

Planning Sub-Committee Agenda



To: Councillor Paul Scott (Chair)
Councillor Muhammad Ali (Vice-Chair)
Councillors Chris Clark, Clive Fraser, Toni Letts, Felicity Flynn, Jason Perry,
Scott Roche, Gareth Streeter and Oni Oviri

A meeting of the **Planning Sub-Committee** which you are hereby summoned to attend, will be held on **Thursday, 30 August 2018** at **6.30pm** in **Council Chamber, Town Hall, Katharine Street, Croydon, CR0 1NX**

JACQUELINE HARRIS-BAKER
Director of Law and Monitoring Officer
London Borough of Croydon
Bernard Weatherill House
8 Mint Walk, Croydon CR0 1EA

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www.croydon.gov.uk/meetings
Tuesday, 21 August 2018

Members of the public are welcome to attend this meeting.
If you require any assistance, please contact the person detailed above, on the right-hand side.

To register a request to speak, please either e-mail Democratic.Services@croydon.gov.uk or phone the number above by 4pm on the Tuesday before the meeting.

N.B This meeting will be paperless. The agenda can be accessed online at www.croydon.gov.uk/meetings.

AGENDA – PART A

1. Apologies for absence

To receive any apologies for absence from any members of the Committee

2. Minutes of the previous meeting (Pages 5 - 6)

To approve the minutes of the meeting held on Thursday 5 July 2017 as an accurate record.

3. Disclosure of Interest

In accordance with the Council's Code of Conduct and the statutory provisions of the Localism Act, Members and co-opted Members of the Council are reminded that it is a requirement to register disclosable pecuniary interests (DPIs) and gifts and hospitality to the value of which exceeds £50 or multiple gifts and/or instances of hospitality with a cumulative value of £50 or more when received from a single donor within a rolling twelve month period. In addition, Members and co-opted Members are reminded that unless their disclosable pecuniary interest is registered on the register of interests or is the subject of a pending notification to the Monitoring Officer, they are required to disclose those disclosable pecuniary interests at the meeting. This should be done by completing the Disclosure of Interest form and handing it to the Democratic Services representative at the start of the meeting. The Chair will then invite Members to make their disclosure orally at the commencement of Agenda item 3. Completed disclosure forms will be provided to the Monitoring Officer for inclusion on the Register of Members' Interests.

4. Urgent Business (if any)

To receive notice of any business not on the agenda which in the opinion of the Chair, by reason of special circumstances, be considered as a matter of urgency.

5. Planning applications for decision (Pages 7 - 10)

To consider the accompanying reports by the Director of Planning & Strategic Transport:

5.1 Land to the Side of 145 Norfolk Avenue, South Croydon, CR2, 8BY (Pages 11 - 22)

Erection of a two storey chalet bungalow with associated landscaping, vehicular access, car and cycle parking as well as refuse storage.

Ward: Sanderstead

Recommendation: Grant permission

6. Exclusion of the Press & Public

The following motion is to be moved and seconded where it is proposed to exclude the press and public from the remainder of a meeting:

"That, under Section 100A(4) of the Local Government Act, 1972, the press and public be excluded from the meeting for the following items of business on the grounds that it involves the likely disclosure of exempt information falling within those paragraphs indicated in Part 1 of Schedule 12A of the Local Government Act 1972, as amended."

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Planning Sub-Committee

Meeting of Planning Sub-Committee held on Thursday, 5 July 2018 at 9.52pm in Council Chamber, Town Hall, Katharine Street, Croydon, CR0 1NX

MINUTES

Present: Councillor Paul Scott (Chair);
Councillor Muhammad Ali (Vice-Chair);
Councillors Clive Fraser, Jason Perry and Gareth Streeter

Also Present: Councillor Sue Bennett

PART A

A40/18 **Minutes of the previous meeting**

RESOLVED that the minutes of the meeting held on Thursday 28 June 2018 be signed as a correct record.

