

11th January 2024 Planning Committee Addendum

Item 6.1 21/02431/FUL – Development Site Former Site Of 17 - 21 Dingwall Road, Croydon, CR0 2NA

Updates to the Officers Report

Following publication of report, the following updates are made:

- NPPF: The NPPF was updated on 19th December 2023 (as the report was being finalised), and the report does not refer to the latest version. The amendment to the NPPF does not have any impact on how the application has been assessed. Within the report, the amendment affects the following paragraphs:
 - Para 8.27 refers to Paragraph 199 of the NPPF, which is now Paragraph 65.
 - Para 8.61 refers to Paragraph 199 of the NPPF, which is now Paragraph 205.
 - Para 8.67 refers to Paragraph 202 of the NPPF, which is now Paragraph 208.
- Page 25 Vehicle and Cycle Parking Table – Residential Long Stay Cycle Storage – the ‘Proposed’ column should say 341 following amendments made to increase the number to comply with the London plan policy requirement (the text in the report is correct).
- Page 28 – Condition 40 – should say M4(3) rather than M4(4).
- Paragraph 3.1 refers to the proposed healthcare facility having a floor area of 1,026sqm. The net internal area is 1,186sqm (as stated in the table on Page 1).
- Para 8.43 – Says that the scheme is 3 storeys higher than consented. This is a typographical error and should say 4 storeys higher.
- Para 8.71 – The final sentence should be deleted.
- Para 8.137 – should say 48 storeys rather than 4 storeys.
- Para 8.196 – should say London Plan requirement (8) rather than (13).

None of the above corrections alter the recommendation made by Officers to members of the Planning Committee.

Item 6.2 23/02918/FUL - 29-31 Hollymeoak Road CR5 3QA

Updates to the Officers Report

Following on from the publication of the report, the Council have since received two further representations from members of the public which relate to accessibility on the site including M4(2) and M4(3) compliance, the levels on the site and the impact on the neighbouring property, no.27.

The comments made in the representation are summarised as follows:

1. London Housing Design Standards LPG (June 2023) – this is an additional guidance document which is also relevant to the proposal
2. The application does not demonstrate that the approach routes to the proposed dwellings or their internal layouts could comply with the requirements of M4(2) or M4(3)

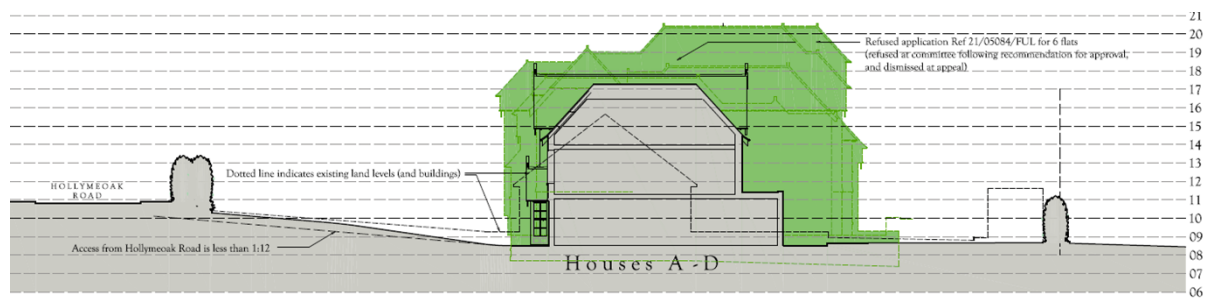
3. As submitted, none of the proposed sanitary facilities would meet the requirements of M4(2) or M4(3)
4. The application fails to demonstrate how the dwellings could be easily adapted so as to comply
5. The plans only show spot levels rather than throughout the site
6. The application submission and Officer report do not fully consider that impact of the development on the neighbouring property, no.27

Corrections to Committee report

Paragraph 3.1 of the Committee report should read Permission is sought for:

