

PART 6: Planning Applications for Decision

Item 6.1

1 APPLICATION DETAILS

Ref: 19/06039/FUL
 Location: 16-18 Park Road, Kenley CR8 5AP
 Ward: Kenley
 Description: Two storey rear extension to 16-18 Park Road and conversion of building into 4 flats. Erection of two pairs of semi-detached houses and one detached house (9 residential units in total). Creation of new vehicular access, provision of parking bays, cycle and bin storage and associated landscaping.
 Drawing Nos: 2574; SV01; SV02; SV03; PL200A; PL201; PL202; PL203; PL204; PL205; PL206; PL207A; PL208; PL209; PL2010; PL211; ZLA873-L-010-E
 Applicant: Mrs H Mulcahy
 Agent: Mrs T Everson, Planit Consulting
 Case Officer: Yvette Ralston

	Housing Mix					
	1 bed (2 person)	2 bed (3 person)	2 bed (4 person)	3 bed (6 person)	4 bed (7 person)	TOTAL
Existing					1	
Proposed (market housing)			1	3	5	9

Vehicle and Cycle Parking (London Plan Standards)	
PTAL: 2	
Car Parking maximum standard	Proposed
8.75	9
Long Stay Cycle Storage minimum	Proposed
18	18
Short Stay Cycle Storage minimum	Proposed
2	2

- 1.1 This application is being reported to committee because:
- The previous ward councillor (Cllr Steve O'Connell AM) made representations in accordance with the Committee Consideration Criteria and requested committee consideration
 - Objections above the threshold in the Committee Consideration Criteria have been received

2 RECOMMENDATION

- 2.1 That the Committee resolve to GRANT planning permission

2.2 That the Director of Planning and Sustainable Regeneration is delegated authority to issue the planning permission subject to:

The prior completion of a legal agreement to secure the following planning obligations:

- a) Sustainable Transport contributions of £13,500
- b) Any other planning obligation(s) considered necessary by the Director of Planning and Sustainable Regeneration

2.3 That the Director of Planning and Sustainable Regeneration is delegated authority to negotiate the legal agreement indicated above.

2.4 That the Director of Planning and Sustainable Regeneration is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

- 1) Commencement time limit of 3 years
- 2) Carried out in accordance with the approved drawings

Pre-commencement

- 3) Submission of Construction Logistics Plan
- 4) Additional badger walkover survey

Prior to above ground floor slab level

- 5) Submission of materials/details
- 6) Submission of Biodiversity Enhancement Strategy
- 7) Submission of SUDS details

Pre-occupation

- 8) Submission of cycle and refuse details
- 9) Submission of details of communal outside space, play space and a landscape management plan
- 10) Submission of details of accessible housing, demonstrating how the development will achieve 1x M4(3) and 4x M4(2) accessible units unless demonstrated not to be feasible.

Compliance

- 11) Obscure glazing on side facing windows of houses 1, 8 and 9 (first floor) and side facing living room window of flat 6.
- 12) In accordance with ecological appraisal recommendations
- 13) In accordance with Arboricultural Impact Assessment, Method Statement and Tree Protection Plan
- 14) Compliance with Landscaping Plan
- 15) Car parking in accordance with plans, inclusion of EVCPs and no boundary treatments above 0.6m in sightlines
- 16) Compliance with energy and water efficiency requirements
- 17) Compliance with requirements of the Fire Statement
- 18) Removal of PD rights for the houses
- 19) Any other planning condition(s) considered necessary by the Director of Planning and Sustainable Regeneration

Informatives

- 1) Granted subject to a Section 106 Agreement
- 2) Community Infrastructure Levy
- 3) Code of practice for Construction Sites
- 4) Highways informative in relation to s278 and s38 works required
- 5) Compliance with Building/Fire Regulations
- 6) Construction Logistics Informative
- 7) Any other informative(s) considered necessary by the Director of Planning and Sustainable Regeneration

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

2.6 That if within 3 months of the committee meeting date, the legal agreement has not been completed, the Director of Planning and Sustainable Regeneration is delegated authority to refuse planning permission.

3 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 Permission is sought for:

- Retention of the locally listed building on the site with the addition of a 2 storey rear extension to facilitate the conversion of the building into 4 flats. Communal bin and bike storage for the flats is proposed externally.
- Construction of 2 x pairs of semi-detached houses and 1 detached house on the corners of the site.
- A repositioned access point from Park Road and provision of 9 car parking spaces
- Retention of the boundary trees, with new soft landscaping across the site



Figure 1: View of locally listed building (flats) and houses 2 & 3 to the left

Amendments

- 3.2 Re-consultation on revised plans took place between 21 October 2020 and 6 November 2020. The main change was a reduced depth of the proposed extension to the host dwelling.
- 3.3 A second re-consultation on revised plans and additional supporting documents took place between 26 April 2022 and 12 May 2022. The main changes were a further reduction in the scale of the proposed extension to the host dwelling and amendments to the detailed design of the new dwellings.

Site and Surroundings

- 3.4 The site occupies a prominent corner plot on the corner of Park Road and Oaks Road. The site is occupied by 2 vacant semi-detached residential properties. The building is locally listed (Kenmure 16-18 Park Road, Kenley).
- 3.5 The site is surrounded by and hidden from view by significant and well established trees and vegetation to the front, side and rear of the site. Many of these trees are protected by Tree Preservation Orders (TPOs) and the area has a very verdant feel. The topography rises steeply to the side and the rear of the site and as such the property appears lower than the ground level of the surrounding area.

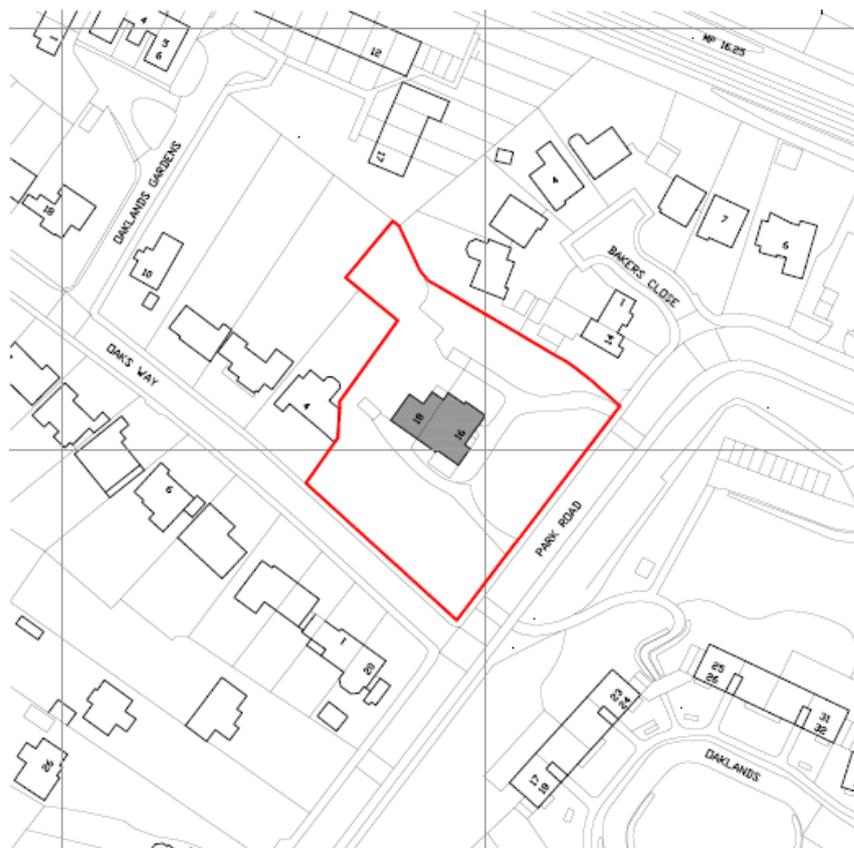


Figure 2: Site location plan

Planning Designations and Constraints

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

- Area of Focussed Intensification
- Locally Listed building
- Eastern side of the site is within a Croydon Panorama
- PTAL: 2
- Park Road is a Borough Classified Road
- Flood Risk Zone: 1
- Surface water flood risk: medium
- Critical Drainage Area (designated by the Environment Agency)

