

# Location Plan of 23 mulgrave road



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0m 20m 40m 60m 80m 100m

Scale: 1:1250, paper size: A4

**PART 6: Planning Applications for Decision**

**Item 6.3**

**1 SUMMARY OF APPLICATION DETAILS**

Ref: 17/01280/FUL  
 Location: 23 Mulgrave Road  
 Ward: Fairfield  
 Description: Use as an 8-bedroom HMO: demolition and rebuild of garage, erection of single storey rear extension, provision of additional patio at the rear, bin store, additional planting, minor internal alterations and external renovations comprising painting the front of the house, replacing the front roof arch and small flat roof over the front door, replacing render upstand to the front and cleaning back the render on front boundary wall.  
 Drawing Nos: 113.08.01 (March 2017) ; 113.08.02 (March 2017) ; 113.08.04 (March 2017) ; 113.08.05 (March 2017) ; 113.08.06 (March 2017) ; 113.09.01 (May 2017) ; 113.09.02 (June 2017) ; 113.09.03 (June 2017) ; 113.09.04 (May 2017) ; 113.09.05 (May 2017) ; 113.09.06 (May 2017)  
 Applicant: Prime Properties (Surrey) Ltd  
 Agent: Nicholas Perrins  
 Case Officer: Dean Gibson

<b>Type : HMO</b>	<b>Number of rooms</b>	<b>Number of persons</b>
1 Bed	6	6 (1 per room)
2 Bed	2	4 (2 per room)
<b>Total</b>	<b>8</b>	<b>10 in total</b>

<b>Number of car parking spaces</b>	<b>Number of cycle parking spaces</b>
1 (Retention of existing space)	8

1.1 This application is being reported to Planning Sub-Committee because Councillor Helen Pollard has objected to the application in accordance with the Committee Consideration Criteria and has requested it be referred for Consideration by the Planning Sub-Committee. The number of representations (objections) also exceeds the threshold criteria for reporting the application to the Planning Sub-Committee.

**2 RECOMMENDATION**

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

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

### **Conditions**

- 1) Development in accordance with the submitted plans
- 2) Submission of details of external facing materials, including samples
- 3) Details of items to be implemented as specified in the application prior to occupation a) refuse store, b) car parking c) cycle storage and retained as such thereafter
- 4) Windows at first/second floor on eastern flank elevation to be obscure-glazed and fixed shut.
- 5) Submission of details of a security lighting scheme
- 6) Submission of tree protection scheme
- 7) Roofs of extensions not to be used as roof terraces
- 8) Commence within 3 years of date of planning permission.
- 9) Any other planning condition(s) considered necessary by the Director of Planning
- 9) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport, and

### **Informatives**

- 1) Site notice removal
- 2) Developer to have regard to Council's Code of Practice 'Control of Pollution and Noise from Demolition and Construction Sites'
- 3) HMO Fire Safety
- 4) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

- 2.3 That the Planning Committee confirms that it has paid special attention to the desirability of preserving or enhancing the character and appearance of the nearby Central Croydon Conservation Area as required by Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

## **3 PROPOSAL AND LOCATION DETAILS**

### **Proposal**

- 3.1 The proposal is for the conversion of the existing 6 bedroom family dwelling house to an 8 bedroom HMO residential accommodation with a maximum of 10 residents. The one existing off-street car parking space on the forecourt of the property would be retained. Cycle storage would be provided within the proposed re-constructed side garage.
- 3.2 The extensions and alterations would consist of :-
- The demolition and re-construction of side garage.
  - Erection of a single storey rear extension.

- Removal of external side 1<sup>st</sup> floor door and of external metal fire-escape stairs.
  - Formation of additional patio at the rear.
  - Provision of enclosed bin store on side of forecourt, additional planting, minor renovations comprising painting the front of the house, replacing the dilapidated canopy over the front door, replacing render upstand to the front and cleaning back the render on front boundary wall.
- 3.3 The proposed rear extension would be 3 metres in depth and would be formed of bricks to match the existing house. It would have either timber or aluminium framed windows. The specific window material would be subject to approval by a planning condition. It would accommodate the ground floor communal dining and living room and would also connect to the re-constructed garage which would accommodate a w/c and cycle storage. So, effectively an L-shaped single storey side / rear extension would be formed. There would be a rear patio area formed adjacent to the rear extension.

