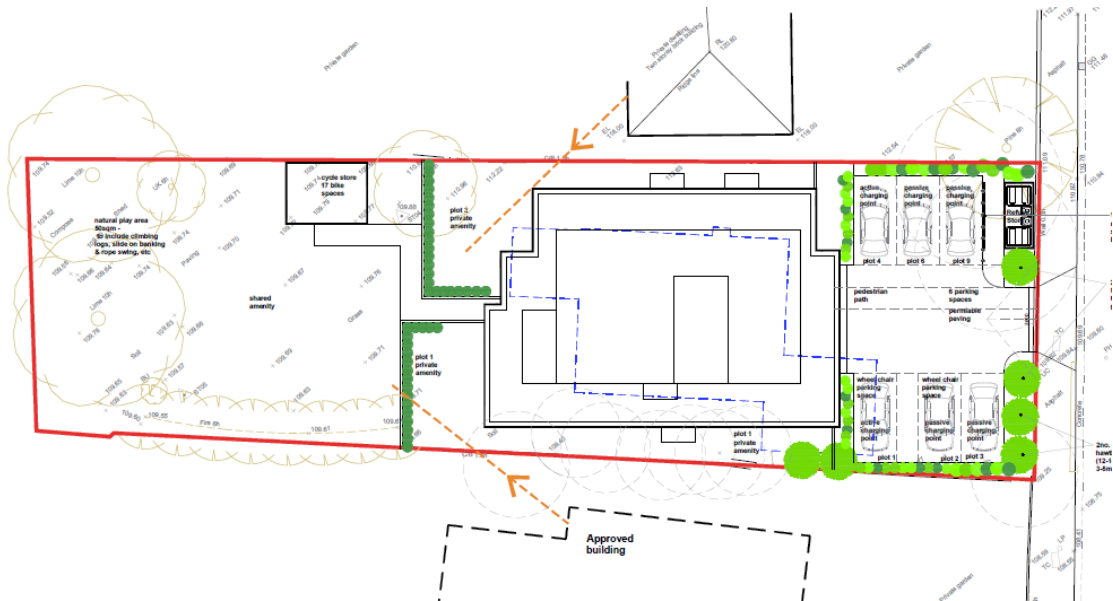


Figure 4: Proposed Block Plan

- 8.10 The proposal has been amended during the application process to respond to comments made in relation to the proposed materiality with the buff brick being replaced by red brick. This is considered to be a more appropriate tone for the proposed building, within this immediate context. The metal used on the recessed floor is a common residential building material in contemporary schemes. Overall, the choice of materials are supported, with further details in regards to the key junctions and materials proposed to be secured via condition.
- 8.11 Overall, the proposed development would represent a high quality contemporary addition to the wider street scene whilst providing additional residential units on-site.

### Impact on Neighbouring Residential Amenity

8.12 The properties most affected by the development would be the immediate neighbours, 3a West Hill and the flatted development at 1a West Hill as well as 6 and 6a West Hill directly opposite the site. 2 Beechwood Road, Abbeyfield Residential Nursing Home is also of relevance being located to the rear of the site.