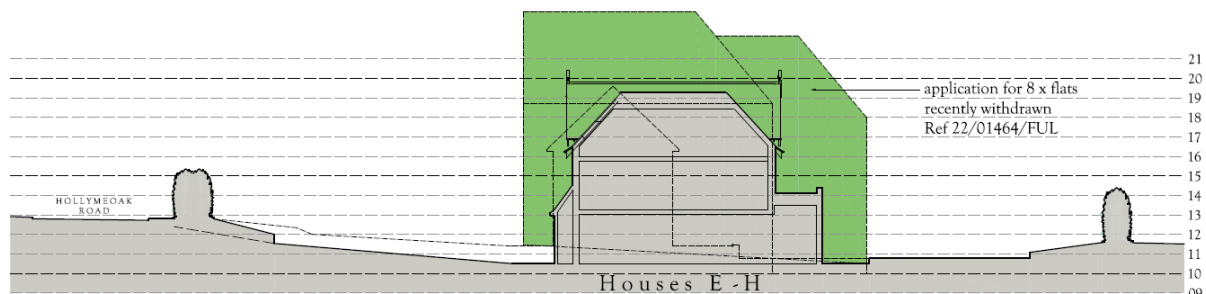
- Erection of 2 x terraces of 4 x terraced dwellings
- 12 off street car parking spaces, refuse and cycle storage
- Private amenity space for each house

In para 7.11, the section drawing shown within the agenda report actually compares a previously refused flatted scheme (22/01498/FUL) rather than the dismissed appeal development (21/05084/FUL). The section and comparison for the current and dismissed scheme is shown below – proposed section C-C:



PROPOSED SECTION C - C

Section B-B below shows the proposed development on the plot of no.31 Hollymeaok Road and compares it with an application for 8 flats on the site (22/01464/FUL) which was ‘finally disposed of’ by the Local Planning Authority.



PROPOSED SECTION B - B

Officer Comment:

The London Housing Design Standards LPG (2023) is a relevant guidance document to the LPA and has been considered as part of the assessment of this application.

It is noted that the 'Key Information' document accompanying the Housing Design Standards LPG advises that, "The extent to which proposed developments depart from the approach set out in the LPG, should be taken into account in decision making - however the LPG should not be applied mechanistically. The weight to attach to any departure from standards in the LPG is ultimately a matter for the decision maker."

Accessibility and M4(2) and M4(3)

The application form and supporting documents confirm that the development is to be designed to accord with M4(2) and advises that one dwelling could be constructed to accord with M4(3). It is relevant however that this scheme is a minor development (less than 10 dwelling units) and therefore there is no policy requirement to make provision for an M4(3) compliant dwelling as part of the development proposal.

The applicant has submitted an amended plan which indicates minor changes to the internal layout for House D. In relation to the ground floor cloakroom, the internal layout has been slightly altered to enable a space of 1650 x 2200 (so as to comply with Diagram 3.12A of Approved Document M). All other houses have cloakrooms enlarged to 1450 x 1800 (to comply with diagram 2.6A of Approved Document M) M4(2). In addition the upper stairs in House D have now been adjusted to give 850mm clear width. Whilst these changes have been made, it is not possible to conclude at the current time whether the dwelling House D would meet all requirements for M4(3) however the scheme is not required to provide an M4(3) compliant dwelling in planning policy terms. The applicant could progress this matter as part of the Building Regulation process following any grant of planning permission.

With regards to the accessibility within the site, with Houses A-D there is a straight 1:13 gradient from road to the centre of terrace. However there is also an alternative route to House D, which is 43m long and drops 1.25m. This gives a gradient of 1:34. This is classed as 'gently sloping' within Appendix D of approved Document M (between 1:20 and 1:60 is gently sloping) and on this basis no alternative stepped access is required.

A glass porch cover to provide a covered entrance to the front door has been secured by condition (condition 25).

These minor amendments or requirements by condition would ensure that reasonable provision under the Building Regulations can be achieved.

Impact on no.27 Hollymeoak Road

The impact of the development on no.27 Hollymeoak Road has been considered in paras 7.32 to 7.34 of the Committee report. The additional representation includes a

diagram of this property and its relationship to the development site. This is noted however the application is supported with cross sections of the site and its relationship to other properties, including no.27. The concern is that there are no clear comparisons or information on the outline and height differences when viewed from the front between this proposal, prior applications or the current house in the final officer's report. These comments are noted however the Committee report includes both site section plans and street scene plans showing the relationship of both the existing dwelling and the neighbours along Hollymeoak Road as well as the proposed development. The ground level differences between the site and neighbouring dwellings are shown in the street scene plan and the height of the development is also indicated on the scaled drawings. It is considered reasonable however to add an additional condition requiring further level details are provided (condition 24).

Additional/amended conditions

Condition (24) to require the development to be carried out in accordance with the requirements of M4(2) and further details of proposed levels within the site with regard to M4(2) and in relation to neighbouring amenity.

Condition (25) Provision of a suitable glass porch cover to provide a covered entrance to the front door.

Amended plan 29HR.6 P3(F) to be added to list of approved plans to replace 29HR.6 P3(D).