

1 SUMMARY OF APPLICATION DETAILS

Ref: 20/01611/FUL
 Location: Land Adjacent 28 Stambourne Way SE19 2PY
 Ward: Crystal Palace/Upper Norwood Ward
 Description: Demolition of existing garage and construction of a 3 bedroom, detached dwelling house.
 Drawing Nos: 1215- 002/A, 1215- 010/C, 1215- 011/B, 1215- 012/B, 1215- 013/B, 1215- 021/C , 1215- 023/B, 1215- 024/B, 1215-032
 Applicant/Agent Mr Mark Smyth (Creative Works)
 Case Officer: Christopher Grace

	1 bed	2 bed	3 bed	4 bed
Houses	0	0	1 (5person)	0
Totals	0	0	1 (150sqm)	0

Type of floorspace	Existing Floorspace	Proposed Floorspace	Net gain
Residential	18Sq.m	152sqm	134Sq m
Number of car parking spaces		Number of cycle parking spaces	
1		2	

1.1 This application is being reported to Planning Committee because the application has exceeded the required number of objections and has been referred by a ward councillor (Cllr Stephen Mann).

2 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) 3 Years
- 2) Built in accordance with approved plans
- 3) Materials to be submitted for approval
- 4) Details to be provided:-
 - a) Hard and soft landscaping – including paving surfaces, parking spaces, planting and species to be submitted

- b) Boundary treatment
 - c) Vehicle site lines along Stambourne Way including point of entry/exit
 - d) Extract ducts, air vents
 - e) Obscured glazing to first floor second floor west facing windows
 - f) Window reveals
- 5) Refuse Storage area to be submitted
 - 6) Cycle storage area to be submitted
 - 7) Parking to be provided as specified (including active Electric vehicle charging point)
 - 8) Details of land levels prior to occupation
 - 9) Demolition and construction method statement
 - 10) 19% reduction in carbon emissions
 - 11) 110 litre water consumption target
 - 12) Details of security lighting
 - 13) Details of Suds measures
 - 14) In accordance with ecology appraisal recommendations
 - 15) Details of biodiversity enhance strategy
 - 16) Wildlife sensitive lighting design scheme
 - 17) Details of tree protection measures
 - 18) Details of removal of Japanese Knotweed
 - 19) Only area outlined on plan to be used as roof terrace
 - 20) In accordance with M4(2) standard

Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport, and

Informative

- 1) CIL -
 - 2) Code of Practice regarding small construction sites
 - 3) Highways works and or/damage to the existing highway during the construction phases to be made good at developer's expense
 - 4) Regard to neighbouring electric sub-station housing
 - 5) Advised of removal of Japanese Knotweed by qualified specialist
 - 6) Any [other] informative(s) considered necessary by the Director of Planning and Strategic Transport
- 2.3 That the Planning 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 proposal involves the demolition of the existing garage and the construction of a part two/three-storey detached 3-bedroom house.



- 3.2 The proposed development would be accessed off Stambourne Way involving extension of existing vehicle access point. The proposed building would be 9m high, 11m wide, 8m deep. It would be constructed of the following materials: - grey stock brickwork, sedum roof and double glazed windows
- 3.3 The proposal would include 1 car parking space, 2 bicycle spaces and refuse store.
- 3.4 The applicant is proposing the provision of new extensive landscaping with a variety of tree/shrub planting in and surrounding the site boundary.

Site and Surroundings

- 3.6 The application comprises a 0.01 ha irregular shaped site consisting of garage belonging to the adjacent semi-detached house at 28 Stambourne Way to the north located on the west side of Stambourne Way . To south of the site is an electrical substation and car park to a three- storey block of flats Roland Court. To the west of the site are two- storey houses in The Dell. Opposite to the east is a pair of semi-detached houses (nos.53 -55) and terrace of townhouses (nos 57-63).
- 3.7 The site is not situated in the conservation area but lies in between the Church Lane Conservation Area which is either side. The surrounding area is residential in character with brick construction.
- 3.8 There are no protected trees identified within the site with a single street tree immediately adjacent to the pavement. The site is located within a surface water (1:100yr) area of flood risk.