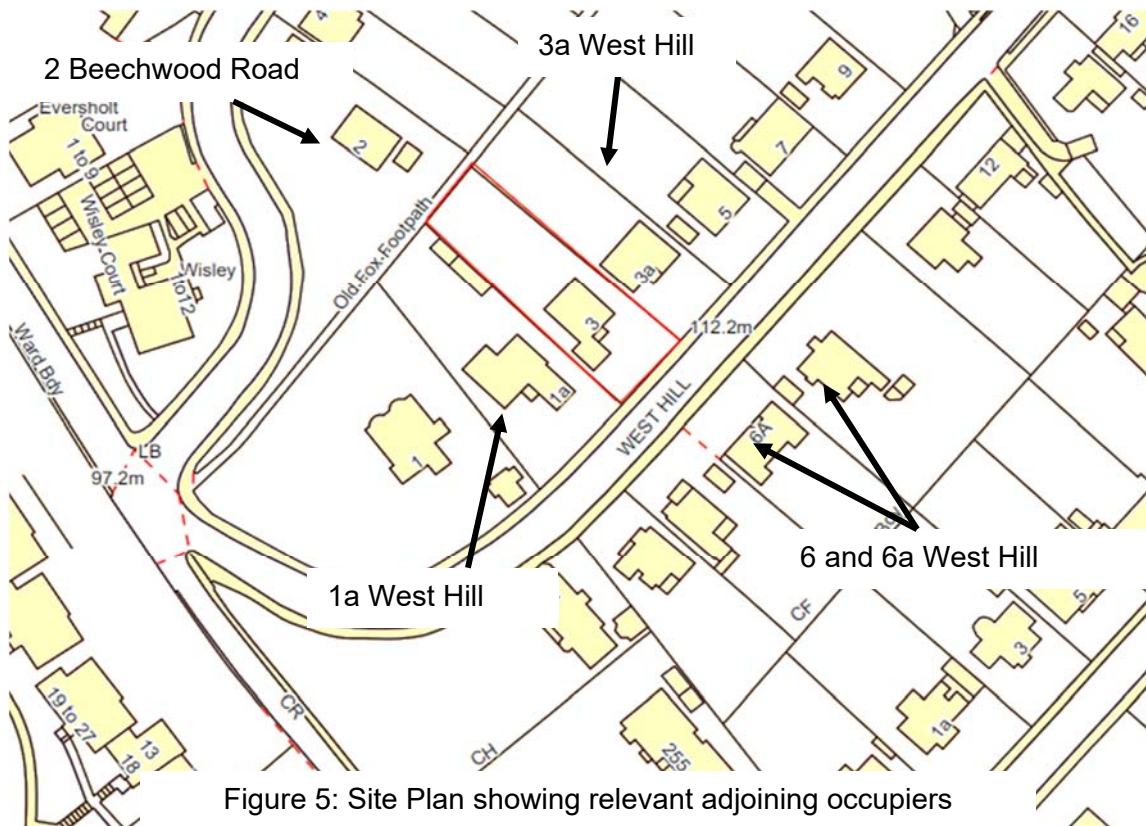


Figure 5: Site Plan showing relevant adjoining occupiers

### 1a West Hill

8.13 As highlighted within point 3.6 this adjoining site has previously gained consent to be demolished and for a building of three storeys to provide 9 units. The building at 1a West Hill has now been demolished and the construction of this development has now begun, although there are noted to be a number of section 73 applications linked to this site, some of which are currently under consideration. The approved scheme has a number of bedroom and living room windows at ground and lower ground floor. The proposal would break a line at 45 degrees from the nearest of these at ground floor. However this would generally be the case in this area given the topography. Given the site orientation and the natural level changes this relationship is considered to be acceptable.

8.14 The proposal is considered to have an acceptable impact upon this adjoining flatted development, with acceptable separation between the built forms and minimal overlooking between buildings. The proposed development has incorporated oriel windows within the design to improve outlook for future occupiers whilst minimising overlooking to the two adjacent buildings.

8.15 A retaining wall is likely to be required in the rear garden due to levels of each site; a condition is recommended to secure its details.

### 3a West Hill

- 8.16 As seen by figure 3, the proposed land levels step up from the south-western boundary to the north-eastern boundary by 3 metres. This step in the land allows the building to sit lower than these adjoining occupiers. The proposal would also not break the 45 degree line from the adjacent occupier's closest habitable room windows as detailed within figure 6. Whilst there are noted to be two high level windows located within the flank elevation of this adjoining occupier facing towards the development site, these are secondary windows. Taking into account the proposed step in the massing, centrally located fourth storey, balconies incorporated within the built form, and the land level change over approximately 3 metres, overall the proposal is not considered to detrimentally impact this adjoining occupiers amenities to an unacceptable degree.