Planning History

3.7 The following planning decisions are relevant to the application:

- 89/00250/P: Erection of three storey building providing sheltered accommodation for the elderly comprising 15 one and 11 two bedroom flats including wardens flat, with communal facilities and guest room; formation of vehicular access and provision of 8 parking spaces. **Permission refused**
- 89/00251/P: Erection of three storey building providing sheltered accommodation for the elderly comprising 15 one and 11 two bedroom flats including wardens flat, with communal facilities and guest room; formation of vehicular access provision of 8 parking spaces. **Permission refused**
- 96/00443/P: Erection of 1.8m and 1.45m high wooden fence to front and side boundaries. **Permission granted 15.05.1996**

Pre-application history

- 18/03455/PRE: Demolition of existing dwelling and redevelopment of site for residential scheme.
- 19/01101/PRE: Proposed retention of existing building and erection of 9 new dwellings.
- 19/06039/FUL: Two storey rear extension to 16-18 Park Road and conversion of building into 4 flats. Erection of two pairs of semi-detached houses and one detached house (9 residential units in total). Creation of new vehicular access, provision of parking bays, cycle and bin storage and associated landscaping.

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed development of 9 residential units in the Area of Focussed Intensification is acceptable in principle
- The proposed extensions to the rear of the locally listed building would preserve and enhance the character of the building
- The proposed houses would be acceptable in terms of their design and layout across the site

- The proposed quality of accommodation would be acceptable. The 2 upper floor flats within the locally listed building would not have private amenity space but this would be mitigated by increased internal space and access to communal open space
- Amenity impacts on neighbouring properties would be adequately mitigated
- Proposed tree removals would be mitigated by replacement tree planting and a high quality landscaping scheme
- 9 car parking spaces are proposed on site and no detrimental impacts on the highway network or highway safety are identified. Cycle parking is proposed.
- Surface water flood risk has been considered and details would be finalised by condition.
- No impacts on ecology are identified and appropriate precautionary and enhancement measures are proposed.
- Suitable planning obligations and conditions are recommended.

4.1 The following sections of this report summarise the officer assessment and the reason for the recommendation.

5 CONSULTATION RESPONSE

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

5.2 The following were consulted regarding the application:

Ecology

5.3 No objection subject to securing biodiversity mitigation and enhancement measures. Further detail is provided below.

Trees

5.4 No objection subject to replacement planting. Further detail is provided below.

Strategic Transport

5.5 Amendments have been made to respond to comments. Further detail is provided below.

Spatial planning (design)

5.6 Detail provided below.

6 LOCAL REPRESENTATION

6.1 A total of 24 neighbouring properties were notified about the application and invited to comment. The application has been publicised by way of one site notices displayed in the vicinity of the application site (in October 2020). 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: 34 Objecting: 33 Supporting: 0 Neutral: 1

6.2 The Kenley & District Residents' Association made representations (objecting) (February 2020) on the following grounds:

- The windfall housing targets in the new London Plan are lower than the draft London Plan.
- Croydon Council is ahead of its housing targets
- Council has too much focus on meeting housing targets
- Intensification should not take place in Kenley just because it is within 1000m of a train station or because it is designated as a Focused Intensification Zone.
- Cumulative impacts on roads
- Loss of green space and trees
- The site is within 330m of bus stops and shops on the Godstone Road but the walking route is difficult, over a humpback bridge, there is a busy road, and the shops are poor.
- Proposal will result in loss of street parking due to the driveway entrance
- Overflow parking will be created

6.3 Councillor Steve O'Connell AM (no longer a Cllr) made representations objecting on the following grounds:

- Overdevelopment.
- Cramped design.
- Out of character.
- Loss of trees.
- Loss of privacy.

6.4 Chris Philp MP made representations objecting (in March 2020 and August 2022) on the following grounds:

- Overdevelopment
- Out of character with the neighbouring properties
- Proposed extension is too large and not subservient
- Amenity impacts on number 4 Oaks Way due to overbearing massing, overlooking, loss of privacy
- Loss of a significant number of mature trees and inadequate replacements
- Poor amenity for houses 8 and 9 and flat 6 due to lack of daylight/sunlight
- Impact on local infrastructure
- Does not meet the Mayor of Croydon's commitment that development should be design-led and not density-led and that proposals should respect local character.

6.5 The following issues were raised in representations that are material to the determination of the application, and they are addressed in substance in the next section of this report:

Objection	Officer comment
Character and layout	
<ul style="list-style-type: none"> • Overdevelopment of the site / too many homes on the site 	<ul style="list-style-type: none"> • The site is extensive and is located within an Area of Focused

<ul style="list-style-type: none"> • Not in keeping with the character of the area • Extension to the main house is double the existing building / not subservient • The main building will be large and dwarf the house at number 6. • Inadequate landscaping plan / too much hardstanding • Similar to the scheme at Sherwood Oaks that is swamped by houses built in its grounds • Is density-led rather than design-led • Proposed glazing of the new houses not in keeping with local fenestration 	<p>Intensification so can support the provision of 9 units.</p> <ul style="list-style-type: none"> • The proposed extension to the main house has been significantly reduced in size through the assessment of the application • All other comments addressed in the report.
Impact on locally listed building	
<ul style="list-style-type: none"> • Kenmure is of historic significance because it is one of the only remaining buildings of this type and style so should be preserved. • Contemporary housing around the locally listed building and near the site entrance will destroy its significance. The area at the front should be retained as is. • Tin roofs not in keeping and would harm the visual appeal of the heritage asset • Proposed extension to the building is not subservient • The new buildings will overpower the original building 	<ul style="list-style-type: none"> • Kenmure is proposed to be retained and sympathetically extended • The proposed housing is traditional in style, not contemporary • Tin roofs no longer form part of the proposal • All other comments addressed in the report.
Impacts on neighbouring amenity	
<p><u>4 Oaks way</u></p> <ul style="list-style-type: none"> • Overlooking and loss of privacy • Any development to the rear of Kenmure is detrimental to 4 Oaks Way. Currently the separation distance to 4 Oaks Way is 12m and this will be reduced to 7m with a brick wall • Removal of trees on the rear boundary, particularly 47 and 51, will reduce privacy to 4 Oaks way and enable the residents of 4 Oak way to see across the whole site from their windows (whereas currently they see trees). Laurel bushes on the boundary will not mitigate. Need more details of boundary treatments. • Drawing 2574 – SV01 does not show the conservatory and patio to the rear of 4 Oaks Way. 	<ul style="list-style-type: none"> • Addressed in the report • Drawing SV01 is the topography plan. The conservatory of 4 oaks Way is shown on the other relevant plans. • 3 Oaks Way is on the opposite side of the road, separated from the boundary of the application site by around 20m. Trees on the boundary would be retained and the proposed new houses would not be in proximity to 3 Oaks Way.

