

# 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, 4 October 2018** at **6.30pm** in **Council Chamber, Town Hall, Katharine Street, Croydon, CR0 1NX**

JACQUELINE HARRIS BAKER  
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London Borough of Croydon  
Bernard Weatherill House  
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[www.croydon.gov.uk/meetings](http://www.croydon.gov.uk/meetings)  
Wednesday, 26 September 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](mailto: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](http://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 - 8)**

To approve the minutes of the meeting held on Thursday 13 September 2018 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 9 - 12)**

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

**5.1 17/04647/FUL Selsdon Recreational Ground, Woodlands Garden, South Croydon, CR2 8PH (Pages 13 - 20)**

Alterations and use as a day nursery; erection of boundary fence around playspace and installation of cycle store.

Ward: Selsdon Vale and Forestdale  
Recommendation: Grant permission

**5.2 18/00205/FUL 47 High Street, South Norwood, SE25 6HJ**  
(Pages 21 - 30)

Removal of the shop front; insertion of new windows and associated detailing to front elevation; installation of entrance door to side elevation; change of use of part of ground floor from Class A1 to Class C3 to form 1 x one bed flat.

Ward: South Norwood  
Recommendation: Grant permission

**5.3 18/02695/FUL 23 The Drive** (Pages 31 - 42)

Construction of a part one/part three storey four bedroom detached house in rear garden with associated access driveway from The Drive, car parking and refuse storage.

Ward: Coulsdon Town  
Recommendation: Grant permission

**5.4 18/01439/FUL Land rear of 53 Downs Court Road, Purley, CR8 1BF** (Pages 43 - 54)

Demolition of existing garage; and the erection of a two storey 4 bedroom detached house with a single storey rear extension and dormer addition; the provision of two parking spaces and private amenity to the rear.

Ward: Purley  
Recommendation: Grant permission

**5.5 18/03686/FUL Croham Hurst Place, 17 Wisborough Road, Croydon, CR2 0DR** (Pages 55 - 64)

Demolition of existing garage block and extension of existing bungalow to provide a single storey, nine bedroom bungalow for use as part of the existing residential care home (enlargement of proposal approved under 18/02021/FUL).

Ward: Sanderstead  
Recommendation: Grant permission

**5.6 17/05808/FUL 26 Hilltop Road, Whyteleafe, CR3 0DD (Pages 65 - 74)**

Alterations; Erection of single and two storey rear extension; conversion of house to form 4 flats. Provision of car parking, landscaping and other associated works.

Ward: Kenley

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."

## Planning Sub-Committee

Meeting of Planning Sub-Committee held on Thursday, 13 September 2018 at 9:57pm in Council Chamber, Town Hall, Katharine Street, Croydon, CR0 1NX

### MINUTES

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

**Also Present:** Councillor Robert Ward

### PART A

A45/18 **Minutes of the previous meeting**

**RESOLVED** that the minutes of the meeting held Thursday 5 July 2018 be signed as a correct record.

A46/18 **Disclosure of Interest**

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

A47/18 **Urgent Business (if any)**

There was none.

A48/18 **Planning applications for decision**

The Chair spoke to the Committee for the items to be heard in the following order: 18/03430/FUL 14 Hartley Old Road, Purley, CR8 4HG, 18/02975/FUL Rear of 129-131 Addington Road, South Croydon, CR2 8LH and 18/02925/HSE 2 Pollards Hill East, Norbury, SW16 4UT.

A49/18 **18/01332/FUL 58-60 Westow Hill, Upper Norwood**

Alterations: Use of ground floor as a public house; installation of shopfront and awning; erection of extractor fan at rear; erection of gate in side access and provision of landscaping features ; provision of associated refuse storage to rear.

Ward: Upper Norwood

THE APPLICATION HAD BEEN PREVIOUSLY WITHDRAWN BY THE APPLICANT AND CANNOT BE DETERMINED

A50/18 **18/01641/FUL 37-39 Heathurst Road, South Croydon, CR2 0BB**

Demolition of existing garages and erection of a four bedroom detached house with associated access.

Ward: South Croydon

THIS ITEM WAS WITHDRAWN FROM THE PLANNING SUB-COMMITTEE AND CONSIDERED BY THE PLANNING COMMITTEE.

A51/18 **18/02925/HSE 2 Pollards Hill East, Norbury, SW16 4UT**

Alterations, Erection of two storey side extension with dormer window on front and rear elevation.

Ward: Norbury and Pollards Hill

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

There were no speakers for this item.

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

The motion of approval was put forward to the vote and was carried with all Members unanimously voting in favour.

The Committee therefore **RESOLVED** to **GRANT** the application of the development of 2 Pollards Hill East, Norbury, SW16 4UT.

A52/18 **18/02975/FUL Rear of 129-131 Addington Road, South Croydon, CR2 8LH**

Erection of two storey building comprising 2x2 bedroom dwelling houses and 2x1 bedroom flats with associated cycle and refuse storage and landscaping.

Ward: Selsdon and Addington Village

Details of the planning application was presented by the officers and officers responded to questions and clarifications.

Simon Grieve spoke against the application.

Councillor Robert Ward, Ward Councillor, spoke against the application.

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

The motion of approval was put forward to the vote and was carried with three Members voting in favour, one Member voted against and one Member abstained their vote.

The Committee therefore **RESOLVED** to **GRANT** the application of the development of the Rear of 129-131 Addington Road, South Croydon, CR2 8LH.