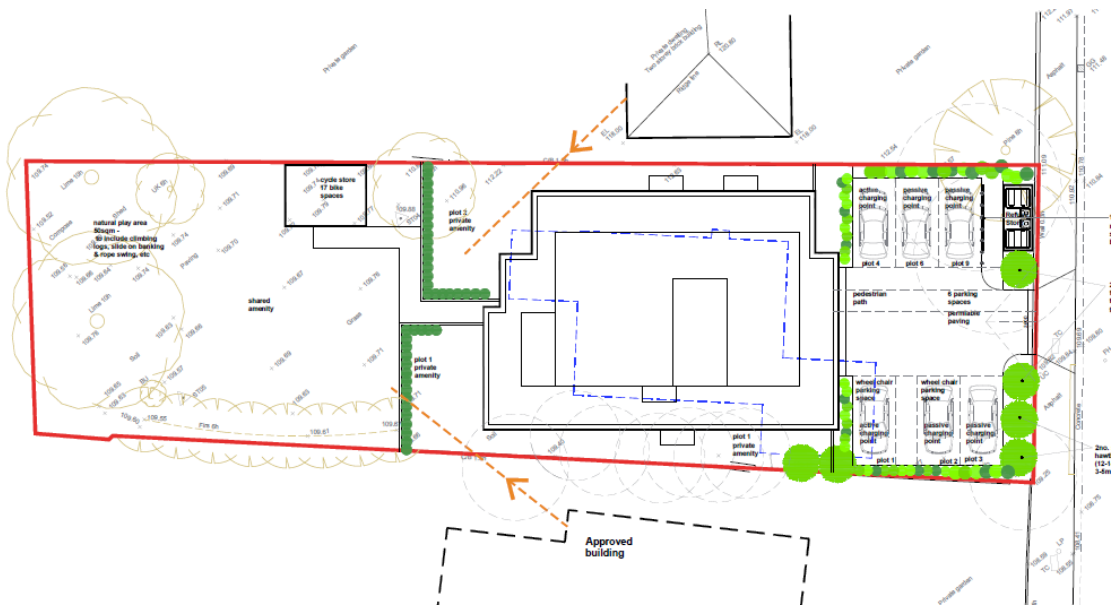


Figure 6: Proposed Block Plan with 1a and 3a West Hill

### 6 and 6a West Hill

- 8.17 There is approximately 33 metres separation between the proposed front elevation and the front elevation of these properties located across the street. Taking into account this separation, overall there is not considered to be a detrimental impact upon the amenities of these adjoining occupiers.

### 2 Beechwood Avenue

- 8.18 There is an approximately 24.9 metre separation between the proposed building and the rear boundary line. There is also noted to be further separation created by the existing bridleway positioned between the rear boundary of the site and the boundary for 2 Beechwood Avenue. Owing to this acceptable separation, overall there is not considered to be a detrimental impact upon the amenities of these residents.



## General

- 8.19 All side facing windows located at first floor level and above are proposed to be obscured glazed and non-opening up to 1.7 metres from the internal floor height to restrict overlooking.
- 8.20 The development has been amended to incorporate all the proposed rear facing balconies within the built form rather than these be partially open. This approach is considered to restrict overlooking to the front or rear of the site, with acceptable separation to the adjoining occupiers which limits overlooking.
- 8.21 Whilst the proposed development is likely to generate additional comings and goings to/from the site, the additional noise levels associated with this is not anticipated to be beyond what would be expected within residential areas.

### **The standard of accommodation for future occupiers**

- 8.22 The proposal would comply with internal dimensions and minimum GIA required for units, bedrooms sizes and floor to ceiling heights by the Nationally Described Space Standards. All units have primary outlook both to the front or rear of the site, barring bedrooms located within the ground floor level units. Whilst these bedrooms would have limited outlook, taking into account the proposed unit mix and the strategic aims of the council to ensure 30% of units are 3 bedrooms overall this approach is accepted. A condition is recommended to secure details of the retaining wall opposite these windows.
- 8.23 Oriel windows are proposed throughout the flank elevations to provide improved outlook to the upper floor rooms and ensure appropriate outlook/daylight/sunlight.
- 8.24 All units are afforded external amenity space which adheres with the London Housing SPG and subsequent Croydon Plan Policy. Units 1 and 2 being family units are afforded larger private amenity areas at ground floor which are in excess of the standards, incorporating the areas to the side of the building.
- 8.25 A through route is proposed to allow step-free access via the building to the rear communal amenity/child playspace. An indicative site layout plan is included showing how the rear communal area may work including child play space. Overall this approach is supported and a detailed landscaping scheme is proposed to be conditioned accordingly.
- 8.26 In terms of accessibility, level access would be provided from the front door to the rear communal area. 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. The applicant has proposed that one of the ground floor units would be provided as M4 (3) and the other as M4 (2) which is overall considered acceptable.
- 8.27 The development would provide high quality accommodation including small family sized housing all with adequate layout, space, and amenities for future occupiers.



## **Parking and Highways**

- 8.28 The site has a PTAL rating of 2 being approximately 500 metres walk from Sanderstead station as well as being in close proximity to local bus stops, situated on Sanderstead Road. The London Plan sets out that the maximum car parking standards for residential developments are based on public transport accessibility levels and local character. It states that 1-2 bedroom properties should provide a maximum of up to 1 space per unit, with up to 1.5 spaces per unit being provided for 3 bedroom properties. Based upon this policy requirement and the proposed unit mix, a maximum of 9.5 parking spaces could be provided.
- 8.29 The development sets out 6 parking spaces (which are allocated parking spaces for the 2 and 3 bedroom units) for 9 units proposed. Two parking spaces are proposed as disabled spaces. Due to the sites location in close proximity to three surrounding schemes which intensify the residential units on-site, it is important to consider the cumulative impact of development upon the highway network, including parking availability. Based upon maximum London Plan standards there is potentially a shortfall of 15.5 spaces across this development and those previously consented at 1A, 2 and 2A West Hill. As such the applicant has submitted a parking stress survey which has been undertaken in accordance with the Lambeth Methodology. This indicates that there is a maximum overnight parking stress within 200 metres of 21% with at least 82 parking spaces available throughout West Hill, The Ridge Way and Beechwood Road. Taking into account the potential worst case scenario of an additional 15.5 parking need across this and the three approved schemes, overall there would continue to be 66.5 parking spaces available with a total parking stress of 38% which is considered acceptable.
- 8.30 A new central crossover is proposed and would replace the existing crossover. This would provide improved visibility to and from the site and follow the form of development approved at 1a West Hill. The proposal would also allow all vehicles to enter and exit in first gear which is overall considered acceptable.
- 8.31 Taking into account the sites accessibility to public transport and parking availability within the surrounding area overall the proposal is considered to provide an appropriate number of parking spaces which would not detrimentally impact highway safety within the surrounding area.
- 8.32 It is recommended that all works associated with raising the dropped kerbs are completed prior to the first occupation of the units and that a Demolition, Construction Logistics and Environmental Management Plan will be required by a condition before commencement of work, given the sites location in a residential area and to ensure minimal impact upon the highway network.