### **Site and Surroundings**

- 3.4 The site consists of a large two storey detached family dwellinghouse on the northern side of Mulgrave Road. The house also has rooms in the roofspace with second floor gable windows to the front and back and to both flank elevations. There is also a dormer window in the rear roof slope. There are three brick chimney stacks evident on the house. The house also has a cellar. There is a single storey garage attached to the eastern flank elevation of the house, but set back from its front elevation. The main ground floor entrance of the house is within the flank eastern elevation and it has a flat felt roof canopy. There is also a first floor door, serving a hallway, in the eastern flank elevation and associated external metal fire escape stairway that exits into the rear garden of the property. The rear garden has a paved patio area and a lawn beyond it. There is a Walnut tree in the rear garden adjacent to the western boundary. The house is predominantly finished in a red London stock brick, although a cream render has been applied to the first floor front elevation and second floor gable and part of the rear ground floor has a white render finish. The house predominantly has sash windows, some with timber frames and some with Upvc frames. The garage has a felt roof and an up-and-over door. The forecourt has a vehicle crossover, gravel surface and informal off-street parking arrangement. The front wall is low and rendered.
- 3.5 The site is within the Chatsworth Road Conservation Area. This Conservation Area is also subject to an Article 4 Direction (which revokes some householder permitted development rights).
- 3.6 The site is within the Croydon Metropolitan Centre and is also within the Croydon Opportunity Area. The site is within an Area of High Density and is within an Archaeological Priority Zone. The site has a Transport for London Public Transport Accessibility rating of 6a, so it is considered to have good access to public transport services. The site is within a Controlled Parking Zone.
- 3.7 Mulgrave Road and the surrounding roads are residential in character.

## **Planning History**

3.8 The following pre-applications / planning decisions are relevant to the application:

- 16/03032/P – Conversion to a 10 bedroom hostel – Planning Application WITHDRAWN.
- 16/06078/Pre - Use as a 8 bedroom HMO ; demolition of existing attached side garage and erection of single storey side/rear extension ; internal and external alterations ; provision of refuse storage enclosure. A view was expressed that a planning application based on the proposed change use and extension/s and alterations to the building would have some merit.
- 17/01722/CAT – Conservation Area – Works to Tree Consent - granted to remove limb of Walnut tree in rear garden.

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

- 4.1 The conversion of the house is acceptable in principle as there are no specific policy designations that would prohibit its conversion to another residential use. Policy supports diversity of housing choice.
- 4.2 The proposed development would not have any adverse effect upon the amenity of adjacent residential occupiers in Mulgrave Road, Chatsworth Road, and Woodstock Road. The detached character of the house, its separation distances to adjacent houses, and the proportionate scale of extensions, would ensure that no that no adverse loss of privacy, outlook, loss of light or visual intrusion would occur to adjacent residential occupiers.
- 4.3 The design of the extensions and proposed alterations would be respectful to the character of the conservation area. The development would not have any adverse effect on the visual integrity of the Chatsworth Road Conservation Area.
- 4.4 The existing off-street parking space would be retained. The low provision of off-street parking would be acceptable in this town centre location, with its easy access to public transport facilities, and shops and services. The provision of cycle storage on the site would promote sustainable travel choice.

## **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 one or more site notices displayed in the vicinity of the application site. The application has also been publicised in the local press.

6.2 Councillor Helen Pollard has objected to the proposal and referred the application to Committee for consideration on the grounds of overdevelopment, crowding and the development being out of character with the area.

6.3 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: 48      Objecting: 48      Supporting: 0

No of petitions: 1 (with 32 signatures) objecting

6.4 Representations have been made from the following local groups/societies:

- Mid-Croydon Conservation Area Advisory Panel (objecting)
- Chatsworth Resident's Association (objecting)

6.5 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:

<b>Summary of objections</b>	<b>Response</b>
<i>Design and Townscape</i>	
Detrimental to character of Conservation Area.  Out of character with surroundings.  Poor design of extension.	The house is detached and has 6 bedrooms.  Officers consider that the proposed alterations and extensions would not be detrimental to the character of the existing house or conservation area.
Overdevelopment / Inappropriate High Density	The site is considered to be Urban and subsequently in considering the Public Transport Accessibility Level (PTAL) of 6a a density range between 200-700 habitable rooms per hectare is recommended.
<i>Amenities of adjacent / nearby residential occupiers</i>	
Cumulative effects of HMO's in the area.  A building a few roads away at 57-59 Friend's Road had a 2008 planning permission (Ref: 08/02417/P) for use as a residential care home for 10 adults with learning difficulties.	Officers consider that the proposed addition of a HMO to the area would not result adverse effects on the residential amenity of adjacent or nearby residential occupiers.  Policy expects the majority of new residential development within Croydon to be directed to and delivered in the main town centre as it has the infrastructure in