Planning History

- 3.9 The following planning decisions are relevant to the application:-
- 01/03394/P Planning permission refused for erection of single storey rear extension
- 02/00920/P Planning permission granted for single storey rear extension
- 05/04032/PRE Pre-application enquiry for proposed town house and garage

19/05769/PRE Pre-application enquiry for a single 3 bedroom detached dwelling house on the site adjacent to no 28 Stambourne Way

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 4.1 The proposed development would provide an appropriate scale for a development making effective use of the residential site and increasing the Council housing stock.
- 4.2 The proposed new building would preserve the character of the area and would not harmfully affect the appearance of the immediate surroundings
- 4.3 The proposed new building would not have a detrimental effect on the residential amenities of the adjoining occupiers and would provide an acceptable living environment for the future occupiers.
- 4.4 The development would provide an appropriate level of parking for the proposed development, encourage sustainable modes of transport other than the car, incorporate safe and secure vehicle access to and from the site and would have an acceptable impact on the highways network.
- 4.5 The development would incorporate sustainability requirements and incorporate sustainability technics as part of the overall drainage strategy.

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 The application has been publicised by way of neighbour consultation letters and site notice. The number of representations received from neighbours, local groups etc. in response to initial consultation notification and publicity of the application were as follows:

No of individual responses: 22 Objections: 22

- 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:

Summary of objections	Response
<i>Design, Scale and massing</i>	
Overdevelopment/obtrusive; height and scale not in keeping with Stambourne Way estate; built in hillside clearly storey taller than surrounding houses;	Addressed in report at paragraphs 8.6 to 8.12

appears too large; cramped site; massing visible from Church Lane Conservation Area due to change in ground levels building overlaps boundary with Roland Court; overbearing on Roland Court;	
<i>Appearance</i>	
Appearance out of keeping with area and classic 60s townhouses; fails in design; design out of place; not sympathetic to heritage area; impact on hill; loss of green space; fails to integrate into landscape setting; use of solid bricks totally alien; small garden destroy the current green backdrop; no other properties include roof terrace	Addressed in report at paragraphs 8.6 to 8.12
<i>Daylight and sunlight, privacy, outlook</i>	
Impact on privacy and overlooking to flats in Roland Court; overlap Roland Court; impact of smells and fumes from extractors to Roland Court; loss of light to neighbouring properties; block view of skyline and trees ; loss of light to ground floor and first floor of no.28; overlooking from roof terrace.	Addressed in report at paragraphs 8.14 to 8.22
<i>Noise and Environment</i>	
Nosie and disturbance during construction. Pollution to neighbouring gardens during construction	Addressed in report at paragraphs 8.14 to 8.22
<i>Standard of accommodation</i>	
No consideration of electric substation close to house	Addressed in report at paragraph 8.13
<i>Trees and ecology</i>	
Vehicle access would require removal of a trees; detrimental impact on existing trees; loss of green space, trees and wildlife; construction detrimental to local wildlife (Dunnock Birds) on RSPB list; proximity of nest means it will be disturbed by	Addressed in report at paragraphs 8.26 to 8.28

proposed works and would conflict with policy DM27; little room for replanting least amount of green space; Japanese Knotweed present	
<i>Transport</i>	
Consideration of to be given impact of construction heavy goods vehicles along Stambourne Way and surrounding roads which is also used by school children ; width of neighbouring roads prevents large vehicles from accessing it ; road is used as rat-run; no safe exist point for vehicle access	Addressed in report at paragraphs 8.23 to 8.25
<i>Flooding</i>	
Lead to flooding; result in drainage problems.	Addressed in report at paragraphs 8.29 to 8.32
<i>Other</i>	
Devalue neighbouring property	Issues relating to the property values are outside of the remit of the Planning System.

Councillor Stephen Mann has made the following representations

- Refer for refusal on grounds of tree impact and construction impact.

North Croydon Conservation Area Advisory Panel: The site is adjacent to the Church Road Conservation Area and visible from it. This proposal is of a very different design than surrounding buildings. It would introduce a discordant element into what is otherwise a cohesive style, and consequently would not sit comfortably in this setting. The proposed building would be dominant over the adjacent building through its height. The scheme would result in a loss of green space.

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

- Achieving sustainable development (Chap 2)
- Delivering a sufficient supply of homes (Chap 5)
- Promoting sustainable transport (Chap 9)
- Achieving well designed places (Chap 12)
- Meeting the challenge of climate change, flooding and coastal change (Chap14).