<ul style="list-style-type: none"> • Rear windows and First floor rear balcony will overlook garden of 4 Oaks Way • Bin store in proximity to 4 Oaks Way is a concern. <p><u>Other properties</u></p> <ul style="list-style-type: none"> • Overlooking to 3 Oaks Way 	
Impacts on trees, habitats, pollution, flooding	
<ul style="list-style-type: none"> • Tree felling, loss of TPO trees. • Inadequate replanting • Destruction of habitats • Loss of green space • Increase in carbon footprint • Future occupiers will want to cut down trees • large trees have already been felled without permission • The area is at high risk of flood so trees should be preserved. 	<ul style="list-style-type: none"> • Addressed in the report
Quality of accommodation	
<ul style="list-style-type: none"> • No cycling provision for houses 8 and 9 • Good quality amenity space is not provided • No information about bin storage / there will be too many bins stored on the road on collection day • Flat 6 (GF) and houses 8 & 9 will have limited daylight as they will be overshadowed by trees and the property at 4 Oaks Way. • Quality of flats 6 and 7 (3-beds) is inadequate 	<ul style="list-style-type: none"> • Addressed in the report • The proposal is not dense so it is considered that these units would receive adequate daylight via their windows
Highways impacts	
<ul style="list-style-type: none"> • Inadequate on-site car parking, and no visitor parking, will lead to overspill onto the roads • Visibility splays do not take parked cars or pedestrians into account • There is a lot of commuter parking and residents parking in the vicinity. In particular Oaks Way is very busy 7:30-09:00 and 16:30-18:00 and cars parked can cause congestion at the junction. There is limited space for overspill parking. • Emergency vehicles and refuse vehicles will have difficulty accessing the site because cars park on the street nearby • Vehicle manoeuvres on site will be difficult 	<ul style="list-style-type: none"> • Addressed in the report

Other planning matters	
<ul style="list-style-type: none"> Increased pressure on local infrastructure, doctors, local transport, schools etc. 	<ul style="list-style-type: none"> A CIL contribution toward local infrastructure would be required
Not material matters	
<ul style="list-style-type: none"> Will set a precedent for further development Increase in noise and traffic during the build Too many flats in Kenley The site has been deteriorating over the years with some squatting, vandalism etc. 	
Neutral	Officer comment
<ul style="list-style-type: none"> Support the proposal apart from the zinc pitched roofs which are not in keeping Pleased to see the roof changed to conventional materials and fully pitched, and the reduction in the size of the extension in revised plans PD rights should be removed from the permission 	<ul style="list-style-type: none"> The proposed Zinc roofs have been omitted Removal of PD rights is to be secured by condition.

7 RELEVANT PLANNING POLICIES AND GUIDANCE

Development Plan

7.1 The Council's adopted Development Plan consists of the London Plan (2021), the Croydon Local Plan (2018) and the South London Waste Plan (2012). Although not an exhaustive list, the policies which are most relevant to the application are:

London Plan (2021)

- D1 London's form, character and capacity growth
- D3 Optimising site capacity through the design led approach
- D4 Delivering Good Design
- D5 Inclusive Design
- D6 Housing quality and standards
- D7 Accessible housing
- D12 Fire Safety
- H1 Increasing housing supply
- H2 Small sites
- G5 Urban Greening
- G6 Biodiversity and access to nature
- G7 Trees and Woodlands
- SI 2 Minimising Greenhouse Gas Emissions
- SI 8 Waste Capacity and Net Waste Self-Sufficiency
- SI 12 Flood Risk Management
- SI 13 Sustainable Drainage

- T4 Assessing and mitigating transport impacts
- T5 cycling
- T6 car parking
- T6.1 Residential parking

Croydon Local Plan (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
- Policy DM18: Heritage assets and conservation
- DM23 Development and Construction
- DM25 Sustainable Drainage Systems and Reducing Flood Risk
- DM27 Biodiversity
- DM28 Trees
- DM29 Promoting Sustainable Travel and Reducing Congestion
- DM30 Car and cycle parking in new development
- DM40 Kenley and Old Coulsdon

7.2 The Development Plan should be read as a whole, and where policies conflict with each other, the conflict must be resolved in favour of the policy contained in the last document to be adopted, approved or published as part of the development plan, (in accordance with s38(5) of the Planning and Compulsory Purchase Act 2004).

Planning Guidance

National Planning Policy Framework (NPPF)

7.3 Government Guidance is contained in the NPPF, updated on 20 July 2021, and accompanied by the online Planning Practice Guidance (PPG). The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Delivering a Sufficient Supply of Homes
- Promoting Sustainable Transport
- Achieving Well Designed Places

SPDs and SPGs

7.4 There are also several Supplementary Planning Documents (SPD) and Supplementary Planning Guidance (SPG) documents which are material considerations. Although not an exhaustive list, the most relevant to the application are:

- London Housing SPG (March 2016)
- Technical Housing Standards: Nationally Described Space Standard (2015)

- National Design Guide (2021)

8 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development
2. Design and impact on character of the area
3. Quality of residential accommodation
4. Impact on neighbouring residential amenity
5. Trees, landscaping and biodiversity
6. Access, parking and highway impacts
7. Flood risk and energy efficiency
8. Fire safety
9. Conclusions

Principle of development

8.2 The Croydon Local Plan sets out a housing target of 32,890 homes over a 20-year period from 2016-2036. The London Plan requires 20,790 of those homes to be delivered within a shorter 10 year period (2019-2029), resulting in a higher target of 2,079 homes per year.

8.3 The Croydon Local Plan also sets out a target for development on Windfall sites of 10,060 homes (approximately 503 per year). The London Plan requires 6,410 net completions on small sites (below 0.25 hectares in size) over 10 years, with a small-sites housing target of 641 per year.

8.4 There is limited developable land available for residential development within the built up area of the borough. Croydon Local Plan Policy SP2 explains that developments should ensure land is used efficiently. London Plan policy H1 states that boroughs should optimise housing delivery on sites of PTAL 3-6 or within 800m of a train station or town centre boundary. The site has a PTAL of 2 and is a 220m walk from Kenley Station, and is therefore suitable for some level of residential intensification given its proximity to the train station. In addition, the site falls within an Area of Focussed Intensification known as the 'Area around Kenley Station' designated under Local Plan policy DM10 and shown on the Policies Map.