A41/18 **Disclosure of Interest**

There were no disclosures of a pecuniary interest not already registered.

A42/18 **Urgent Business (if any)**

There was none.

A43/18 **Planning applications for decision**

A44/18 **18/00981/FUL 69 Shirley Way, Croydon, CR0 8PL**

Erection of single storey detached dwelling to rear fronting Temple Avenue.

Ward: Shirley South

Details of the planning application was presented by the officers with no clarifications.

Mr Michael O'Brien spoke against the application.

Mrs Lucy Summers-Spriggs and Mrs Lisa Brett spoke in support of the application.

Councillor Streeter proposed a motion for **REFUSAL** of the application on the grounds of over development for out of character of the local area and impact on neighbours. Councillor Perry seconded the motion.

Councillor Scott proposed a motion for **APPROVAL**. Councillor Fraser seconded the motion.

The motion of refusal was put forward to the vote and fell with two Members voting in favour and three against.

The motion of approval was put forward to the vote and was carried with three Members voting in favour and two against.

The Committee therefore **RESOLVED** to **GRANT** the application of the development of 69 Shirley Way, Croydon, CR0.

The meeting ended at 10.12 pm

Signed:

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Date:

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PLANNING SUB-COMMITTEE AGENDA

PART 5: Planning Applications for Decision

1 INTRODUCTION

- 1.1 In this part of the agenda are reports on planning applications for determination by the Planning Committee.
- 1.2 Although the reports are set out in a particular order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a particular application, you need to be at the meeting from the beginning.
- 1.3 Any item that is on the agenda because it has been referred by a Ward Member, GLA Member, MP or Resident Association and none of the person(s)/organisation(s) or their representative(s) have registered their attendance at the Town Hall in accordance with the Council's Constitution (paragraph 3.8 of Part 4K – Planning and Planning Sub-Committee Procedure Rules) the item will be reverted to the Director of Planning to deal with under delegated powers and not be considered by the committee.
- 1.4 The following information and advice applies to all reports in this part of the agenda.

2 MATERIAL PLANNING CONSIDERATIONS

- 2.1 The Committee is required to consider planning applications against the development plan and other material planning considerations.
- 2.2 The development plan is:
 - the London Plan (consolidated with Alterations since 2011)
 - the Croydon Local Plan (February 2018)
 - the South London Waste Plan (March 2012)
- 2.3 Decisions must be taken in accordance with section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004. Section 70(2) of the Town and Country Planning Act 1990 requires the Committee to have regard to the provisions of the Development Plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development Plan unless material planning considerations support a different decision being taken. Whilst third party representations are regarded as material planning considerations (assuming that they raise town planning matters) the primary consideration, irrespective of the number of third party representations received, remains the extent to which planning proposals comply with the Development Plan.
- 2.4 Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects listed buildings or their settings, the local planning authority must have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest it possesses.

- 2.5 Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects a conservation area, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 2.6 Under Section 197 of the Town and Country Planning Act 1990, in considering whether to grant planning permission for any development, the local planning authority must ensure, whenever it is appropriate, that adequate provision is made, by the imposition of conditions, for the preservation or planting of trees.
- 2.7 In accordance with Article 31 of the Development Management Procedure Order 2010, Members are invited to agree the recommendations set out in the reports, which have been made on the basis of the analysis of the scheme set out in each report. This analysis has been undertaken on the balance of the policies and any other material considerations set out in the individual reports.
- 2.8 Members are reminded that other areas of legislation covers many aspects of the development process and therefore do not need to be considered as part of determining a planning application. The most common examples are:
- **Building Regulations** deal with structural integrity of buildings, the physical performance of buildings in terms of their consumption of energy, means of escape in case of fire, access to buildings by the Fire Brigade to fight fires etc.
 - Works within the highway are controlled by **Highways Legislation**.
 - **Environmental Health** covers a range of issues including public nuisance, food safety, licensing, pollution control etc.
 - Works on or close to the boundary are covered by the **Party Wall Act**.
 - **Covenants and private rights** over land are enforced separately from planning and should not be taken into account.