A53/18 **18/03430/FUL 14 Hartley Old Road, Purley, CR8 4HG**

Erection of a two storey four bedroom detached house with internal garage, including associated landscaping and formation of vehicular access onto Hartley Down.

Ward: Purley and Woodcote

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

Colin Etheridge spoke against the application.  
Michael Muscatt (Agent) spoke in support of the application.

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

The motion of approval was put forward to the vote and was carried with all Members unanimously voting in favour.

The Committee therefore **RESOLVED** to **GRANT** the application of the development of 14 Hartley Old Road, Purley, CR8 4HG.

The meeting ended at 10.40pm

**Signed:**

**Date:**

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## PLANNING SUB-COMMITTEE AGENDA

### PART 5: Planning Applications for Decision

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#### 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.

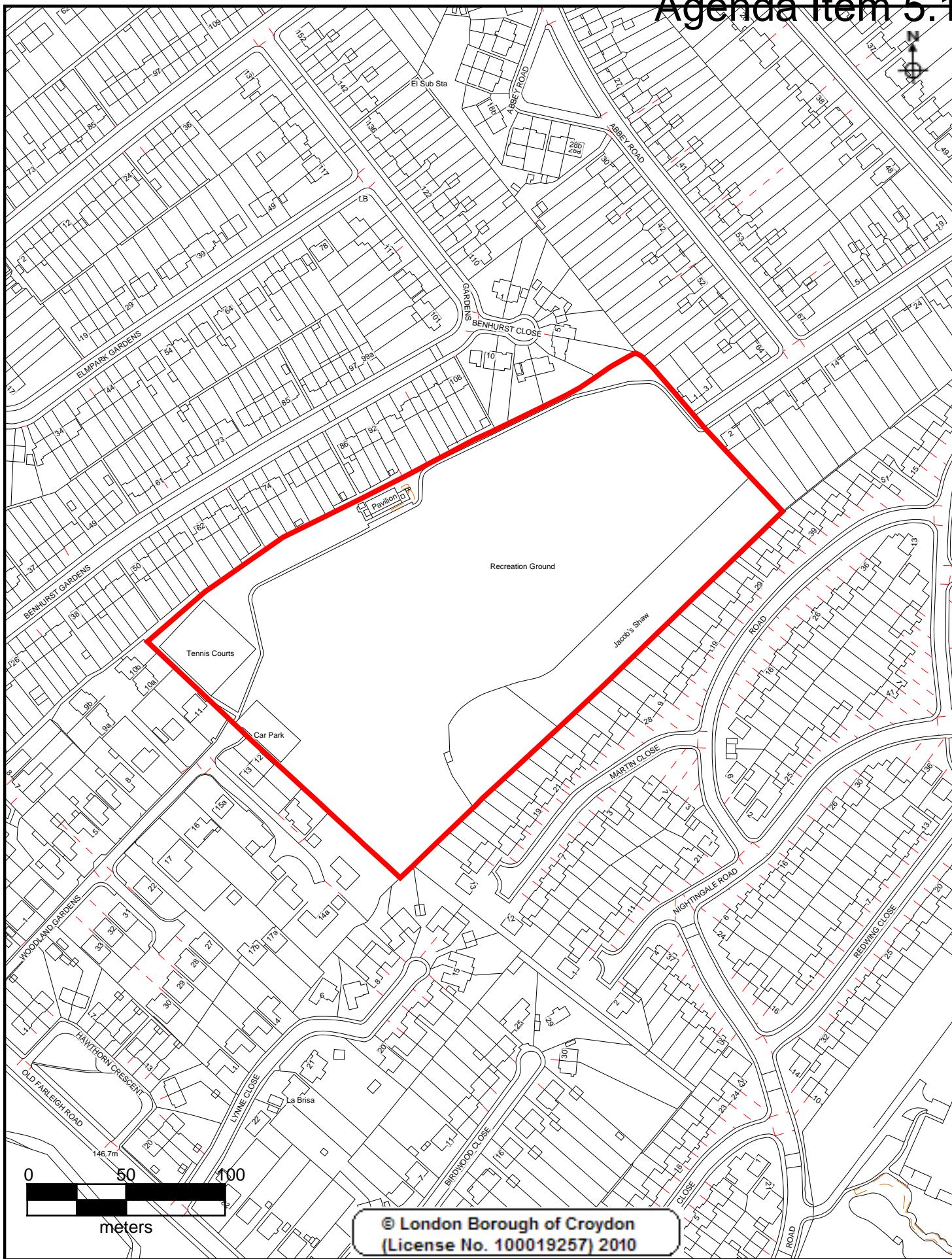
## **8. BACKGROUND DOCUMENTS**

- 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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**PART 5: Planning Applications for Decision**

**Item 5.1**

**1.0 APPLICATION DETAILS**

Ref: 17/04647/FUL  
Location: Selsdon Recreational Ground, Woodlands Garden, South Croydon, CR2 8PH  
Ward: Selsdon Vale and Forestdale  
Description: Alterations and use as a day nursery; erection of boundary fence around playspace and installation of cycle store  
Drawing Nos: Location Plan, Floor Plans, Elevation Plans and Parking Layout  
Agent: N/A  
Applicant: Mr Luthuli Bob  
Case Officer: Georgina Betts

1.1 This application is being reported to Committee because the Ward Councillor (Councillor Andy Stranack) made representations in accordance with the Committee Consideration Criteria and requested committee consideration and objections above the threshold in the Committee Consideration Criteria have been received.