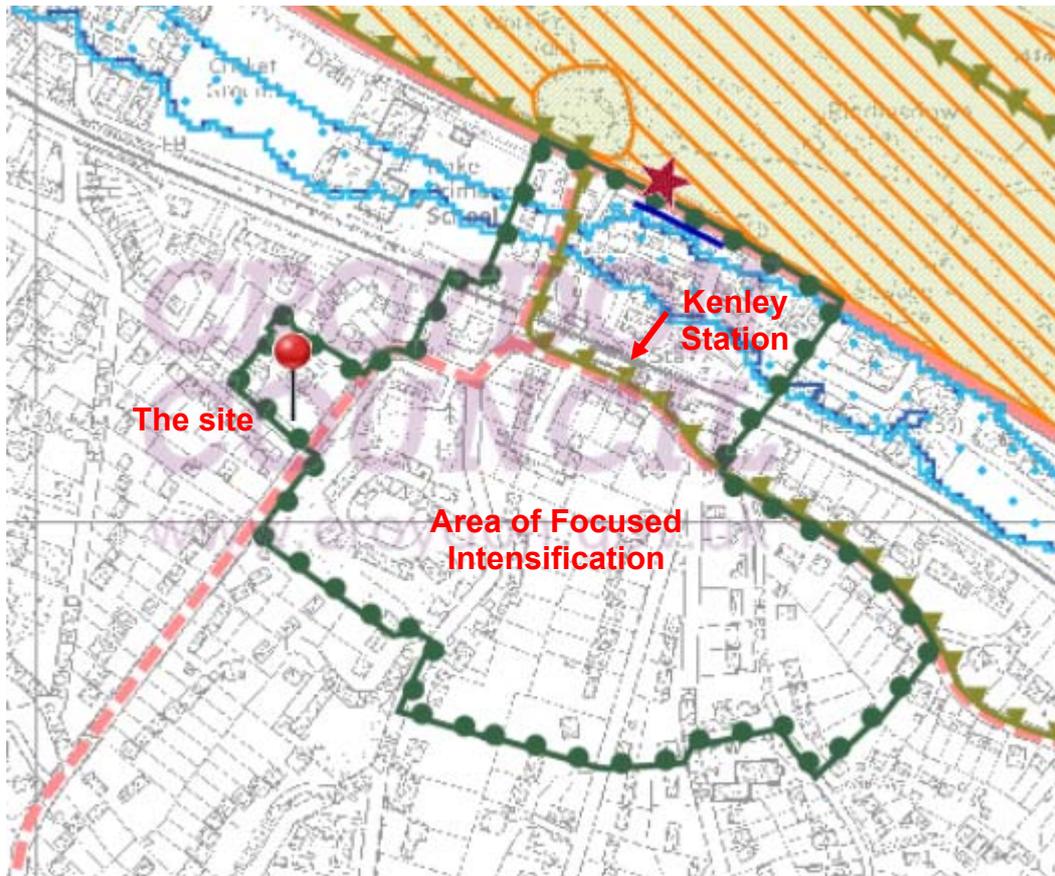


Figure 3: Extract from the Policies Map

- 8.5 Within an Area of Focused Intensification, policy DM10.11 outlines that ‘new development may be significantly larger than existing and should;
- a. Be up to double the predominant height of buildings in the area
 - b. Take the form of character types “Medium-rise block with associated grounds”, “Large buildings with spacing”, or “Large buildings with Continuous frontage line”
 - c. Assume a suburban character with spaces between buildings.
- Developments in focussed intensification areas should contribute to an increase in density and a gradual change in character. They will be expected to enhance and sensitively respond to existing character by being of high quality and respectful of the existing place in which they would be placed.*
- 8.6 The policy context outlined above supports the intensification of residential use on this site. The proposal, however, recognises that there are multiple constraints on this site, such as the locally listed nature of the building, the TPO trees and the suburban character of the area, and proposes a gentle level of intensification with a net increase of 8 units. Although the proposal would result in significantly less development than encouraged by Policies SP2 and DM10.11, this is considered to be an appropriate response to the site’s constraints and the policy context and the principle of the proposal is acceptable.

Housing tenure and size mix

Tenure

- 8.7 The proposed scheme for 9 units would not trigger affordable housing contributions in line with policy SP2 and London Plan policy H4 or H5. All units are proposed to be for market sale.

Unit size mix

- 8.8 Local Plan policy DM1.2 seeks to prevent the net loss of small family sized homes. Local Plan policy SP2.7 sets a strategic target for 30% of all new homes over the plan period to have 3 or more bedrooms to ensure that the borough's need for family sized units is met. Policy DM1.2 seeks to avoid a net loss of 3-bed family-sized homes.
- 8.9 The proposal is for 5 x 4b7p homes comprising 2 x pairs of semi-detached dwellings and 1 x detached dwelling, and 4 flats within the locally listed building comprising 3 x 3b6p flats and 1 x 2b4p flats. This mix is acceptable, comprising 8 x family sized units, and complies with the requirements of policy SP2.7.

Design and impact on the character of the area

- 8.10 Policies SP4.1 and DM10.1 of the Local Plan state that the Council will require development of a high quality, which respects and enhances Croydon's varied local character and contributes positively to public realm, landscape and townscape. Proposals should respect the development pattern, layout and siting; the scale, height, massing, and density; and the appearance, existing materials and built and natural features of the surrounding area. London Plan policy D3 states that a design-led approach should be pursued and that proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness.

Site layout

- 8.11 The site is a spacious corner plot surrounded by mature trees. The surrounding area is verdant, spacious and open, and this is echoed in the layouts of the built environment which generally comprises detached houses on large plots. There are examples of planned estates of semi-detached and detached houses in the vicinity including Bakers Close immediately to the north which comprises detached dwellings, and Oaklands to the east. The extensive tree canopy cover and large front or rear gardens is noticeable across the area. The application site is one of the largest in the immediate and its designation as part of the Area of Focussed Intensification recognises its potential for a denser form of development – with emphasis on responding to the existing character of the area.
- 8.12 The proposed site layout involves new houses positioned to the north, south and eastern corners of the site, with a rear extension to the host dwelling to facilitate the conversion to 4 flats. The proposed positioning of the new buildings across the site helps to maintain a sense of openness, with ample green space retained, thereby respecting the spacious character of the area.
- 8.13 The historic layout of the site comprised one large detached property set far back into the site, with an open frontage between Park Road and the property. This openness between the main building frontage and Park Road would be retained in the proposed layout, as the new dwellings are proposed in the southern, eastern and northern

corners of the site, screened from Park Road by trees. The car parking would be positioned to the front of the site, in front of the original dwelling, but this would also be screened from Park Road by mature trees and separated from the locally listed building by hedging. The historic open frontage would be retained, with car parking and landscaping positioned in front of the building to maintain openness. Although the proposal would subdivide the plot into smaller plots for new houses, the extent of the original plot remains legible as the subdivision would be achieved by hedging and soft landscaping (rather than high fences) with all paths leading from the main front entrance on Park Road to the front entrances of each dwelling. A communal garden is proposed in the western corner of the site, with soft landscaping retained/enhanced across the whole site. The overall plot therefore retains a familial layout and a sense of openness.

- 8.14 The new dwellings proposed in the front corners of the site (1, 2 and 3) facing Park Road would align with the front building line along Park Road. The rear semi-detached houses (8 and 9) would be positioned in a way that is reflective of the close-style development in the immediate vicinity (Bakers Close and Oaklands). Adequate spacing to neighbouring properties outside the site would be retained, along with the retention of the mature boundary trees, which helps to retain the spacious and open character of the site.

Extensions to the locally listed building



Figure 4: Proposed Street Scene on Park Road (locally listed building centrally, with new houses on either side)

- 8.15 The existing building on the site, 'Kenmure' is locally listed and dates from Victorian times. A 'locally listed building' is not a designated heritage asset, but is a building, structure or feature which, whilst not listed by the Secretary of State for its national importance, is felt by the council to be of local importance due to its architectural, historical or environmental significance.
- 8.16 Kenmure was built before 1883 and makes a positive contribution towards the wider historic environment, but is currently vacant and falling into disrepair. The house is a tall 2 storey building with a number of variously sized steep gables with decorative bargeboards and bay windows in an arts and crafts style. The existing dwelling has a basement and provides 3 storeys of accommodation. It is a common style of Victorian dwelling and has been assessed within the Heritage Statement submitted with the application (prepared by The Heritage Advisory) as holding 'medium' historical value in terms of its design. The interior of the property remains largely unaltered but with no specific historical value and has been assessed as holding 'low to medium' significance. It does not hold any special architectural interest and has been assessed as holding 'low to medium' aesthetic value.

- 8.17 NPPF paragraph 203 states that 'In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'. London Plan policy HC1 states that 'development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings'.
- 8.18 Local Plan policy DM18.5 states that in order to preserve and enhance the character, appearance and setting of Locally Listed Buildings within the borough, the Council will determine all development proposals that affect Locally Listed Buildings in accordance with the following:
- a) Substantial weight will be given to preserving and enhancing Locally Listed Buildings; where demolition is proposed, it should be demonstrated that all reasonable attempts have been made to retain all or part of the building;
 - b) All alterations and extensions should enhance the building's character, setting and features and must not adversely affect the significance of the building; and
 - c) All proposals for development must have regard to Croydon's Local List of Buildings of Historic or Architectural Importance Supplementary Planning Document or equivalent.
- 8.19 The most historically valuable features of the building are the front façade and roof scape, which would be retained. The proposal is for the partial demolition of the rear northern corner of the locally listed building, and the demolition of the brick conservatory (which is a modern addition) attached to the front. A 4.6m deep 2 storey plus basement extension would be added to the northern corner of the building in a style to match the locally listed building. The extended part would feature 2 steep gables of a narrower width than the original gables and with a lesser projection. They would also have a less intricate style of bargeboard. This helps to ensure the extended part remains subservient to the original property. The roof ridge and eaves height would match the existing and the extended part would join seamlessly with the original part of the building.
- 8.20 The northern corner of the building is the most altered, and retains least architectural interest or authenticity, and the conservatory currently detracts from the significance of the building, so the proposed removal of these parts of the building would not adversely affect the heritage significance of the building. The proposed extensions have been designed in an architecturally sympathetic manner to facilitate to subdivision of the property into 4 flats. The proposed extension would not affect the lines of visibility of the building from the street. where the extensions would be visible, for example from within the site or from upper floors of neighbouring dwellings, the proposed detailing and materiality are of a high quality and would be appropriately assimilated into the setting and would not detract from the overall appearance of the heritage asset.
- 8.21 The main front façade, entrance porch and arts and crafts roof scape of the building would be retained and preserved. The principal significance of the building, i.e., its external appearance, would therefore be retained. Internally, much of the original fabric of the building would also be retained. Overall, the proposed alterations to the locally listed building are considered to preserve and enhance the building.