3 ROLE OF THE COMMITTEE MEMBERS

- 3.1 The role of Members of the Planning Committee is to make planning decisions on applications presented to the Committee openly, impartially, with sound judgement and for sound planning reasons. In doing so Members should have familiarised themselves with Part 5D of the Council's Constitution 'The Planning Code of Good Practice'. Members should also seek to attend relevant training and briefing sessions organised from time to time for Members.
- 3.2 Members are to exercise their responsibilities with regard to the interests of the London Borough of Croydon as a whole rather than with regard to their particular Ward's interest and issues.

4. THE ROLE OF THE CHAIR

- 4.1 The Chair of the Planning Committee is responsible for the good and orderly running of Planning Committee meetings. The Chair aims to ensure, with the assistance of officers where necessary, that the meeting is run in accordance with the provisions set out in the Council's Constitution and particularly Part 4K of the Constitution 'Planning and Planning Sub-Committee Procedure Rules'. The Chair's most visible responsibility is to ensure that the business of the meeting is conducted effectively and efficiently.
- 4.2 The Chair has discretion in the interests of natural justice to vary the public speaking rules where there is good reason to do so and such reasons will be minuted.

- 4.3 The Chair is also charged with ensuring that the general rules of debate are adhered to (e.g. Members should not speak over each other) and that the debate remains centred on relevant planning considerations.
- 4.4 Notwithstanding the fact that the Chair of the Committee has the above responsibilities, it should be noted that the Chair is a full member of the Committee who is able to take part in debates and vote on items in the same way as any other Member of the Committee. This includes the ability to propose or second motions. It also means that the Chair is entitled to express their views in relation to the applications before the Committee in the same way that other Members of the Committee are so entitled and subject to the same rules set out in the Council's constitution and particularly Planning Code of Good Practice.

5. PROVISION OF INFRASTRUCTURE

- 5.1 In accordance with Policy 8.3 of the London Plan (2011) the Mayor of London has introduced a London wide Community Infrastructure Levy (CIL) to fund Crossrail. Similarly, Croydon CIL is now payable. These would be paid on the commencement of the development. Croydon CIL provides an income stream to the Council to fund the provision of the following types of infrastructure:
- i. Education facilities
 - ii. Health care facilities
 - iii. Projects listed in the Connected Croydon Delivery Programme
 - iv. Public open space
 - v. Public sports and leisure
 - vi. Community facilities
- 5.2 Other forms of necessary infrastructure (as defined in the CIL Regulations) and any mitigation of the development that is necessary will be secured through A S106 agreement. Where these are necessary, it will be explained and specified in the agenda reports.

6. FURTHER INFORMATION

- 6.1 Members are informed that any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in an Addendum Update Report.

7. PUBLIC SPEAKING

- 7.1 The Council's constitution allows for public speaking on these items in accordance with the rules set out in the constitution and the Chair's discretion.

8. BACKGROUND DOCUMENTS

- 8.1 The background papers used in the drafting of the reports in part 6 are generally the planning application file containing the application documents and correspondence associated with the application. Contact Mr P Mills (020 8760 5419) for further information. The submitted planning application documents (but not representations and consultation responses) can be viewed online from the Public Access Planning Register on the Council website at <http://publicaccess.croydon.gov.uk/online-applications>. Click on the link or copy it into an internet browser and go to the page, then enter the planning application number in the search box to access the application.