## **Cycle and Refuse Storage**

- 8.33 There is a proposed cycle store located within the rear communal amenity area, which is accessible through the building. This is considered to be appropriately located within the site being accessible for all residents as well as safe, secure and undercover.

- 8.34 The proposed refuse store is located adjacent to the front boundary and to be finished in brick. Whilst this would be noticeable within the wider streetscene it would integrate into the development, be formed in the same material as the proposed building and front boundary. Overall this is considered acceptable being in a good location for all future occupiers, waste personnel and not detrimentally impact the character of the wider area.

### **Trees and Biodiversity**

- 8.35 The proposal recommends the removal of a number of trees located within the existing front garden area. The two existing horse chestnuts (protected by TPO 42, 1983) positioned along the front boundary are considered to be in poor condition and their removal is accepted considering the replacement tree planting proposed. A mature lime tree is also proposed to be removed which again is considered acceptable considering the replacement instant impact trees proposed to mitigate for its loss. The replacement trees (to be located on the front boundary) include 2 x Hawthorn Trees and 2 x Beech Trees which are proposed to have a girth of 12-14 cm and between 3 and 5 metres when planted. These semi-mature trees are considered appropriate for the site and of a scale that would have an instant impact within the streetscene. Details of the tree pits to which these new trees will be planted in are proposed to be conditioned.
- 8.36 The two B grade trees located at the rear of the site are proposed to be appropriately protected during construction and whilst a Hazel hedge located along the boundary is also proposed to be removed, this is not resisted. Due to the existing land level changes from the site to 3a, overall the proposal is not considered to detrimentally impact the trees located within 3a's front garden.
- 8.37 The site is reasonably separated from all Sites of Nature Conservation Importance and/or Special Scientific Interest, does not include the removal of any existing water source (i.e. pond) and although four trees and group of hedges are noted to be removed at the front of the site, the development is considered unlikely to affect protected species/habitats on site. Due to the existing condition of the attached garage on-site a bat emergence survey was also undertaken and concluded that no bats were observed. Regardless of the above, it is important to note that other legislation provides protection to these species to which the applicant should be aware of. A condition is proposed to be attached to ensure that trees are removed outside of the bird nesting season.

### **Flood Risk**

- 8.38 The application lies within an area at risk from both surface water and ground water flooding. A Flood Risk Assessment (FRA) has been provided outlining the existing on-site specifics alongside detailing the proposed situation which can be appropriately managed by SUDs techniques. The assessment has outlined that the development would not increase on or off-site flood risk. However, as no on site investigations have been carried out, a detailed FRA is proposed to be conditioned accordingly which should include on-site testing and a detailed drainage strategy.

### **Other planning matters**

- 8.39 Conditions are recommended in relation to carbon emissions and water use targets for the development, to achieve sustainability objectives in accordance with policy.
- 8.40 The development would be CIL liable. This would contribute to meeting the need for physical and social infrastructure, including education and healthcare facilities.

### **Conclusion**

- 8.41 The site is in a sustainable location for new housing development, and the scale, size and design of the development is considered to respond to the sites constraints as well as the evolving character of the area. The new dwellings would provide a good quality and appropriate mix of family sized housing types, supported by car parking and external cycle storage and refuse storage. The impacts to neighbours would be largely limited to the construction period, and the further potential impacts highlighted in this report would be mitigated by the recommended planning conditions.
- 8.42 The proposal is considered to comply with the Croydon Local Plan 2018 and would be therefore acceptable. Taking all of the above planning considerations into account, it is recommended that planning permission should be granted.
- 8.43 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted subject to a legal agreement for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.