**2.0 RECOMMENDATION**

2.1 That the Planning SUB 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) The development shall be carried out wholly in accordance with the approved plans
- 2) The development should be used solely as a day nursery
- 3) The nursery shall be used for a maximum of 30 children
- 4) Control over the hours the of use
- 5) In accordance with the travel plan
- 6) The play area shall be made accessible to the public outside of the consented hours of use
- 7) Provision of a 100L water butt
- 8) Commence within 3 years of the date of the permission
- 9) Any other planning condition(s) considered necessary by the Director of Planning & Strategic Transport

**Informatives**

- 1) Code of Practice on the Control of Noise and Pollution from Construction Sites

- 2) Any other informative(s) considered necessary by the Director of Planning & Strategic Transport

### **3.0 PROPOSAL AND LOCATION DETAILS**

#### **Proposal**

3.1 The applicant seeks full planning permission for the:

- Alteration to the existing building
- Use as a day nursery for a maximum of 30 children
- Formation of enclosed play area
- Provision of cycle parking

#### **Site and Surroundings**

3.2 The application site forms part of Selsdon Recreational Ground and the building in which the application relates is sited close to the north-western boundary. The building is in a dilapidated condition and is currently vacant, the site has been secured in the past due to vandalism. The car park lies to the south-western corner of the recreational ground and is accessed via Woodland Gardens, a secondary pedestrian entrance is provided via Grenville Avenue to the north east. There is currently 20 parking spaces with the recreational ground car park 2 of which are disabled.

3.3 The surrounding area is residential in character and comprises of a mix of single and two storey detached and semi-detached dwellings varying in design. Most properties date to the inter war period with a few earlier examples nearby. Given the proximity of the site to several local school and a district centre the area is busy in nature and carries a regular flow of traffic along Old Farleigh Road.

3.4 The site is part of the open space strategy and is at risk of surface water and critical drainage flood risk.

#### **Planning History**

3.5 17/02604/FUL – An application was withdrawn for the use of the former pavilion as a day nursery for up to 30 children.

3.6 08/02504/P – Planning permission was granted for the increase in the height of the existing ball court fencing from 4 metre to 5 metres

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

- a. The principle of the development can be supported as it would provide much needed community uses while providing accessible local open land to the public.
- b. Given the limited scale of the development the nursery would not result in undue harm to the residential amenities of the adjoining occupiers.
- c. The development would have a limited impact upon the character and appearance of the surrounding area.



- e. The development would not prejudice the safety and efficiency of the highway network.
- f. Flood risks can be appropriately addressed through the use of conditions

## **5.0 CONSULTATION RESPONSE**

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

## **6.0 LOCAL REPRESENTATION**

6.1 The application has been publicised by way of letters sent to neighbouring occupiers of the application site and site and press notices. 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: 37            Objecting: 32 Supporting: 1 Comment: 4

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 on green space/loss of functional public space
- Increased traffic/pressure on existing parking
- Danger to local people/highway safety
- Travel Plan unrealistic
- Waste not properly considered/odour nuisance
- Noise and general disturbance

6.3 Councillor Andy Stranack has made the following representations:

- Overdevelopment
- Not in keeping with the character of the area
- Traffic and highway issues

## **7.0 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):

- 2.18 Green Infrastructure
- 3.16 Children and young people's play and informal recreational facilities
- 3.18 Educational facilities
- 5.1 Climate change mitigation
- 6.9 Cycling
- 6.13 on Parking
- 7.4 on Local Character
- 7.6 on Architecture

Croydon Local Plan 2018 (CLP):

- SP4 on urban design and local character
- SP5 on Community Facilities
- SP6 on environment and climate change
- SP8 on transport and communications
- DM10 on design and character
- DM13 on refuse and recycling
- DM 19.2 on supporting community use applications
- DM29 on promoting sustainable travel and reducing congestion
- Applicable place-specific policies

## **8.0 MATERIAL PLANNING CONSIDERATIONS**

8.1 The main planning issues raised by the application that the Planning Committee is required to consider are as follows:

- The principle of the proposed development
- The impact on the residential amenity of adjoining occupiers;
- The impact on the townscape and the visual impact
- Transportation considerations
- Flooding

### **Principle of the proposed development.**

8.2 London Plan Policy 7.18 protects open space from loss unless better or equivalent provision is proposed locally. The proposal mainly relates to the better

use of an existing building and so impact on open space is minimised. Policies SP5 and DM19.2 allow for a presumption in favour of new community uses which include educational facilities. The proposed day nursery would be sited within Selsdon Recreational Ground in an established residential area close to both primary and secondary schools providing 30 places for 2-5 year olds. There is an identified need of this type of care within the borough and therefore the provision of a day nursery is supported in principle.

- 8.3 Representations have raised concerns over the privatisation of part of the green space for the exclusive use by the day nursery. It is correct that the nursery seek to cordon off a small section of the green space during the opening hours of the nursery as it is necessary to provide a secure outside space for cared for children. After nursery hours this area would be available to the public but would revert to Nursery's sole use when in operation. The applicant has agreed to this as part of their submission and this arrangement is accepted by the Councils Senior Estates Manager; such matters would be secured through the use of a relevant condition. As a result there would be no long term loss to open green space and is acceptable in policy terms.