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

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 5.2 Minimising carbon dioxide
- 5.3 Sustainable design
- 5.14 Water quality and wastewater infrastructure
- 5.17 Waste capacity
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 7.4 Local character
- 7.6 Architect

Emerging New London Plan

Whilst the emerging New London Plan is a material consideration, the weight afforded to it is down to the decision maker, linked to the stage a plan has reached in its development. The New London Plan remains at an advanced stage of preparation but full weight will not be realised until it has been formally adopted. Despite this, in accordance with paragraph 48 of the NPPF substantial weight can be applied to those policies to which the Secretary of State has not directed modifications to be made

- GG2 Making best use of land
- D1 London's form, character and capacity for growth
- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- H1 Increasing housing supply
- HC1 Heritage conservation and growth

- G4 Open space
- G5 Urban greening
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- SI1 Improving air quality
- SI2 Minimising greenhouse gas emissions
- SI5 Water infrastructure
- SI7 Reducing waste and supporting the circular economy
- SI12 Flood risk management
- SI13 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: Strategic Policies 2018:

- SP2 Homes
- SP4 Urban design and local character
- SP6 Environment and Climate Change
- SP8 Transport and communication

Croydon Local Plan Policies 2018:

- DM1 Homes
- DM10 Design and character
- DM13 Refuse and recycling
- DM18 Heritage Asset and conservation area
- DM23 Development and construction
- DM25 Sustainable drainage systems
- DM28 Trees
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development
- DM39 Crystal Palace and Upper Norwood

There is relevant Supplementary planning Guidance as follows

- London Housing SPG, March 2016.
- National Technical Housing Standards, 2015.
- National Planning Practice Guidance, 2014.
- Supplementary Planning Document (SPD2) Suburban Design Guide 2019.

8 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development
2. Townscape and visual impact
3. Housing Quality for future occupiers
4. Residential amenity/Daylight & Sunlight, Overlooking Privacy for neighbours
5. Transport
6. Trees
7. Sustainability and flooding
8. Waste

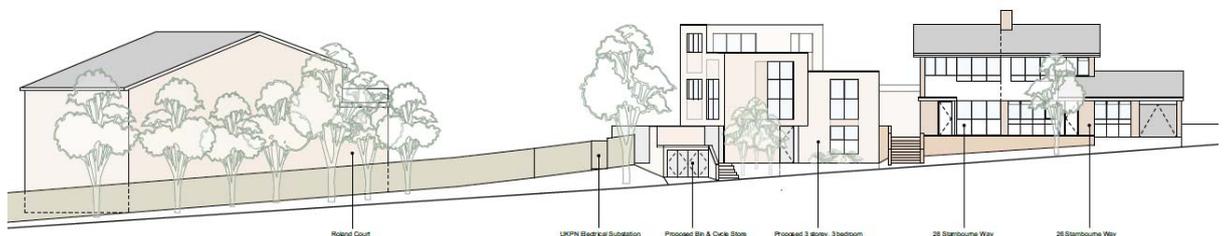
Principle of Development

- 8.2 In considering this proposal the local planning authority has had regard to delivering a wide choice of homes in favour of sustainable development in line with the principles of the NPPF, Policy 3.3 of the London Plan relating to increase housing stock; policies SP2.1 of the Croydon Local Plan in providing a choice of housing for all people at all stages of life and DM1 in supplying new housing.
- 8.3 The London Plan, the emerging 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 in part 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.
- 8.4 The site formed part of host property at 28 Stambourne Way, which includes a garage on an area of land to the side of the house. The proposal would utilise the area of land occupied by the garage, optimising the site capacity, making the best use of this area land in line with draft London Plan; through a design led approach, which would avoid any inappropriate development; and would not conflict with the primary amenity and living environment of the host property.
- 8.5 The proposal would provide a 3-bedroom family sized house in line with national guidance floorspace and would increase the housing stock of the borough. Therefore, subject to an appropriate scale of sustainable development, good design, a full assessment of amenity considerations, conserving the natural environment and assessment of traffic considerations, there is no objection in principle to the introduction of further residential accommodation in this location. It is considered that the proposed development is appropriate in line with Council policy framework for the site and surrounding area. These additional matters are considered in more detail below.