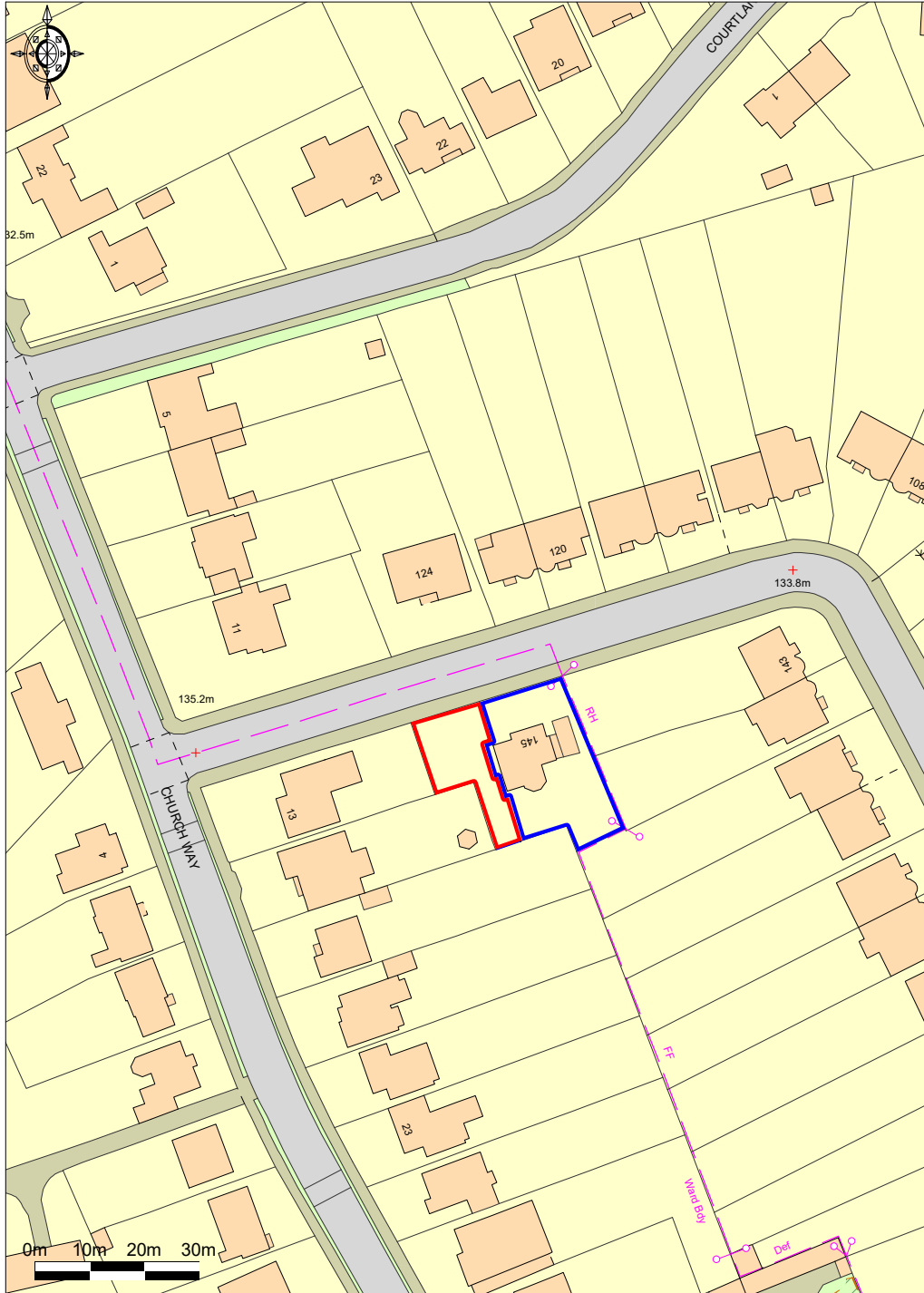
9. RECOMMENDATION

- 9.1 The Committee to take any decisions recommended in the attached reports.