#### **Townscape and Visual Impact**

- 8.4 As part of the development there would be some marked improvements in the appearance of the building, however, these are mainly cosmetic given the buildings dilapidated condition. None of these changes would result in harm to the character and appearance of the surrounding area.
- 8.5 The introduction of nursery uses within established recreational spaces is not uncommon practise and historically within the London Borough Croydon this has been commonplace. For example, a larger nursery operates from a pavilion building in Sanderstead Recreational Ground. The introduction of a nursery within Selsdon Recreational Ground would not result in a use which is uncharacteristic of such areas.

#### **Impact on Neighbouring Residential Amenity**

- 8.6 The pavilion building is sited to the north-western side of Selsdon Recreational Ground with the nearest residential properties sited within Benhurst Gardens. There is a good degree of separation and boundary screening between the pavilion building and rear of the properties with Benhurst Gardens while there would be no openings fronting onto these properties. This existing building could be used for events associated with sports in an unrestricted fashion. Given these factors while bearing in mind the operational use of the recreational ground the amenities of properties within Benhurst Gardens would not be unduly affected. There are no other immediate properties sited within close proximity of the pavilion building.
- 8.7 Matters surrounding noise and general disturbance will be covered under the transportation consideration below.

#### **Transportation Considerations**

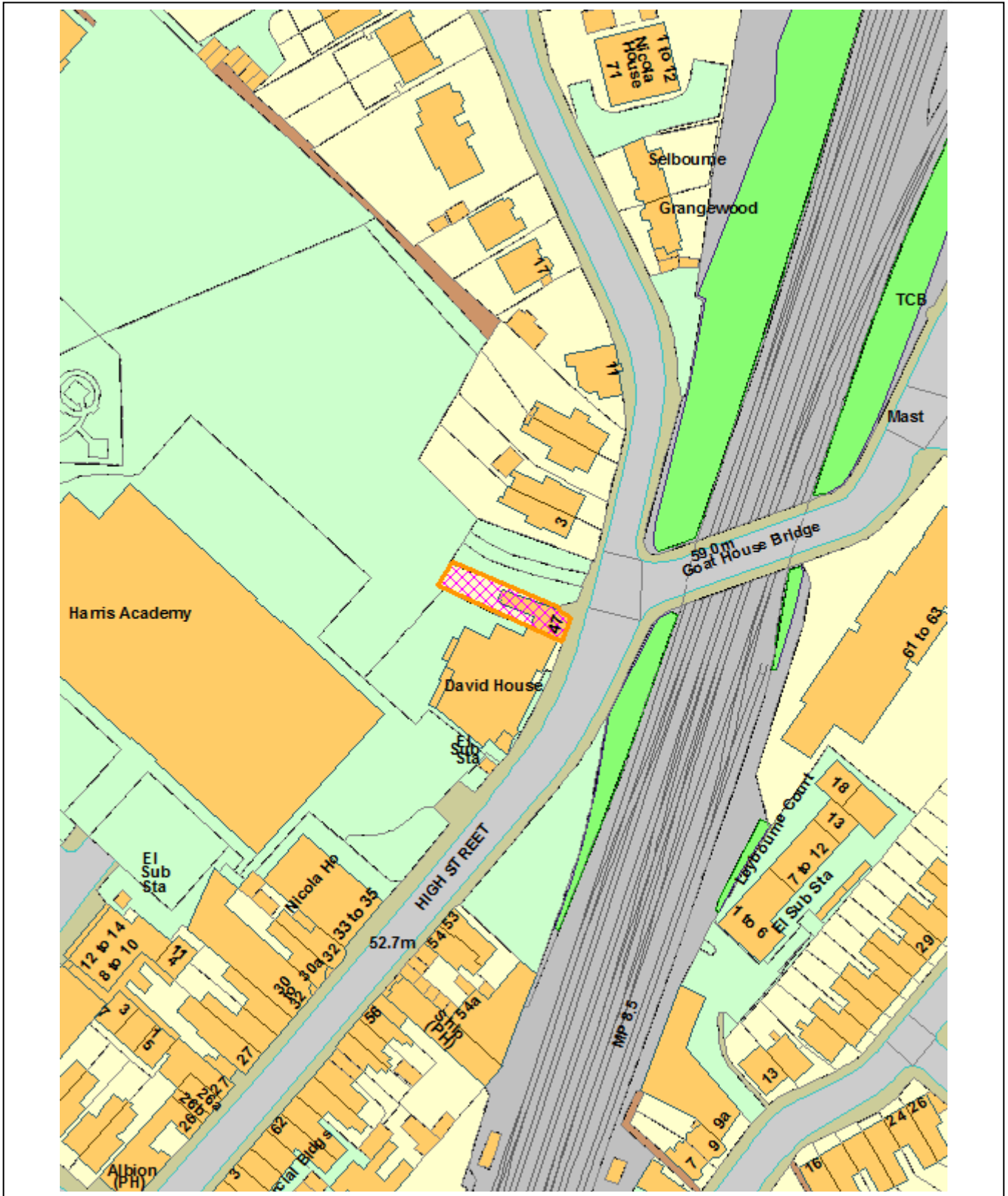
- 8.8 The site has a PTAL rating of 1b which indicates poor accessibility to public transport however is within a reasonable walking distance of Selsdon District Centre and bus routes along Old Farleigh Road. A total of 20 parking spaces are located within the recreational ground car park while the surrounding roads are not subject to controlled parking zones. Representations have raised concerns with regards to quantity of available parking on site and the pressure that day nursery would place on nearby roads.
- 8.9 The applicant has submitted a Travel Plan to help identify the means in which parents would drop off and pick up children from the nursery. Council Officers have reviewed this information and am satisfied with the conclusions of this report that the nursery would not have any significant impacts upon traffic generation. Given the nature of the sites location and the nursery's potential catchment area it is considered that such a facility would be used by locals as seen with the nursery at Sanderstead Recreational Ground.
- 8.10 The proposed hours of use are between 9 and 4pm with drop off times at 9.20am and pick up times at 2:20pm which is outside of peak hours . Given that the maximum number of children would be capped at 30 (secured through condition) it is not considered that any activity would be unreasonable especially given the unrestricted arrival of visitors to the recreational ground. In addition, the applicant seeks to use the building on weekends for the occasional children's party with extended hours until 6pm which is considered acceptable. Officers are therefore comfortable that the development would not cause harm to the amenities of nearby property by virtue of general noise and disturbance caused by motor vehicles.
- 8.11 The applicant has stated that deliveries and waste disposal would be managed by the nursery with the exception of occasional deliveries, such deliveries would be in exceptional circumstances only. Given the characteristics of the site and the requirements of other services this arrangement is considered acceptable.
- 8.12 For the reasons given above the development is not considered to harm the safety and efficiency of the highway network.