Townscape and Visual Impact



- 8.6 The existing site is an open area of land with a single garage building facing Stambourne Way. The site is overgrown with a single tree however there is no record of any protected trees on it. The existing garage is of no architectural merit and therefore its removal does not give rise to concern.
- 8.7 The site characteristically falls in land level from the north to the south and rises from east to the west. The site is not located within the Church Road Conservation Area but lies between it, within 17m from the west behind the car park of Roland Court and 47m from the east in front of the semi-detached/terrace houses and gardens which lie on the opposite side of Stambourne Way.



- 8.8 The proposed building has been designed to reflect and respond to the immediate context and surrounds. The proposed massing steps down effectively using the adjacent dwelling at no.28 to reference the height and character of existing buildings opposite. The surrounding area is characterised by 2-3 storey dwellings in a planned estate. At a maximum of 3-storeys in height the proposed development reflects this surrounding form with the two storey section prominent towards the streetscreen and the large three storey section towards the rear. There is no objection to the scale, massing or height of the proposed building.
- 8.9 The Conservation Area advisory group have objected to the proposal as they consider it would introduce a discordant element into what is otherwise a cohesive style, and consequently would not sit comfortably in this setting. However, officers consider that given the distance from the Conservation Area and presence of buildings between, it is not thought the proposal would have

an impact on the nearby Church Lane Conservation Area. There are no significant heritage assets in the vicinity of the site.



- 8.10 The surrounding buildings are largely uniform in their form and expression. The proposal would include a recess building line nearest to the neighbour at no.28 and introduces a crank footprint, to reflect the bend in the road the more south the building extends. This approach makes efficient use of the site creating a set back landscaped area at the front with private garden areas to rear and south of the building and small roof terrace to the front. The proposed building remains within the red line area identified as being under ownership by the applicants and does not extend into neighbouring Roland Court as neighbours have stated.
- 8.11 The proposal would introduce a contemporary building on this site. The expression takes visual cues from its surroundings, contextually appropriate and would be in line with Council design guidance (SDP2). The proposed materials pallet has been informed by the architecture of the estate, but proposes higher quality alternatives which is welcomed. The proposed brick detailing will add interest and texture to blank side walls. The corner and window detailing is welcome as is sedum roof and photovoltaics. A condition requiring details of all external materials including slime line profile windows with reveals (to 225mm minimum depth) will ensure a high quality appearance.
- 8.12 Overall the design appears to be of high quality would be in line with the Council design guidance and would preserve this site and local character in line with national, regional and local policies.

Housing Quality/Daylight and sunlight for future occupiers.

- 8.13 The proposed house would exceed National technical housing standards guidelines in terms of floor space requirements for a 3 bedroom family house. The proposed house would have triple aspect, would receive good levels of sunlight and daylight, with two areas of garden space and small roof terrace in an acceptable arrangement. The landscaping and planting details are to be secured by condition. An informative advising developers of any implications in respect to the neighbouring electric sub-station housing should ensure safety concerns during and after construction. In line with Council guidance the proposed building would be built to M4(2) standard. The proposal would

therefore be in accordance with the principles of the NPPF in delivering a wide of choice of quality homes and London Plan Policies, and Croydon Local Plan 2018.

Residential Amenity Daylight/Sunlight, Overlooking, Privacy for neighbours

- 8.14 Policy DM10.6 states that the Council will not support development proposals, which would have adverse effects on the amenities of adjoining or nearby properties, or have an unacceptable impact on the surrounding area. This can include a loss of privacy, a loss of natural light and a loss of outlook.