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Agenda Item 5.1

145 Norfolk Avenue, South Croydon, CR2 8BY



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PART 5: Planning Applications for Decision

Item 5.1

1 SUMMARY OF APPLICATION DETAILS

Ref: 18/03101/FUL
Location: Land to the Side of 145 Norfolk Avenue, South Croydon, CR2 8BY
Ward: Sanderstead
Description: Erection of a two storey chalet bungalow with associated landscaping, vehicular access, car and cycle parking as well as refuse storage.
Drawing No's: Site Location Plan, 918:1105/PL101, 918:1105/PL102, 918:1105/PL103, Ped Vis Splays.
Applicant: Mr James Caldwell
Agent: N/A
Case Officer: Tim Edwards

- 1.1 This application is being reported to Planning Sub Committee because the ward councillor (Cllr Hale) made representations in accordance with the Committee Consideration Criteria and requested Sub Committee consideration.

2 RECOMMENDATION

- 2.1 That the Committee resolve to GRANT planning permission.
- 2.2 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

- 1) Development to be carried out in accordance with the approved drawings and reports except where specified by conditions.
- 2) All external materials to be submitted for approval prior to above ground works.
- 3) Refuse and cycle stores to be submitted for approval prior to the occupation of the building.
- 4) Soft and hard landscaping, boundary treatments and details of the proposed planting mix (including proposed replacement tree specimens and sizes) provided prior to the occupation.
- 5) The development shall be delivered in accordance with the arboricultural assessment and tree protection plan.
- 6) In accordance with the flood risk/drainage management strategy.
- 7) No windows to be installed within the first floor flank elevations.

- 8) The window located within the western flank of 145 Norfolk Avenue shall be obscured glazed prior to the first occupation of the proposed dwelling.
- 9) 19% reduction in carbon emissions.
- 10) Water usage restricted to 110 litres per person per day.
- 11) Permitted Development rights for the building will be removed.
- 12) Commencement of development within three years of consent being granted
- 13) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) Community Infrastructure Levy
- 2) Code of Practice for Construction Sites
- 3) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

3 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The proposal comprises the following:

- The erection of a two storey chalet bungalow.
- A two bedroom, 4 person unit.
- Provision of refuse and recycling stores.
- Provision of hard and soft landscaping, including single parking space.

Site and Surroundings

3.2 The site is situated on the southern side of Norfolk Avenue and currently forms part of the side garden to 145 Norfolk Avenue, which wraps around the building on three sides. Whilst there is some trees/shrubbery on site, none of these are protected.

3.3 Part of the site is at risk of flooding once in every 100 years from surface water.

Planning History

3.4 There is no relevant planning history linked to this site.

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the development is acceptable given the nature of the site.
- The living conditions of adjoining occupiers would be protected from undue harm.

- The living standards of future occupiers are satisfactory and meet the National Described Space Standards.
- The highway impact is considered acceptable.
- The refuse and cycle storage is considered acceptable.
- The proposed removal of the existing trees on site and their replacement is considered acceptable.
- Flood risk is suitable mitigated.

5 CONSULTATION RESPONSE

5 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 neighbourhood notification letters. The number of representations received from neighbours and local groups in response to notification and publicity of the application was as follows:

No of individual responses: 2 Objecting: 2; Supporting: 0

6.2 The following issues were raised in representations. Those that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

- Impact upon parking and highway safety.
- Impact upon the amenity of the adjoining occupiers.
- Out of character with the surrounding properties.
- Removal of trees detrimental to the local environment.
- Potential disruption to local residents during construction and adjacent nursery to the site.

6.3 Councillor Hale [objecting] has made the following representations:

- The proposed property is too large for the plot.
- The proposal is out of character with nearby properties due to the significant percentage of the plot to be occupied by the new property and the small size of the proposed garden, which is much smaller than the gardens of adjoining properties.
- The proposed property - and the new fence in particular - is too close to the donor property at number 145 and would be detrimental to the amenities of the occupiers at 145 due to loss of view and daylight.