<p>There is a 5 person HMO at 3 Chatsworth Road.</p> <p>Loss of privacy.</p>	<p>place to provide convenient access to local services and local transport connections.</p> <p>The planning permission Ref:08/02417/P at 57-59 Friend's Road was not implemented. It had historically been used as a hotel. The HMO at 3 Chatsworth Road has less than 6 people residing in it, so planning permission was not required for its use.</p> <p>No adverse loss of privacy would occur. However, a condition is recommended that the first and second floor windows on the eastern flank elevation be obscure-glazed and fixed shut to further protect the privacy of 3 and 5 Chatsworth Road.</p>
<p>Increased Noise / Disturbance</p>	
<p><i>Parking / Highway Issues</i></p>	
<p>Impact on local parking availability / loss of garage space.</p> <p>Parking hazard.</p>	<p>The site is within a controlled parking zone. It is also within the town centre and so has excellent links to public transport.</p> <p>The existing off-street parking space on the forecourt would be retained. The existing garage was not used for off-street parking.</p>
<p><i>Anti-Social Behaviour</i></p>	
<p>Will result in increased anti-social behaviour including increased burglary, domestic abuse, drug abuse, littering, throwing bricks through windows, increased vermin.</p> <p>The anti-social behaviour problems associated with high concentrations of HMOs are well documented in a 2015 Government report.</p>	<p>The applicant has submitted a management strategy for the proposed HMO that will put in place best practice measures.</p> <p>The applicant's intention is to attract young professionals to live in the HMO accommodation.</p> <p>The maximum number of tenants allowed to reside in the property would be 10 and this matter would be secured by condition.</p> <p>A HMO Government report 2015 was referred to in numerous resident objections. However, the report quoted specifically related to HMO's in 'Wales' and was prepared for the Welsh Government.</p>

<i>Affect on Trees</i>	
<i>No tree survey submitted</i>	<p>It is not proposed to remove any trees from the site.</p> <p>The Walnut tree in the rear garden is not subject of any Tree Preservation Order and would be protected during demolition / construction works for the extensions. This matter could be further secured by condition.</p> <p>The apple tree in the back garden of 5 Chatsworth Road is unlikely to be affected by the proposed development given there is existing garage and an existing hardstanding area behind it.</p>
<i>Standard of Accommodation</i>	
The accommodation layout would be poor.	The accommodation layout would meet the relevant HMO standards.
<i>Drainage</i>	
Will adversely affect local drainage.	The applicant advises the drainage will connect to the existing mains sewer.
<i>Vagueness of Application Submission</i>	
<i>Plans and information regarding existing property and proposed HMO occupants is vague.</i>	The plans and information submitted with the application are of a sufficient level of detail to assess and determine the proposal.
<i>Non-material issues</i>	
Rear garden pond was filled in.	Not a material planning consideration. The infilling of a garden pond is not restricted by the Chatsworth Road Conservation Area status or associated Article 4 Direction. It was therefore done at the discretion of the property owners.
Development would be more suited to office conversions in town	It is necessary for the Local Planning Authority to determine the application before it rather than schemes which haven't been submitted for consideration.



Asbestos may be in garage	This is a speculative comment. However, there is separate environmental legislation in place to deal with this matter.
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## 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: Strategic Policies 2013 (CLP1), the Croydon Replacement Unitary Development Plan 2006 Saved Policies 2013 (UDP) and the South London Waste Plan 2012.
- 7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in March 2012. 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:
- Section 4: Promoting sustainable transport
  - Section 6: Delivering a wide choice of quality homes
  - Section 7: Requiring good design
  - Section 8: Promoting healthy communities
  - Section 10: Meeting the challenge of climate change, flooding and coastal change
- 7.3 The main policy considerations raised by the application that the Committee are required to consider are:
- 7.4 Consolidated London Plan 2015 (LP):
- 3.3 Increasing housing supply
  - 3.5 Quality and design of housing developments
  - 3.8 Housing Choice
  - 3.9 Mixed and balanced communities
  - 5.1 Climate Change Mitigation
  - 5.2 Minimising carbon dioxide emissions
  - 5.13 Sustainable drainage
  - 6.9 Cycling
  - 6.13 Parking
  - 7.8 Conservation / Heritage Assets