New dwellings

- 8.22 The proposed new dwellings are positioned towards the northern, southern and eastern corners of the site. The 5 new dwellings (2 x pairs of semi-detached and 1 x detached) are proposed to be 2 storeys plus accommodation in the roof space. They would be subservient in scale to the locally listed building on the site and respond appropriately to the scale and character of the surrounding properties which generally comprise dwellings of 2-storeys in height. As mentioned, the proposed layout retains the open frontage to the site from Park Road and therefore does not detract from the setting of the locally listed building.
- 8.23 The new dwellings are designed in a traditional style with pitched roofs, small front gables and side facing gable ends with decorative bargeboards, and rear pitched dormer windows. The traditional style and architectural detailing of the proposed dwellings has been well considered and justified within the character appraisal document. The proposed dwellings sit harmoniously with the style of the larger host building on the site.
- 8.24 Overall, the proposed extensions to the locally listed building and the layout and design of the new dwellings across the site is considered to be an appropriate response to the site's designation within the Area of Focussed Intensification, whilst also respecting the setting and architectural significance of the locally listed building and the verdant character of the area. The proposal is considered to comply with Local Plan policies SP4, DM10 and DM18, London Plan policies D3 and HC1 and the NPPF.

Quality of residential accommodation

- 8.25 The National Design Guide states that well-designed homes should be functional, accessible and sustainable. London Plan policy D6 states that housing developments should be of a high quality and provide adequately sized rooms with comfortable and functional layouts. It sets out minimum Gross Internal Area (GIA) standards for new residential developments and requires that 75% of the GIA of each dwelling has a floor to ceiling height of over 2.5m. Local Plan policy DM10.4 and London Plan policy D6 set out the standards for external private amenity space which is for 5sqm per 1-2 person unit and an extra 1sqm per occupant thereafter.
- 8.26 The table below summarises the assessment of the internal and external spaces of the proposed new dwellings against London Plan policy D6.

Unit	Size (bedroom/person)	GIA (sqm) proposed	Min. GIA (sqm)	Amenity Space (sqm)	Min. Amenity Space (sqm)	Built in storage space (sqm)	Min. built in storage space (sqm)
1 (house)	4b7p	202.3	121 (3 storeys)	160	10	3.6	3
2 (house)	4b7p	142.6	121 (3 storeys)	210	10	3.5	3
3 (house)	4b7p	142.6	121 (3 storeys)	74	10	3.5	3
4 (flat)	3b6p	202	102 (2 storeys)	160	9	2.6	2.5
5 (flat)	3b6p	187	102 (2 storeys)	225	9	2.9	2.5
6 (flat)	3b6p	175.5	102 (2 storeys)	0	9	2.5	2.5

7 (flat)	2b4p	172.3	79 (2 storeys)	0	7	2.5	2
8 (house)	4b7p	142.6	121 (3 storeys)	105	10	3.5	3
9 (house)	4b7p	142.6	121 (3 storeys)	120	10	3.5	3

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

Flats

- 8.27 The 4 proposed flats within the extended locally listed building would each be duplex units spread over 2 storeys. Each flat would substantially exceed the space standards and would be triple aspect, retaining the Victorian proportions of the existing house and providing very high quality accommodation. Unit 4 would be accessed via the existing front door on the front of the building, whilst units 5, 6 and 7 would be accessed via the existing side entrance on the southwest side of the building. Access to the front entrances is legible via pedestrian paths from park Road.
- 8.28 Units 4 and 5 would have their main living, dining and kitchen spaces at ground floor level and bedrooms with en-suites at basement level. The bedrooms at basement level would have light wells (1m wide, 1m high) to provide outlook towards the north. The windows are proposed to be as high as possible to allow maximum light to enter. The light wells would not obstruct a 25 degree line drawn from the centre of the window in accordance with BRE guidance, indicating that the bedrooms would receive adequate daylight. Their outlook would however be limited. They would each have kitchens and 3 reception spaces at ground floor level, providing a high standard of accommodation overall. Units 4 and 5 would each be provided with a large area of private amenity space located directly outside the building (160sqm and 225sqm respectively) bounded by hedging.
- 8.29 Units 6 and 7 would also be duplex units spread across the first floor and roof level. Bedrooms would be located within the roof space and would be served by roof lights providing good quality light and outlook. Units 6 and 7 would not have any private amenity space however this is mitigated by additional internal space over and above that specified by the Nationally Described Space Standards. Unit 6 has a GIA of 175.5sqm against a target of 102sqm and Unit 7 has a GIA of 172.3sqm against a target of 79sqm. It is also accepted that the inclusion of balconies would be detrimental to the character of the Locally Listed Building. In addition, these units would have easy access to the communal amenity space in the western corner of the site. The policy requirement for private amenity space is intended to achieve high standards of accommodation for new homes, which would be achieved in this case. On balance, the absence of private external amenity space for the upper floor flats is acceptable.

Houses

- 8.30 House 1, the detached dwelling in the eastern corner of the site would be arranged across 2 storeys with an additional (fourth) bedroom within the roof, and windows facing all 4 directions. Living accommodation, kitchen, dining, and study space would be provided at ground floor level with bedrooms at first floor and roof level. The proposed quality of accommodation would be high. House 1 would have a large private garden of 160sqm.
- 8.31 Houses 2 & 3 and 8 & 9, the semi-detached dwellings in the southern and northern corners of the site, would similarly be 2 storey dwellings with living space on the ground

floor and bedrooms on the first floors and master bedrooms within the loft spaces. They would be triple aspect. Each would have private gardens ranging in size from 74sqm to 210sqm.

8.32 All of the proposed dwellings would have sensible layout and be provided with sufficient storage space. The proposal would offer a high quality of accommodation for future occupiers.

Inter-overlooking

8.33 The side elevation of house 8 would be separated from the side elevation of flat 7 within the flatted block by a separation distance of 5.9m to 6.45m. To avoid overlooking, the side elevation windows of unit 8 would be obscured glazed (all being secondary windows to rooms facing other directions, or bathroom windows). The opposite facing windows at flat 7 would also be secondary windows to rooms facing in other directions. Therefore, the relevant rooms would all have good outlook and light to their main windows, and the small separation distance would not be harmful to amenity standards.

8.34 The living room of flat 6 (at first floor level) would have its main window on the front elevation, and a side window facing towards the private garden of house 3 at a distance of around 9.2m. This would also be obscured glazed to avoid overlooking.