7 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan 2018 (CLP) and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in July 2018. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Requiring good design.
- Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

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

Consolidated London Plan 2015 (LP):

- 3.5 on Quality and design of housing developments
- 6.13 on Parking
- 7.4 on Local Character
- 7.6 on Architecture

Croydon Local Plan 2018 (CLP 2018):

- SP2: Homes
- SP4: Urban Design and Local Character
- SP5: Community Facilities
- SP6: Environment and Climate Change
- SP7: Green Grid
- SP8: Transport and Communication
- DM1 on Housing choice for sustainable communities
- DM10 on Design and character
- DM13 on Refuse and recycling
- DM16 on Promoting healthy communities
- DM19 on Promoting and protecting healthy communities
- DM23 on Development and construction

- DM24 on Land Contamination
- DM25 on Sustainable Drainage Systems and Flood Risk
- DM26 on Metropolitan Green Belt and Metropolitan Open Land
- DM27 Biodiversity
- DM28 on Trees
- DM29 on Promoting sustainable travel and reducing congestion
- DM30 on Car and cycle parking in new development

Supplementary Planning Guidance as follows:

- Technical Housing Standards – Nationally Described Space Standards

8 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of development
- Townscape and visual impact
- Housing quality for future occupiers
- Residential amenity for neighbours
- Transport
- Sustainability
- Trees

Principle of development

8.2 The Council will permit development in the grounds of an existing building, which is due to be retained, as long as the proposed development is subservient to the host building. Proposals should also ensure that where an existing building is to be retained, a minimum length of 10m and no less than half or 200m² (whichever is smaller) of the existing garden is retained for the host property, after the subdivision of the garden.

8.3 In this case, the proposed bungalow is considered subservient to the existing two storey house on-site, taking into account the relative scale and design of the proposal as shown below.



The garden of the host property would continue to be a minimum of 10 metres in depth whilst providing over 200m² of garden space. Overall, the proposal would comply with Policy DM10 of the Croydon Local Plan 2018 and would be acceptable in principle.

Townscape and visual impact

- 8.4 The surrounding area is residential in nature and characterised mainly by semi-detached and detached dwellings. Within this section of Norfolk Avenue, 145 Norfolk Avenue sits centrally with its flank elevations/side boundaries facing towards the rear elevations of 13 Church Way. This is in comparison to the opposite side of the road where semi-detached properties and a detached 'chalet bungalow' follow a more uniform building line. Although the proposed building would sit forward of the host property, the impact on the street-scene would be minimal having been designed to stepped back appropriately to ensure that 145 Norfolk Avenue continues to be the prominent building as part of the overall street-scene.
- 8.5 Directly opposite the site is 124 Norfolk Avenue, a similarly styled chalet bungalow, with front roof dormers and comparable separation distances with the adjoining occupiers. Taking this into account the proposed building is considered to be appropriately located within the plot as well as being in-keeping within the surrounding area.
- 8.6 It is noted that the proposed rear garden would be smaller than the majority of surrounding properties. However, this would not be apparent from the street-scene. The character and appearance of the area would be suitably maintained. The size of the garden is addressed in the future occupiers sections below.
- 8.7 The overall scale, massing and design is considered appropriate in respect of the above policies and is considered to be in keeping with the character and appearance of the surrounding area.

Housing quality for future occupiers

- 8.8 The layout of the proposed unit is considered acceptable to the amenities of any future occupiers providing high quality living accommodation which is significantly above the minimum housing standards for a unit of this size.
- 8.9 Whilst there is potential for some potential for overlooking from the host property (145 Norfolk Avenue) towards the proposed bungalow, at ground floor level, the proposed boundary fencing would minimise any loss of privacy whilst at first floor level, the flank window within the host property only acts as a secondary window to an existing bedroom. The primary window within this bedroom is located within the rear elevation, so would have views through to the rear most part of the proposed private amenity space. It is therefore recommended that through the use of a planning condition, the first floor flank window of the host property be obscure glazed (which is possible under these particular circumstances). This would protect the privacy of any future occupiers allowing them to use the main private amenity space located to the rear of the proposed building without being overlooked to a detrimental degree.
- 8.10 The proposed dwelling provides approximately 70 sq m of private amenity providing, well above the minimum standards, which would require 6 metres of private amenity space for a dwelling of this size.