#### 7.5 Croydon Local Plan: Strategic Policies 2013 (CLP1):

- SP2 Homes
- SP2.3 Choice of homes
- SP2.5 Mix of homes
- SP2.6 Lifetime homes
- SP4 Urban Design and Local character
- SP4.1 High quality development
- SP4.12 – SP4.14 Conservation / Heritage Assets
- SP6 Environment and climate change
- SP6.3 Sustainable design and construction
- SP7.4 Enhance biodiversity
- SP8.3 Making full use of public transport

#### 7.6 Croydon Replacement Unitary Development Plan 2006 Saved Policies 2013 (UDP):

- UD1 High Quality and Sustainable Design
- UD2 Layout and siting of new development
- UD3 Scale and Design of new buildings
- UD8 Protecting residential amenity
- UD13 Parking Design and Layout
- UD14 Landscaping
- UD15 Refuse and Recycling Storage
- UC3 Conservation Areas
- UC11 Archaeology
- EP1 – EP3 Pollution
- EP5 - EP7 Water – Flooding, Drainage and Conservation
- NC4 Trees
- T2 Traffic Generation from Development
- T4 Cycling
- T8 Parking
- H2 Supply of new housing
- H8 Conversions to Non-Self Contained Dwellings
- H11 Protection of Small Family Houses

#### 7.7 CLP1.1 & CLP2

7.8 The Partial Review of Croydon Local Plan: Strategic Policies (CLP1.1) and the Croydon Local Plan: Detailed Policies and Proposals (CLP2) have been approved by Full Council on 5 December 2016 and was submitted to the Planning Inspectorate on behalf of the Secretary of State on 3 February 2017. Policies which have not been objected to can be given some weight in the decision making process. However at this stage in the process no policies are considered to outweigh the adopted policies listed here to the extent that they would lead to a different recommendation.

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

- Croydon Opportunity Area Planning Framework
- SPD2 – Residential Extensions and Alterations

7.10 There are relevant adopted Conservation Area Appraisals and Management Plan is as follows:

- Chatsworth Road Croydon Conservation Area Assessment and Management Plan

## 8 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development and housing mix
2. Townscape and visual impact and consideration of density
3. Housing Quality for future occupiers
4. Residential amenity for neighbours
5. Transport
6. Sustainability
7. Environment

### Principle of Development and Housing Mix

8.2 The appropriate use of land is a material consideration to ensure that opportunities for development are recognised and housing supply optimised, including providing a variety of housing types and unit mix.

8.3 The existing house has a gross internal floor area which exceeds 130m<sup>2</sup>, so it would not be regarded as a 'small family house' as defined in policy. The conversion of the house to another residential use would therefore be acceptable in principle.

8.4 Policy makes provision for HMO's and advises they will be considered favourably if they meet a known and established need ; complies with or are capable of reaching the standards laid down by the Housing Acts ; doesn't have a significantly adverse effect on the residential environment or the availability of local services ; and provides adequate amenity for residents and neighbours.

8.5 A number of representations received against the application express concern that the proposal would be contrary to the aims of the Croydon Opportunity Area Planning Framework (COAPF) SPD, particularly with regard to the provision of family housing and the imbalance that would result from the provision of the HMO and cumulative effects of HMO's in the Chatsworth Road Conservation Area. However, paragraph 4.13 of that COAPF also seeks to : support the development of 7,300 new homes ; accommodate 17,000 new residents ; and promote a mix of medium and high density housing - in a mixture of housing typologies. While the COAPF does promote the provision of three bedroom housing in this area paragraph 4.48 also states that The exact level of three bed+ housing will be determined on a case-by-case basis. Some sites will deliver more, while other sites will deliver less. Paragraph 9.10 of COAPF states the success of establishing

a long term residential community in the COA is the delivery of a large number of new homes matched with a real mix of housing types, along with new retail and commercial space and a much improved public realm. In the future, there is a need to secure other types of housing that will support a more mixed and balanced community.

- 8.6 The principle of the development of the site is therefore considered acceptable.