#### **Other matters raised by representations**

- 8.13 Flooding matters could be adequately addressed through the use of a relevant

#### **Conclusions**

- 8.14 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.



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**PART 5: Planning Applications for Decision**

**Item 5.2**

**1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 18/00205/FUL  
 Location: 47 High Street, South Norwood, SE25 6HJ  
 Ward: South Norwood  
 Description: Removal of the shop front; insertion of new windows and associated detailing to front elevation; installation of entrance door to side elevation; change of use of part of ground floor from Class A1 to Class C3 to form 1 x one bed flat..  
 Drawing Nos: AM/47HSSN/01, AM/47HSSN/02, AM/47HSSN/03, AM/47HSSN/04 Rev 3, AM/47HSSN/05 Rev 2  
 Applicant: Mr Nowsad Gani  
 Agent: Mr Aaron Hill  
 Case Officer: Wayne Spencer

	1 bed	2 bed	3 bed	4 bed
<b>Houses</b>	1			

Number of car parking spaces	Number of cycle parking spaces
0	0

1.1 This application is being reported to Planning Sub-Committee because there have been more than 12 objections received.

**2.0 RECOMMENDATION**

- 2.1 That the Planning Sub-Committee resolve to GRANT planning permission.
- 2.2 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission subject to a Section 106 Agreement relating to parking permits and impose conditions and informatives to secure the following matters:

**Conditions**

- 1. In accordance with the approved plans
- 2. Refuse/cycle storage to be installed/retained in perpetuity
- 3. External facing materials to match the existing building
- 4. Privacy screen to the rear balcony
- 5. Submission of a Noise Assessment with mitigation measures
- 6. Water usage off 110L per head per day
- 7. 19% carbon dioxide reduction
- 8. Commence within 3 years
- 9. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

**Informatives**

- 1) Community Infrastructure Levy

- 2) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport.

### **3.0 PROPOSAL AND LOCATION DETAILS**

#### **Proposal**

3.1 The applicant seeks full planning permission for the following:

- Removal of shop front
- insertion of new windows and associated detailing to front elevation
- installation of entrance door to side elevation
- formation of rear balcony area
- Conversion of shop to provide 1 x 1-bed flat
- Private amenity space to rear
- Refuse and cycle storage

#### **Site and Surroundings**

- 3.2 The application site lies on the western side of South Norwood High Street adjacent to David House to the south. The ground floor unit in question is currently operating as an upholstery retail unit.
- 3.3 The built form immediately to the north and south of the site is residential in character with the main retail elements of South Norwood High Street over 70 metres to the south west.
- 3.4 The site is within the South Norwood Conservation Area however the site is now outside of the South Norwood District Centre under the Croydon Local Plan 2018. The site is not within any designated shopping area or retail frontage and the building in question is neither nationally nor locally listed. The application site is at 'very low' risk of surface water flooding.

#### **Planning History**

- 3.5 87/03653/P- Conversion of ground floor shop to flat and alterations – Permission granted but never implemented.

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

- The principle of the development is acceptable given the residential character of the immediate locality and the fact that the site is outside of a designated shopping area or retail frontage.
- The design and appearance of the development is appropriate given the context of surrounding area.
- The living conditions of adjoining occupiers would be protected from undue harm.
- The living standards of future occupiers are satisfactory and meet the National Housing Space Standards.
- There would be no undue highway impact upon the surrounding area.
- Sustainability aspects are controllable through the use of planning conditions.



## **5.0 CONSULTATION RESPONSE**

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

## **6.0 LOCAL REPRESENTATION**

6.1 The application has been publicised by way of consultation letters sent to the properties which are adjacent to the application site. 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: 75      Objecting: 75    Supporting: 0

6.2 In addition, an online petition has been made with 641 signatories objecting to the loss of the retail unit in question.