Figure 5: Separation distances and inter-overlooking between dwellings on the site

Communal amenity space and play space

- 8.35 Local Plan policy DM10.5 requires provision of high quality communal outdoor amenity space within flatted schemes that is designed to be flexible, multifunctional, accessible and inclusive. The proposal includes a communal garden in the western corner of the site which is over 300sqm in size – although part of this would not be useable as it is bounded by steep embankments and has large trees in the corner. There is however space for seating and other outdoor features to be secured by condition.
- 8.36 London Plan policy DM10.4d requires that all flatted development provides children's play space with child yield calculated using the Mayor of London's population yield calculator. The flatted element of the proposal would be estimated to generate a child yield of 2.2 and require provision of 22.4sqm of play space. An area of around 22.4sqm is marked on the site plan. Details of play equipment would be secured by condition.
- 8.37 The communal garden space and children's play space would be available to use by all residents (i.e. those within the flats and the houses). The paths to access the communal amenity and play space have a max gradient of 1:15 which is acceptable. The communal garden would be accessed by the paths across the site, and the access from the flats would be from the front door of the building without needing to cross any parking areas or vehicular access.

Accessibility

- 8.38 London Plan policy D7 requires 10% of new-build housing to be M4(3) 'wheelchair user dwellings' and the remainder M4(2) 'accessible and adaptable'. Conversions are not required to achieve the same standards due to the constraints posed by older buildings, although as above the landscaping has been designed to achieve step-free access across the site, including to the entrance of the locally listed building. The site slopes upwards from Park Road towards the western corner of the site. In order for dwellings to comply with M4(2) or M4(3) requirements, it is necessary for all units to achieve step free access to the front door and the facilities of the site (including the bin store). Some excavation is proposed in order to enable step-free access to all the houses and the ground floor flats via the paths which have a maximum gradient of 1:15. Each house has an individual bin and bike store which are accessible in a step-free manner, and the flats have a communal bin store which is also accessible in a step-free manner. A blue badge parking space is proposed adjacent to unit 3. All 5 houses and the 2 ground floor flats would therefore achieve M4(2) standards. A condition will be attached to secure provision of 7 x M4(2) wheelchair accessible dwellings across the site.
- 8.39 No lift is proposed within the locally listed building so the upper floor flats (units 6 and 7) would not be accessible in a step-free manner. The inclusion of a lift within the locally listed building would be detrimental to its heritage significance so would not be appropriate. London Plan policy D7 sets out there may be instances where provision of a lift is not achievable and flexibility may be applied and this includes in blocks of 4 storeys of less on small-scale infill developments, such as the application site. Given the constraints on this site, it is considered to be acceptable on balance that 2 of the units within the converted building are not accessible in a step-free manner. However, the above measures (step-free access to the building, bin store, bike store, communal

garden and a wheelchair user parking space) are supported as proportionate measures, and improvements over the existing situation.

Impact on neighbouring residential amenity

8.40 Policy DM10.6 of the Local Plan states that the Council will ensure proposals protect the amenity of occupiers of adjoining buildings and will not result in direct overlooking into their habitable rooms or private outdoor space and not result in significant loss of existing sunlight or daylight levels. The adjoining properties are 4 Oaks Way to the northwest, and 14 Park Road and 2 Bakers Close to the northeast.



Figure 6: Proposed Site Plan, showing relationship to neighbours

4 Oaks Way

8.41 4 Oaks Way is a 2-3 storey detached house under a pitched roof, which adjoins the site to the northwest. It has an attached single storey side extension/garage which abuts the site boundary. It also has a rear conservatory (approved under application 08/03393/P) and a rear dormer (approved under application 06/04635/LP) It does not have any side facing windows facing the application site at first floor level.

8.42 Local Plan policy DM10.6e restricts overlooking to the first 10m of neighbouring gardens. The proposed 4.6m deep rear extension to the locally listed building would retain a gap of 7.8m to the site boundary with 4 Oaks Way. The extension would be 3 storeys in height to match the height of the existing house, although set at a land level

which is approximately 1 storey lower than 4 Oaks Way. The proposed extension would have no windows facing the garden of 4 Oaks Way. As a result, it is not considered to create an overbearing impact on number 4, or unacceptable overlooking, given the land levels, the separation distance and the limited depth of the extension.

- 8.43 There is an existing window within the locally listed building, facing 4 Oaks Way at a distance of 11.8m. A window would be retained in the same location as the existing window and would become the secondary living room window to flat 7 following the conversion. The proposed position of this window is as per the existing arrangement so this would not result in any material change in terms of overlooking towards 4 Oaks Way.

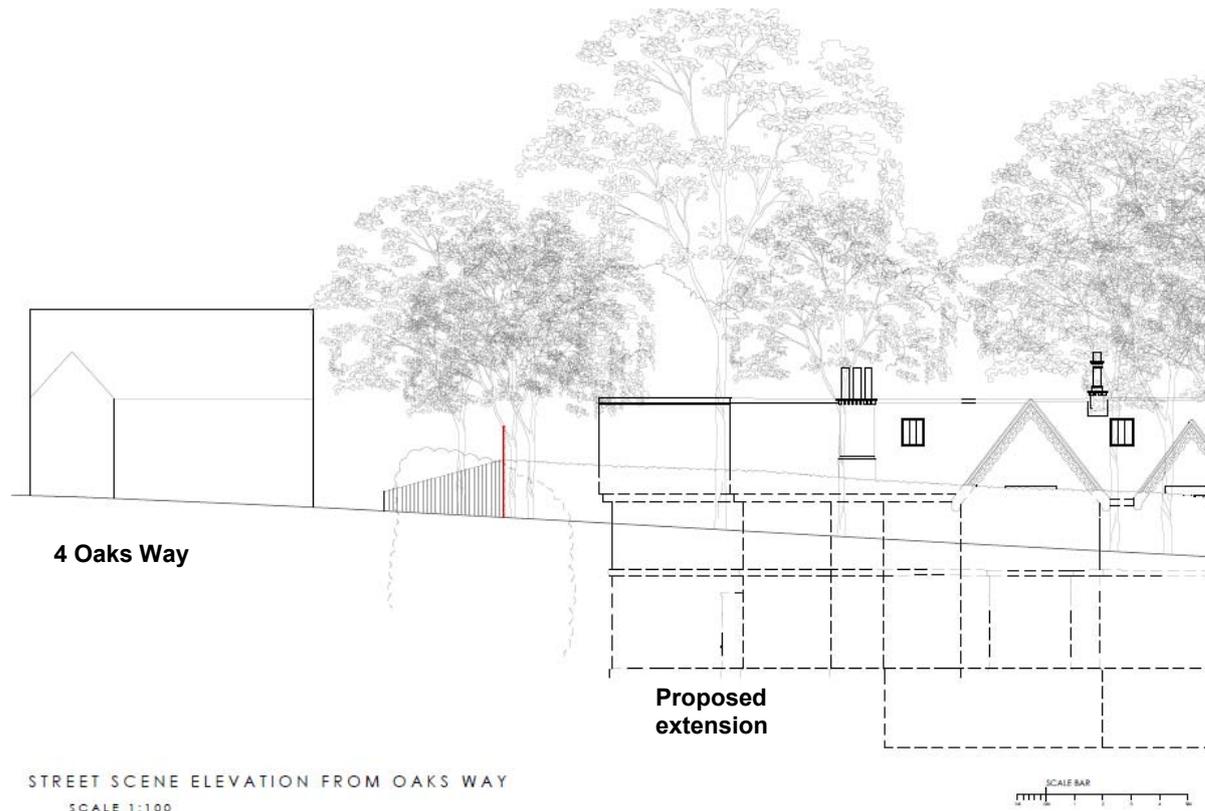


Figure 7: Proposed Street Scene on Oak Way, showing relationship with no.4

- 8.44 Representations have raised concern about the outlook from the rear windows of 4 Oaks Way towards the application site, particularly given the proposed removal of trees on this boundary. It is acknowledged that the occupiers of 4 Oaks Way would be able to see the proposed extension to the locally listed building and houses 8 & 9 due to the proposed removal of some trees, however being able to see the proposed dwellings is not harmful in itself, particularly given that, as described elsewhere, the proposed extensions and new dwellings are considered to be of a high quality and sympathetic to the heritage of the original building. The proposed removal of trees is discussed below.