**Townscape and visual impact and consideration of density,**

- 8.7 Policy seeks to optimise housing output taking into account local context, character and design and public transport capacity. Based on the site's urban character context and excellent Public Transport Accessibility Level (PTAL) of 6a a density range between 200-700 habitable rooms per hectare would apply. The proposed development would deliver a net residential density of 225 habitable rooms per hectare, which falls within the lower end of the density range identified in the London Plan. Moreover, as considered further in this report the proposed development would respond well to local context, would provide open space, and would not adversely impact upon local transport capacity. As such the proposed density is supported.
- 8.8 The house is located in a grid of residential streets within the Croydon Metropolitan Centre and Chatsworth Road Conservation Area. It is a detached period dwelling and has two reception rooms, large kitchen, and study on the ground floor, three bedrooms on the first floor and three bedrooms within the gabled roof space. The house has a basement/cellar. There is a garage attached to the eastern flank of the house. There is also a metal fire-escape stair which leads from a door on the eastern flank of the first floor to the rear garden. The house has forecourt and it has one off-street parking space. The house also has large rear garden and there is a substantial Beech Tree located towards the western boundary of the garden.
- 8.9 The proposed demolition of the garage would be acceptable. The garage is in a poor structural condition and is not used to park a car. The replacement garage would be used for a vertical cycle storage system, and would have a w/c. It would also connect to the living and dining areas in the proposed rear extension. It would effectively sit in the same footprint as the existing garage and would be the same height. Instead of an up-and-over garage door, it would have conventional timber double doors to convey it use as a storage area. It would be constructed of brick to match the existing house.
- 8.10 The proposed rear extension would be 3 metres in depth and would connect to the proposed replacement garage. The 3 metre depth of the extension would comply with the design guidance of the Supplementary Planning Document No.2 on Residential Extensions and Alterations. It would be proportionate and in scale with the existing house. It would be constructed in brick to match the existing house. Its windows would either have timber or aluminium powder coated frames. The specific details of the materials to be used can be secured by condition. The rear extension would not be visible from the street and so would not adversely affect the visual amenity of the Chatsworth Road Conservation Area.

- 8.11 The removal of the fire-escape stairs would be acceptable. The first floor door on the eastern side elevation would be formed into a window to match the existing design of window on the second floor eastern. As the window would be visible from the street the Council would require the window frame to be timber and this matter can be secured by condition. Works of making good to the brick area around the proposed window are proposed and this is supported.
- 8.12 The proposal also includes minor renovations to the house, comprising painting the front of the house, replacing the dilapidated canopy over the front door, replacing render upstand to the front and cleaning back the render on front boundary wall. The proposed renovations would enhance the appearance of the house and Chatsworth Road Conservation Area and are supported.
- 8.13 Overall the proposed extensions and external renovations to the property would positively respond to the characteristics of the site and area.

### **Housing Quality for future occupiers**

- 8.14 No specific accommodation standards are set out for HMO accommodation in planning policy. However, there are standards laid out in Housing legislation. In this instance the application proposal would comply with the standards laid out.
- 8.15 A total of 8 bedrooms are proposed and based on the layout proposed the HMO would be able to accommodate a maximum of 10 persons. Each bedroom would exceed the minimum requirement for floor area as set out in HMO standards. The one person rooms would all exceed 10 square metres and the two person rooms would all exceed 15 square metres. All of the bedrooms would have acceptable outlooks. The rooms in the roof would be served by full height gable windows. Two shared kitchens and two shared shower rooms are proposed. The bedroom 6 would also have an en-suite shower room. Each occupant would be within one floor of a shared bathroom area and shared kitchen area. The basement / cellar would provide space for storage. All of the residents would have access to the rear garden. The ground floor kitchen would overlook the dining area and the patio doors beyond.
- 8.16 The removal of the external fire escape stair would be acceptable as the HMO would still need to comply with relevant fire safety legislation. The applicant can be advised of additional safety recommendation through use of an informative. These safety recommendation include installation of smoke detectors in the bike store (in case materials are stored there), in the 1<sup>st</sup> floor shower room cupboard (where the boiler is stored), and in the first floor utility room.
- 8.17 Overall the standard of accommodation proposed would be of a high standard for HMO accommodation.

### **Residential Amenity for Neighbours**

- 8.18 The SPD2 recommends that rear single storey extensions on detached houses should not project more than 4 metres beyond neighbouring properties. The proposed rear extension would comply with that guidance. The proposed replacement garage would effectively be a like-for-like replacement. Therefore,

these extensions would not result in any adverse effects on the amenity of adjacent residential occupiers.