Impact on no.28 Stambourne Way

- 8.15 The proposed building would be between 1.8m to 2.5m south of the neighbouring house at no.28 Stambourne Way. No 28 Stambourne Way contains two first floor level windows to a bathroom in its southern elevation and three secondary windows (including a glazed door) to the kitchen at ground floor level and a window within the single storey utility area which would face towards the proposed house. The proposed building would be of comparative height with this neighbouring property. The applicants have submitted a sunlight/daylight report on all openings to no.28 based on BRE's "Site Layout Planning for Daylight and Sunlight, a Guide to Good Practice" 2011. The report identifies the facing windows towards the site at first floor facing windows are to a bathroom and therefore not applicable for testing under the guidance. The ground floor utility window is also not applicable. The kitchen windows would experience light levels below 80% of its current value. However, these are secondary openings and are supplemented by further openings facing the rear garden of 28 which the report confirms would enable the kitchen to achieve excess of minimum 80% figure for overall light levels. The report also includes a sun on ground assessment and concluded that the rear garden of no.28 would not experience an increase in overshadowing as a result of the proposal. The proposal would include only a single high level bathroom window in its flank elevation facing north towards no.28 however this would be in the rear three-storey section set back 9.6m from 28 and a condition requiring obscured glazing would protect this neighbour amenity. The proposal would therefore have a negligible impact on this neighbour and would not result in any significant loss of outlook, privacy, daylight or sunlight

Flats in Roland Court to the south

- 8.16 The proposal building would be constructed within the site boundary and would not extend into block of flats at Roland Court. There would be a minimum distance of 21m from the side of the proposed building and the neighbouring block. This is considered to be an acceptable relationship in a suburban setting such as this. There would be no direct overlooking of windows towards Roland Court. The proposal would include two windows at first floor level (secondary living area and stairway) and one at second floor level (stairway) facing across the rear car park of Roland Court. A condition requiring these to be in obscured glazing to a point 1.7m above finished floor level would ensure that the development would not prejudice this

neighbouring site should it come forward for redevelopment sometime in the future. It is considered that given the separation distances that there would not be significant impact on Roland Court in terms of loss of light, outlook, privacy or sense of overbearing. This is considered to be an acceptable relationship in a suburban setting such as this.

Dwellings on opposite side of Stambourne Way

- 8.17 These neighbouring dwellings (nos.53-63) would be opposite to the east of the development. Neighbours have raised concern over presence of front roof terrace. There would be a minimum of 25m from the front of the development to these properties and in line with SDP2 guidance is considered to be an acceptable relationship in a suburban setting such as this. A condition restricting the roof terrace to the area indicated on plan should further safeguard neighbouring amenity
- 8.18 In view of the separation distances there would not be a significant impact on these dwellings in terms of loss of light, outlook, privacy or sense of overbearing.

Dwellings in the The Dell

- 8.19 These neighbouring dwellings would be to the west of the development. The nearest no.13 would be a minimum of 29m from the front to the rear of the proposed house and is considered to be an acceptable relationship in a suburban setting such as this.
- 8.20 It is considered that given the separation distances that there would not be a significant impact on these houses in terms of loss of light, outlook, privacy or sense of overbearing.
- 8.21 Several neighbours have raised concerns over the impact of the construction of the development. It is acknowledged that there will be some noise and disturbance during the construction process, with pollution and vehicle access also a concern expressed by neighbours. A planning informative is recommended to advise the applicant to follow the Councils "Code of Practice on the Control of Noise and Pollution from Construction Sites". A Construction Logistics Plan would need to be submitted and approved prior to the start of building works. It is also recommended that a demolition / construction logistics plan be provided in order to reduce amenity considerations, traffic impacts and safeguard the development during the build; the detail of which is to be controlled by condition. A further informative would ensure the reinstatement of the highway with developers to meet the cost of reinstatement of any work.
- 8.22 A condition requiring details of lighting and illuminance to the rear and along the vehicle parking at the front would ensure that neighbours amenity is protected. The proposal involves the location of a kitchen area at first floor level along the boundary with neighbours. Neighbour concerns of extract ducts and fumes causing problems would be safeguarded by condition and design detail. The proposal is therefore considered to be acceptable and

would be in line with London Plan policy 7.6 Architecture for good design and Council policy DM10 protecting residential amenity.