- 8.45 Houses 2 and 3 proposed in the southern corner of the site would be 30m from the site boundary with 4 Oaks Way. The communal amenity space / play space would be located in the western corner of the site in proximity to the boundary with 4 Oaks Way. These elements of the proposal would not cause unacceptable harm to amenity.

8.46 Given the separation distances and the absence of new windows facing the 4 Oaks Way, no conflict with Local Plan policy DM10.6 are identified in terms of overlooking or creating an overbearing presence.

14 Park Road

8.47 14 Park Road is the neighbouring property to the east. It has 2 windows facing the application site (approved under permission ref: 20/01835/HSE). These comprise a horizontal window serving the living room at ground floor level and a vertical window serving the landing and stairs at first floor level (non-habitable), both of which are obscure glazed. There is a driveway and a single storey garage that is set back into the site separating number 14 from the application site. The separation distance between the side elevation of proposed house 1 and the side elevation of 14 Park Road is 9.79m. The proposed detached house 1 would be of a similar scale to the neighbouring property at 14 Park Road so would not be overbearing. It would have a bay style bathroom window at first floor level and a small secondary bedroom window at first floor level facing number 14. A condition would be attached to require both of these windows to be obscure glazed to 1.7m high given that they serve bathrooms and to avoid creating un-neighbourly windows. There is also a large tree on the boundary between the 2 dwellings which would be retained. Amenity impacts can be mitigated to avoid conflict with Local Plan policy DM10.6.

2 Bakers Close

8.48 2 Bakers Close is located to the northeast corner of the site. It is a 2-storey detached property with a single storey garage. Its side elevation faces the application site and there are no windows facing the application site. The separation distance between the side elevation of house 9 and the side elevation of 2 Bakers Close would be 6m measured at the closest point. Windows are proposed at first floor level facing the property at 2 Bakers Close including 2 x bathroom windows and a secondary bedroom window. Oblique views towards the rear garden of 2 Bakers Close would also be possible from the side facing windows, particularly as some of the mature trees on this boundary are proposed for removal and replacement. To mitigate overlooking, all 3 of these windows will need to be obscured by condition up to 1.7m in height to avoid overlooking towards the property and garden of 2 Bakers Way and to ensure compliance with Local Plan policy DM10.6. This can be achieved without harming the quality of accommodation given that they are bathroom or secondary windows.

8.49 In conclusion, potential amenity impacts by way of overlooking to neighbouring dwellings can be mitigated by the proposed condition requiring obscure glazing on the first floor side elevations of house 1 and house 9. No conflict with Local Plan policy DM10.6 is identified.



Figure 8: Separation distances to neighbouring properties

Trees, landscaping and biodiversity

8.50 Local Plan policy DM28 and London Plan policy T7 seek to retain existing trees and vegetation. The trees on the site are protected by a Tree Protection Order (TPO 30, 2010). The site has trees on its boundaries with particularly dense tree coverage on the street-facing boundaries with Park Road and Oaks Road. The TPO covers the group of trees along the Park Road frontage, 1 tree along the Oaks Way frontage and 1 on the boundary between the site and number 14 Park Road, as well as the tree in the front garden of 4 Oaks Way.



Figure 9: Extract of TPO 30, 2010

- 8.51 A total of 67 trees and 3 groups have been surveyed across the site and just beyond the boundary. This is a very large number of trees, and many are not covered by the TPO. It is proposed that a total of 20 trees/groups are removed, none of which are covered by the TPO. Those proposed for removal comprise 11 x category B trees, 4 x category C trees and 5 x category U trees. These are located predominantly in the northern corner of the site where the 2 x semi-detached houses 8&9 are proposed to be located.
- 8.52 All of the trees protected by the TPO would be retained. There are 9 retained trees which would experience an element of root incursion to facilitate the proposed development. The RPA incursions are specified as percentages in the Arboricultural Report. T40 (Walnut tree protected by TPO) on the north eastern boundary would experience an 18.4% root incursion as a result of the construction of house 1. T6 (Horse Chestnut) on the south eastern boundary would experience a 20.7% root incursion as a result of the construction of house 3. The piling for the houses within these 2 RPAs would be installed under arboricultural supervision. Other trees would experience root incursions as a result of construction of the parking area and footpaths including T2, T5, T6, T10, T33, T34, T39 and T65. A no-dig sub-base is proposed for the hard surfacing within the RPAs of these retained trees which would act as ground protection for the RPAs of these trees. Protective fencing would be installed to protect all other retained trees. These measures are outlined on the Tree Protection Plan and adherence to these measures would be required by condition.
- 8.53 Representations have raised concern about the loss of trees on the boundary with 4 Oaks Way. Reference has been made specifically to T47 and T51. There are 5 trees close to the boundary, including T62, T61, T60, T59 and T47 (T51 is not directly on the boundary). Of these, T60 and T59 are category U trees and are proposed for removal for arboricultural reasons. T62 and T61 are category U trees but are proposed for retention and would continue to provide screening between the site and 4 Oaks Way.
- 8.54 T47 and T51 are both category B tree which are proposed for removal to enable the construction of houses 8 and 9. This is regrettable but no objection from the Council's Tree Officer has been raised, and the harm caused in this respect must be balanced against the benefits of housing delivery. The most prominent trees on the street facing boundaries are proposed for retention.

8.55 It should also be noted that 2 very large, historic, prominent Wellingtonia trees have already been removed from the centre of the site. These are not shown on the arboricultural survey, and they were also not specifically protected by the TPO so there is no specific protection for them. The loss of these trees represented a loss to the verdant character of the site, however their prior removal is not a material consideration to the determination of the planning application.

Landscaping

8.56 Local Plan policy DM10.8 requires incorporation of soft and hard landscaping within development proposals. Replacement tree planting is proposed in order to mitigate the proposed loss of 20 trees across the site. A total of 20 advanced (16) and standard (4) trees are proposed to be replanted, along with a further 10 feathered trees (30 in total). In addition, a number of whip trees and shrubs of various species are proposed across the site. The 16 largest new trees are proposed in various locations across the site; 3 of these would be on the boundary with 4 Oaks Way, 4 on the corner of Park Road and Oaks Way, and others in various locations across the site. These are shown clearly on the Landscaping Plan. The submitted details are acceptable and a condition would be attached to ensure compliance. A further condition would require submission of a landscape management plan for the site.

Ecology

8.57 Local Plan policy DM27 and London Plan policy G6 seeks to protect and enhance biodiversity in the borough. An initial Ecological Survey was carried out with site visits in August and September 2018, and a follow-up ecological survey was carried out informed by a follow-up walkover study on 1 October 2021.

8.58 The ecological survey outlines that a disused single hole badger sett was recorded within some dense vegetation on the site on 21.08.18. A follow-up check of the disused hole was completed on 11.09.18 with no evidence of use by any mammals recorded. The second follow-up survey on 01.10.21 found no fresh evidence of badgers recorded and the previous hole still disused. As badgers are active in the area, controls would be implemented during the works to minimise any disturbance, and these are detailed in the Ecological Survey report. In addition, the Council's ecological advisor has recommended that a pre-construction walk over survey is completed by a suitably qualified ecologist to ensure that the conditions of the badger sett have not changed. This will be required by condition.

8.59 No evidence of bats was recorded during an internal and external inspection of the property as the roof space was heavily covered by cobwebs/dust creating sub-optimal conditions. The garage and outbuilding provided no roosting opportunities for bats. The majority of trees on site were assessed to provide negligible roosting opportunities for bats. A sycamore on the site boundary was considered to be of low roosting potential for bats but there were no bats present. A walnut tree (T40) was assessed to provide moderate roosting opportunities for bats. T40 is proposed for retention but would experience some root incursion as outlined above. No objection has been received from the Council's ecologist, subject to conditions.