- 8.19 The proposed removal of the fire-escape from the eastern elevation is supported. It would further protect the privacy of occupiers in houses to the east in Chatsworth Road. To further ensure the privacy of occupiers in Chatsworth Road is maintained conditions can be used to ensure that the roofs of the extension/s are not used as terrace areas and that first and second floor windows in the eastern flank elevation of the house are obscure-glazed and fixed shut.
- 8.20 A number of representations received in response to the application express concern with regard to increased noise, disturbance, and anti-social behaviour that would result from the proposed HMO use and the cumulative effects of HMO's in the locality. A number of representations refer to a 2015 Government review paper on the anti-social problems that result from HMO's. However, the paper cited relates specifically to HMO accommodation in Wales and was produced for the Welsh Government, so it is not deemed relevant to the planning application to hand. The representations also refer to there already being 22 HMO's in the locality. However, seen in context that would represent approximately 11% only of the plots within the Chatsworth Road Conservation being in HMO use. With regard to the issue of 57-59 Road the 2008 planning permission (Ref: 08/02417/P) for use as a residential care home for 10 adults with learning difficulties was not implemented. It was historically used as a hotel but gained a licence for use as a hostel for 43 persons in 2012.
- 8.21 With regard to the current application proposal at 23 Mulgrave Road the maximum number of residents within the HMO would be restricted to 10 persons and this matter can be secured by condition. Furthermore, the applicant has a HMO Management Plan in place which was submitted with the application. It advises that the applicant is aiming to attract the young professional market for prospective tenants and will be advertising rooms when available with local companies and networking organisations such as the local chamber of commerce. Tenants will be offered standard Assured Shorthold Tenancy (AST) Agreements – 12-month contracts with a 6-month break clause. Specifically, there is no intention for short-term letting and sub-letting will be forbidden according to the terms of the lease. The longer length of lease under an AST compared with a hostel will attract tenants with a greater degree of permanence. Such tenants are arguably more likely to seek to assimilate within the community & take greater care of the surrounding neighbourhood. The lease will also include clauses covering anti-social behaviour, drugs & alcohol. The applicants are members of the National Landlords Association and their managing agents have five years experience of managing four HMOs. There will be regular inspection, maintenance and safety checks undertaken for the accommodation as part of the management regime.
- 8.22 Overall, the restriction with regard to the number of residents and the management plan that would be put into place would provide protection against anti-social behaviour etc for adjacent and nearby residents.
- 8.23 Noise and disturbance from demolition and construction works on the site would be inevitable but would also be relatively minor. They would also be subject to

separate environmental legislation. The Council and the GLA also produce good practice guidance on this matter of which the developer be informed.

## **Transport**

- 8.24 The site is in an area with a PTAL of 6a, which is a high rating for accessibility to public transport. Chatsworth Road and the surrounding roads are within a Controlled Parking Zone. There is one existing off-street car parking space which would be retained.
- 8.25 Cycle storage for 8 cycles is proposed within the re-constructed garage and a vertical stacking system is proposed. This would be acceptable and its provision can be secured by condition.

## **Sustainability**

- 8.26 As a conversion to an HMO the proposal would not be subject to any specific sustainable development measures.

## **Environmental Issues**

### Water Resources and Flood Risk

- 8.27 The connection to existing drainage systems would be maintained.

## **9 OTHER PLANNING ISSUES**

### Trees / Landscaping / Wildlife

- 9.1 An existing Walnut tree in the rear garden of the property (adjacent to its western boundary), but it is not subject of a tree preservation order. It would be retained and a condition requiring the erection of protective fencing around the tree during construction works could be used. There is a tree in the rear garden of an adjacent property to the east in Chatsworth Road. The existing garage attached to the eastern flank of the house would be demolished and re-constructed. It would be built on the same foundations as the existing garage. Therefore, it is unlikely to result in any harm resulting to the tree. The rear garden is already landscaped with lawn, shrubs and trees. A new patio would be formed adjacent to the proposed rear single storey extension.

### Refuse storage

- 9.2 The refuse storage would be sited to the eastern side of the forecourt, approximately 8 metres away from the back edge of the pavement. It would have a timber enclosure. This would be acceptable and its siting and appearance could be secured by condition.

### Security

In terms of security, the development would increase natural surveillance of the adjacent properties. Details of security lighting could be secured by condition.

### Archaeology

- 9.3 The proposed rear extension is less than 25 square metres, so is below the threshold for consulting Historic England (Archaeology).

### **Conclusions**

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