6.3 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:

- Out of keeping with the area
- Loss of front bays and shop front would be harmful to the Conservation Area
- Loss of a much needed and operational retail unit unacceptable
- Detrimental impact upon the vitality of the High Street
- No parking
- Inadequate refuse storage
- Poor quality residential accommodation
- Noise and air pollution impact upon future occupiers
- Contrary to Policy SP3 of Croydon Local Plan 2018 – loss of an employment premises which is a ‘Tier 4 – Scattered Employment Site’ (Officer Comment: The ground floor premises is in retail use and does not constitute a scattered employment use)
- Increase in anti-social behaviour

## **7.0 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 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:

- Promoting sustainable transport;
- Delivering a wide choice of high quality homes;
- Requiring good design.

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

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.16 Waste net self sufficiency
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.13 Parking
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.21 Woodlands and trees

7.4 Croydon Local Plan 2018:

- SP1.1 Sustainable development
- SP1.2 Place making
- SP2.1 Homes
- SP2.2 Quantities and location
- SP2.6 Quality and standards
- SP3.1 Encouraging employment
- SP3.2 4-Tier approach
- SP4.1 and SP4.2 Urban design and local character
- SP4.11 regarding character
- SP6.1 Environment and climate change
- SP6.2 Energy and carbon dioxide reduction
- SP6.3 Sustainable design and construction
- SP6.4 Flooding, urban blue corridors and water management
- SP8.6 and SP8.7 Sustainable travel choice
- SP8.12 Motor vehicle transportation
- SP8.17 Parking
- DM1: Housing choice for sustainable communities
- DM4: Development in Croydon Metropolitan Centre, District and Local Centres
- DM10: Design and character
- DM13: Refuse and recycling
- DM16: Promoting Healthy Communities
- DM23: Development and construction
- DM25: Sustainable Drainage Systems and Reducing Flood Risk
- DM29: Promoting sustainable travel and reducing congestion
- DM30: Car and cycle parking in new development

7.5 There is relevant Supplementary Planning Guidance as follows:

- London Housing SPG March 2016

## **8.0 MATERIAL PLANNING CONSIDERATIONS**

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

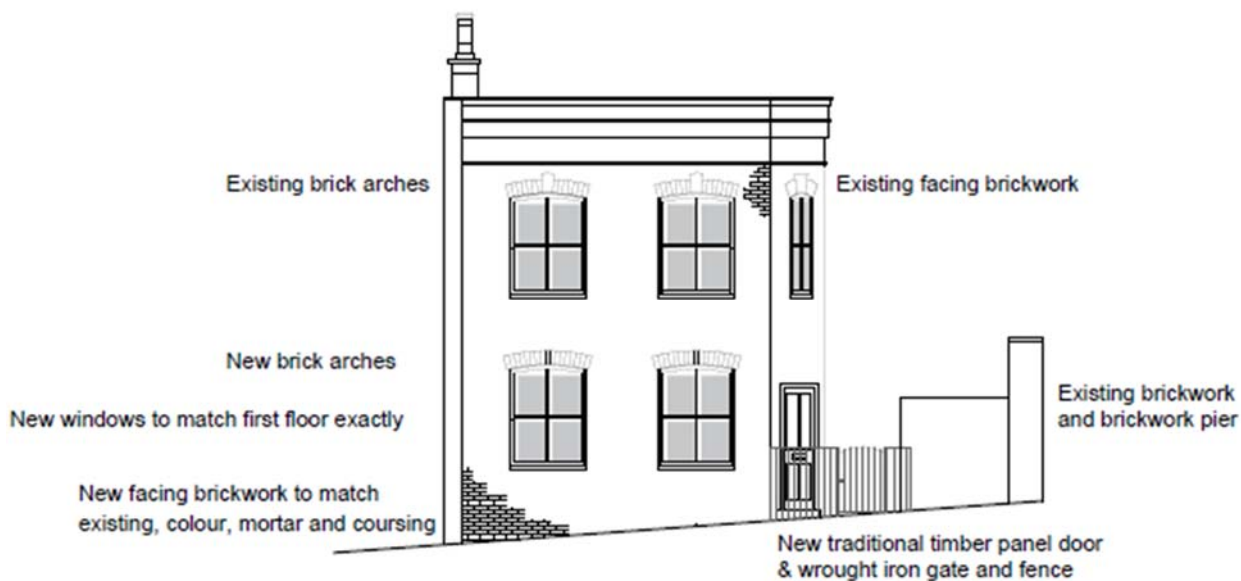
- Principle of development
- Townscape and visual impact
- Housing Quality for future occupiers
- Residential amenity for neighbours
- Transport
- Sustainability

### **Principle of development**

8.2 The appropriate use of land is a material consideration to ensure that opportunities for development are recognised and housing supply optimised. Under the Croydon Local Plan 2018, the application site is no longer part of the District Centre. The site is not in use as either a B1, B2 or B8 use class nor is it considered to be a community or employment facility. As such, there are no policies within the Croydon Local Plan 2018 preventing the loss of a shop or retail floor space outside of a designated frontage or town centre. Therefore, there is no objection in principle to the proposed development in this location provided the proposal respects the character and appearance of the surrounding area and there are no other impact issues.