Residential amenity for neighbours

- 8.11 The site is bounded on two sides by the existing dwelling as well 13 and 15 Church Way. At its closest point, the proposed western elevation of the building would be approximately separated by 18 metres with the main rear elevation of 13 Church Way. Taking into account the reasonable separation, the minimal scale of the proposed building and that only obscured glazed windows would be installed as part of the flank elevation, the scheme would suitably protect the amenities of immediate neighbours.
- 8.12 Owing to the unusual site layout, the proposed building would not project beyond the rear boundary of 15 Church Way currently occupied by Fennies Nursery. Again, as there is reasonable separation as well as their being no first floor rear windows as part of the development, there is not considered to be any detrimental impact upon 15 Church Way.
- 8.13 The proposed relationship with 145 Norfolk Avenue is important. Within the flank elevation of the host property at ground floor level, the proposed boundary fencing would minimise any overlooking to and from the site to an acceptable degree into the side facing window. This window is also located within a triple aspect room and therefore overall, the proposal is not considered to detrimentally impact the amenities of the host property. As previously discussed in paragraph 8.9 above, the first floor window is also secondary in nature and is not considered to be impacted by the development.

- 8.14 Overall, the development is considered to be in accordance with the relevant policies and would not result in unacceptable harm to the residential amenities of the surrounding occupiers.

Transport

- 8.15 The subject site is in an area with a PTAL accessibility rating of 0 (on a scale of 0 - 6b, where 6b is the most accessible), as indicated on maps produced by TfL. The site is therefore considered to have very poor access to public transport.
- 8.16 The proposed development includes a hardstanding area at the front of the site which would allow an acceptable level of parking for a two bedroom dwelling in an area with uncontrolled parking and no apparent parking stress. As the development is relatively small scale, its impact upon highway safety is considered negligible.
- 8.17 A refuse storage area is proposed to be located externally from the building which is overall considered acceptable. However, the proposed scale of the refuse store requires amendments to take into account the new refuse requirements. Further details will therefore be secured by condition.
- 8.18 The proposal includes the erection of cycle storage shed at the rear of the site for 2 bicycles. Whilst this is considered acceptable in principle, no details have been provided in regards to its appearance. A planning condition is suggested to deal with this current lack of detail.

Sustainability

- 8.19 A condition is attached requiring the applicant to achieve a 19% reduction in CO2 emissions while ensuring that water consumption does not exceed 110L per head per day.

Flood Risk

- 8.20 The site is noted to be in an area at risk of flooding once in every 100 years from surface water. The proposal incorporates permeable materials and soft landscaping which are considered appropriate to mitigate the potential flood risk on site. These would again be conditioned accordingly.

Trees

- 8.21 The submitted arboricultural assessments and tree protection plan have been reviewed by the Council's Tree Officer who considers that the proposal would have an acceptable impact on the trees surrounding the site. Although the development would see the removal of a group of trees/hedges along the western boundary, these are not of a sufficient quality to be formally protected and therefore their removal is not resisted. Two new trees are also proposed to be planted with further landscaping details to be secured via condition.
- 8.22 Should the applicant be granted planning permission, the applicant will be expected to adhere to the Council code of construction in regards to working

practices and hours of work. It is considered in this case, conditioning a constructions logistics plan would not be necessary or reasonable and is therefore not recommended to be added as such.

Conclusions

- 8.23 The proposal would result in the redevelopment of an existing site to provide a high quality home. The development would be in keeping with the character of the area and would not have a significant impact on the amenities of adjoining occupiers. The proposed landscaping scheme and cycle storage are all acceptable in principle and can be secured by condition.

All Other Matters

- 8.24 All other relevant policies and considerations, including equalities, have been taken into account.

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