Transport

- 8.23 The site is located in an area with PTAL level of 1 (on a scale of 1 to 6b), which indicates extremely poor level of public transport accessibility. London Plan sets out maximum car parking standards for residential developments based on public transport accessibility levels and local character. This 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. In line with the London Plan. The Draft London Plan identifies 1 space per dwelling. The proposal would maintain a car parking space for no.28 in addition to providing a parking space for the new house on suitable surface with storage for several cycles. Cycle storage has been provided. Details of cycle parking would need to be approved by the Council prior to occupation. It is important to note that it is not necessarily desirable to provide car parking up to the maximum standards given the requirements of both the London Plan and Croydon Local Plan which seek to reduce reliance on car usage and promote/prioritise sustainable modes of transport. As such the proposal is in line with the ambitions of the Development Plan and the Draft London Plan.
- 8.24 Neighbours have to referred to highway concerns of access and during construction. In line with Council Transport comments the applicant has demonstrated the appropriate sight lines for the parking space for no.28 and for the new build house. In line with these requirements the parking bay for the proposed house would include EVCP. A condition has been added to ensure that the appropriate pedestrian visibility splays are introduced in respect to highway safety. In addition, a drawing shows the central position of the drop kerb, the final details of which are to be secured by condition and it is the responsibility of the applicant to enter into an agreement with the Council's Highways team to ensure these works are undertaken. It is recommended that an informative to this effect be attached to any planning permission. The proposal includes refuse storage and 10sqm bulky item area within suitable point of collection. As identified above a condition requiring details of construction logistic plan will be approved prior to commencement of any works in order to ensure effective vehicle movement and mitigate impact on surrounding roads during construction.
- 8.25 The proposal is therefore considered to be in accordance with London Plan policies and Croydon Local Plan policies in respect to traffic and highway impacts. Refuse storage would be within suitable point of collection.

Trees and ecology

- 8.26 The site contains a variety of shrubs. There are no protected trees on site. Neighbours have raised concern over the loss of green space and trees on site. The applicants tree report identifies only one Category 3 (low quality) tree (T4 Lawson Cypress) is present within the site with a single Category 2 (moderate quality) street tree (T2 Alder) south east of the site adjacent to the highway and public footpath. Under normal circumstances low quality trees do

not need to be retained in the development, unless they do not pose a constraint to the development. The existing T4 tree is directly in place to influence the design of the development and therefore it is proposed to remove this tree. The proposal includes new landscaping design to garden areas with replacement planting providing quality replacement to the removed tree. Council Tree Officers do not raise any objection to the removal of the tree provided a suitable replacement planting scheme is introduced. A condition would secure appropriate landscaping scheme and ensure that protection to existing street trees during the demolition and construction process in line with the applicant's arboricultural report.

- 8.27 Neighbours have raised several ecology issues surrounding trees and wildlife and habitat of protected birds (Dunnock Birds) on RSPB list. The applicant has subsequently submitted an ecology report which followed a full survey of the site and has been independently assessed. At the time of the survey no protected species were identified. The Independent advisors are satisfied that sufficient ecological information has been provided which examined possibility of variety of habitats. The report acknowledges that the surrounding habitat is one which would be suitable for such species to exist. However no potential roosting by bats has been identified, or likely impact on badgers, dormice or great crested newts or reptiles. The independent assessment raised no objection subject to appropriate mitigation measures and a Biodiversity Enhancement Strategy for protected and Priority Species is secured. The report identifies that this is necessary to conserve and enhance protected and Priority Species particularly nesting birds and provide net gains for biodiversity.
- 8.28 Neighbours have identified the presence of Japanese Knotweed existing on the site confirmed by the applicants ecology report. This means that measures should be taken to ensure that the plant is not spread as a result of works, through an eradication strategy drawn up by a specialist contractor.

Sustainability and Flooding

- 8.29 The Council would seek new homes to meet the needs of residents over a lifetime and be constructed using sustainable measures to reduce carbon emissions. 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.
- 8.30 The applicants have submitted a flood risk statement which identifies the site to be in Flood Zone 1 with overall surface water flooding to the site low (1;1000).
- 8.31 In terms of sustainability and flooding the proposal will be designed so that all new surface water connections from the roof will be directed to the existing local drain. The surface runoff will be improved by implementing appropriate SuDS measures. Green roof, permeable paving, rain garden and a rainwater harvesting (water butt) will be implemented in order to improve the surface runoff from the site. The landowners will be fully responsible for the repair and

management of the implemented SuDS measures throughout the lifetime of the proposed development.

- 8.32 All connections will be made in accordance with the building regulation requirements and those of Thames Water including retention and slow release systems (SUDS) to reduce the outflow to limit the risk of adding to flooding elsewhere in the vicinity. The details of run off rates to be secured by condition.

Conclusions

- 8.33 The recommendation is to grant planning permission. All other relevant policies and considerations, including equalities, have been taken into account.