### **Townscape and visual impact**

8.3 The proposed development would involve the removal of the shop front features associated with the retail element at the front of the building. The proposal is to replicate the first floor front windows at ground floor level, including the brick arches and retain the existing facing brickwork matching the colour, mortar and coursing of the existing building. The Council's Conservation Officer was consulted on the application and requested that the door should be relocated to the canted corner of the front elevation which is shown on the recently revised plans. It was considered that this was likely to be the original location of the door and it has allowed the development to have a more traditional relationship with the street frontage. They also requested that the door should be a traditionally detailed timber panelled door and this has also been incorporated into the submission. The agent has included a low level wrought iron gate and fence to the entrance which is considered acceptable. It is therefore considered that the entirety of the development would not constitute overdevelopment of the site (as raised in third party comments) and would continue to conserve the characteristics of the South Norwood Conservation Area.



### Housing quality for future occupiers

8.4 The National Space Standards and the London Plan states that 1-bed, 1 person dwellings (with a shower room) should provide a minimum internal floor space of 37m<sup>2</sup>. The plans submitted indicate that the proposed unit meets these space standards. The plans show the bedroom measuring 11.78sqm which appears to include part of the outdoor balcony space. Having measured the submitted plans, the bedroom is approximately 9.8sqm which is considered the size of a single rather than a double bedroom in accordance with the National Space Standards and the London Plan. Having assessed the room sizes and the associated fenestration detailing on the proposal, all habitable rooms of the proposed unit would have a good outlook with adequate sized windows allowing a significant amount of natural light to enter all of the habitable spaces. With regards to potential noise impact from the road, provided the windows are of a high specification this can be mitigated against. The Council could request a Noise Assessment to be submitted and approved prior to occupation of the proposed unit. Provided noise mitigation measures are incorporated, it is considered that there would be no significantly detrimental impact upon the living conditions of future occupiers.

8.5 The proposed development would include an outdoor balcony space to the rear of the building. It is also proposed to provide a small area of outdoor space at the front of the site and the total outdoor amenity area to be provided would exceed 5sqm and would therefore meet the National Space Standards and the London Plan. The depth of the rear balcony, at its deepest point, would be 1.5m and, as such, the proposed development would provide an acceptable standard of accommodation for future occupiers.

### Residential amenities of neighbouring occupiers

8.6 The only additional built form required as a result of this proposal would be the rear balcony and the wrought iron front gate and fencing. The minimal rearward projection of the balcony element would prevent any significant overshadowing or overbearing impact upon the surrounding properties. The Council would require a privacy screen to be installed to the flank wall of the balcony to prevent any significant overlooking from the balcony to the flats in David House and this could be secured by condition.

All fenestration is front and rear facing and the windows would not have any undue impact upon the amenities of the occupiers of any other existing properties with regards to overlooking or loss of privacy.

- 8.7 The wrought iron gate and fencing would be built across the frontage between the front elevation of the building and the pathway which serves the adjoining flat entrances. As there is minimal additional built form, it is considered that the development would not have a significantly detrimental impact upon the residential amenities of the occupiers of the properties in the immediate locality.

### **Transport**

- 8.8 The application site is in an area with a Public Transport Accessibility Level (PTAL) accessibility rating of 5, indicating very good access to public transport links. The site is located in the South Norwood controlled parking zone, and there is no parking included in the proposal. Given that the proposal is for a 1-bed unit and given the high PTAL rating, it is unlikely that the proposal would have any significant impact upon the highway network.
- 8.9 Covered secure cycle storage should be provided in accordance with the standards set out in the London Plan. There is a cycle space included on the submitted plans however it is not shown as being secure or covered. However, this element could be secured by planning condition.

### **Refuse storage**

- 8.10 Refuse storage is proposed to be located within the communal access to the other flats within the site. It is located adjacent to the side of the building and, given that it is set back over 8 metres into the site, it would not be unduly prominent in the street scene and would be in an acceptable location for refuse collection. The capacity of this store would be secured by condition.

### **Sustainability**

- 8.11 Conditions would be secured in relation to a 19% carbon dioxide emission and a water use target of 110L per head per day.

### **Flood Risk**

- 8.12 The site itself is within an area which is at 'very low' risk of surface water flooding. As a result and given the scale of works proposed, no Flood Risk Assessment or flooding mitigation would be required for this development.