8.60 A series of mitigation and enhancement measures are proposed including site clearance works to be carried out outside of bird nesting season, installation of tree protective fencing, incorporation of native species within the landscaping scheme,

installation of bird/bat boxes and a wildlife sensitive lighting scheme. Inclusion of these measures would be required by condition.

Access, parking and highway impacts

Access arrangements

- 8.61 Park Road is a borough classified road. The site has a Public Transport Accessibility Level (PTAL) of 2 which indicates poor access to public transport. The site is however in very close proximity to Kenley Train Station which is a 220m walk.
- 8.62 Currently the site has 2 vehicle access points from Park Road (with yellow lines on the street in front). The proposal is to have just one access point from Park Road which would be positioned around 13m to the south east of the access point to 14 Park Road next door. This new access point would be located within the part of Park Road where there is unrestricted on-street parking, and would therefore result in the loss of one on-street parking space. In order to ensure that there are no net reductions in the total amount of on-street parking spaces, the applicant would be required to amend the Traffic Orders and the yellow lines on this part of Park Road. The applicant has confirmed that they would fund the amended Traffic Order and the yellow lines. This, plus the amended crossovers (moving one and removing one), would be agreed through a S278 Agreement between the applicant and the Council. This is acceptable.
- 8.63 The access point would be 5m wide at the boundary. The correct vehicle visibility splays of 2.4m x 25m at the site entrance are shown in accordance with the Manual for Streets. A condition would also be attached to ensure that there are no obstructions above 0.6m high within the pedestrian sightline area. Swept path drawings are shown for access and egress into the site for large cars, a light van and a fire appliance.
- 8.64 Pedestrian access would be provided shown alongside the vehicle access point, as well as a second pedestrian-only access point from Park Road, providing step-free and safe access to the front door of each dwelling.

Parking

- 8.65 London Plan policy T6.1 states that in areas of PTAL 2 in outer London the maximum car parking provision should be up to 1 space per dwelling for 3+bed units and up to 0.75 spaces per 1-2 bed dwellings. This would equate to a maximum of 8.75 spaces. 9 spaces are proposed for the 9 dwellings. This is an acceptable level of parking provision on the site, allowing one space per unit.
- 8.66 A parking beat survey was carried out on 02/04/19 and 03/04/19. Parking stress was measured within a 200m walk distance of the site during the day time and the night time. Night time parking stress was measured to be an average of 31% across the 2 nights. Day time parking stress within 200m of the site was higher, ranging from 40% to 100% at various points of the day (an hourly breakdown is provided in the Transport Assessment). This is likely to be as a result of commuter parking. There are parking restrictions in place on Park Road outside the site between 1-2pm Monday to Friday, although this is not a formal CPZ so parking permits from residents cannot be removed. The proposed development would not cause unacceptable parking stresses, and would provide the maximum car parking permitted by the London Plan.

- 8.67 The Transport Assessment suggests that 4 Electric Vehicle Charging Points (EVCPs) would be provided on site. These are not shown on the plan but a condition would be attached to ensure provision of at least 20% active and 80% passive spaces.
- 8.68 A disabled parking space is also proposed adjacent to unit 3.
- 8.69 A contribution of £13,500 would be secured via S106 agreement to contribute towards sustainable transport initiatives in the local area in line with Local Plan policies SP8.12 and SP8.13.

Cycle parking

- 8.70 London Plan policy T5 would require provision of a total of 18 cycle parking spaces (2 per unit). Each house would have an individual cycle store in the front garden with space for 2 bikes each. The flats would have a communal cycle store with space for 8 bikes located outside the entrance. Details of the appearance of the cycle store would be finalised by condition. Visitor cycle parking comprising 1 x Sheffield stand (space for 2 bikes) is proposed near the site entrance.

Refuse storage

- 8.71 Policy DM13 requires the design of refuse and recycling facilities to be treated as an integral element of the overall design. Each house would have an individual bin store adjacent to their bike store and the flats would have a communal bin store located externally adjacent to the communal bike store. The communal bin store would be 35m from the street, so a bin collection point is proposed at the front of the site adjacent to the pedestrian entrance/exit and residents would be required to deposit their bins there on collection day. The drag distance the residents of houses 8 & 9 at the rear of the site would be in excess of the 30m recommended in the Croydon Waste and Recycling in Planning Policy Document (August 2015) however this is guidance and the waste collection point is in the most convenient location for collection operatives which is considered to be of greater importance. The path is 2m wide as required. Bulky items for occasional collection could be deposited in the same spot. The submitted details are acceptable and a condition would be attached to finalise details of the appearance of the bin stores and the size of the deposit point.

Flood risk and energy efficiency

Flood risk

- 8.72 London Plan policy SI13 requires developments to achieve greenfield runoff rates and to manage surface water as close to source as possible by following the drainage hierarchy. Local Plan policies SP6 and DM25 require all developments to incorporate SUDS to reduce surface water runoff and provide water treatment on site. The site is within flood zone 1, at medium risk of surface water flooding and within an area that has potential for groundwater flooding to occur at the surface but there are no records of groundwater flooding. The site is within a critical drainage area.
- 8.73 The preferred surface water drainage strategy is via infiltration through soakaways, however this is still subject to infiltration testing. If soakaways are not feasible then discharge into an existing on-site drainage network would be proposed, or the last option would be attenuation with a reduced flow rate into the public surface sewer system. All of these options would manage the flood risk for the site without increasing the risk to neighbouring properties. It is also recommended that water butts are

provided for each house. Final details would be secured via condition following infiltration testing.

Energy and water efficiency

- 8.74 In order to ensure that the proposed development is constructed to high standards of sustainable design in accordance with Local Plan policy SP6, a condition would be attached requiring the proposed development to both achieve the national technical standard for energy efficiency in new homes (2015) which requires a minimum of 19% CO2 reduction beyond the Building Regulations Part L (2013), and meet a minimum water efficiency standard of 110 litres/person/day as set out in Building Regulations Part G.

Fire safety

- 8.75 London Plan policy D12 requires all development proposals to achieve the highest standards of fire safety. Details have been provided accordingly. A fire appliance could be positioned in the parking area and reach all units, and there are various external areas across the site that could be used as evacuation assembly points. Plans show appropriate fire safety features including smoke and heat detectors, and fire resistant internal partitions, walls and door sets to minimise the risk of fire spread. Suitable means of escape are also provided. Details are acceptable.

Conclusions

- 8.76 The proposed provision of 9 homes on this site which is located within an Area of Focussed Intensification is acceptable in principle. The proposed extensions to the locally listed building are appropriately subservient and would not detract from the heritage significance of the building. The proposed location of the houses on the houses responds appropriately to the spacious character of the area. Trees would be retained on the site boundaries, and proposed tree removals on the site would be mitigated by replacement planting. Amenity impacts on neighbouring occupiers are mitigated by appropriately located obscure glazing. The proposed development would provide a high quality of accommodation internally and externally for future occupiers, with the lack of private amenity space to the 2 upper floor flats within the locally listed building being mitigated by the provision of additional internal floorspace and access to the communal amenity space. The proposed level on-site parking is acceptable and no impacts on the highway network or highway safety have been identified. Impacts on ecology and flood risk have also been found to be acceptable.
- 8.77 Overall, the proposal would restore a locally listed building, and bring it back into use for housing within a compact “mansion block” format, providing high quality accommodation for new residents. It would also provide five family sized houses, whilst retaining significant landscaping, and respecting the character of the local area.
- 8.78 All other relevant policies and considerations, including the statutory duties set out in the Equalities Act 2010, the Human Rights Act, the Planning and Compulsory Purchase Act, and the Town and Country Planning Act, have been taken into account.
- 8.79 Given the consistency of the scheme with the Development Plan and weighing this against all other material planning considerations, including the benefits and the harm outlined within this report, the proposal is considered to be acceptable in planning

terms subject to the detailed recommendation set out in section 2 (RECOMMENDATION).