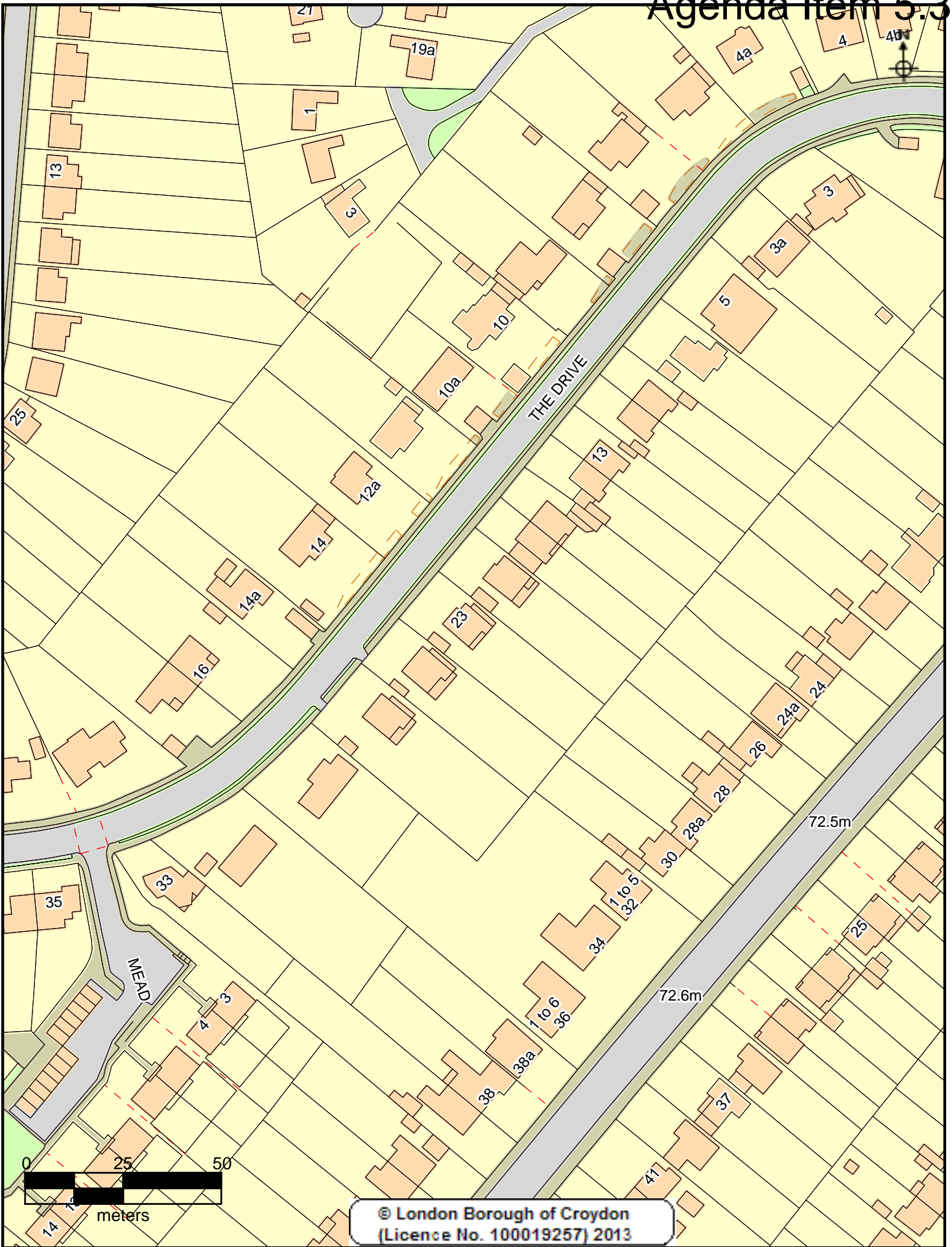
### **Other Planning Issues**

- 8.13 The site is not designated as having any known biodiversity or ecology issues. As such, it is not considered that the development would have any undue impact upon ecology or biodiversity. The nature and scale of the works would not require any landscaping as part of this proposal.
- 8.14 With regards to third party comments and the potential for anti-social behaviour, it is not considered that an additional 1-bed unit in this location would result in a significant

increase in anti-social behaviour and all other matters raised have been addressed in this report.

## **Conclusion**

- 8.15 The proposed change of use would be acceptable in principle as the site is not within a statutory designation protected by the Croydon Local Plan and the proposal would provide an additional 1-bed home within the Borough. The development would conserve the Conservation Area and would not be significantly harmful or out of keeping with the character or appearance of the area. It would not have a significant impact on the amenities of adjoining occupiers and the standard of accommodation would be acceptable. It is therefore recommended that permission is granted.
- 8.16 All other relevant policies and considerations, including equalities, have been taken into account.



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**PART 5: Planning Applications for Decision**

**Item 5.3**

**1 SUMMARY OF APPLICATION DETAILS**

Ref: 18/02695/FUL  
 Location: 23 The Drive  
 Ward: Coulsdon Town  
 Description: Construction of a part one/part three storey four bedroom detached house in rear garden with associated access driveway from The Drive, car parking and refuse storage  
 Drawing Nos: 078/001/PA/100, 078/001/PA/105, 078/001/PA/110, 078/001/PA/111, 078/001/PA/210, 078/001/PA/211, 078/001/PA/215, 078/001/PA/216, 078/001/PA/217, 078/001/PA/310, 078/001/PA/311, CGI images x 4, Arboricultural Impact Assessment, Preliminary Ecological Appraisal – Final Report and Energy Strategy Report  
 Applicant: Mr Papworth  
 Agent: Mr Mike Bliss  
 Case Officer: Georgina Galley

1.1 This application is being reported to Committee because the Ward Councillor (Cllr Luke Clancy) has made representation in accordance with the Committee Consideration Criteria and requested 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) Materials to be submitted with samples
- 3) Car parking to be provided as specified in the application
- 4) Removal of permitted development rights for enlargements and outbuildings
- 5) No additional windows in the flank elevations
- 6) Windows in flank elevations to be obscure glazed
- 7) Rear flat roof not to be used as a balcony
- 8) Landscaping scheme to be submitted including hard/soft landscaping, retaining walls, boundary treatments and planting as boundary screening, details of green roof, SUDs techniques and habitat enhancement methods
- 9) Recommendations and habitat enhancements outlined in 'Preliminary Ecological Appraisal – Final Report' to be implemented
- 10) Trees at rear to be retained
- 11) Permeable forecourt material to be used for the lifetime of the development
- 12) Construction Logistics Plan to be submitted
- 13) 19% reduction in carbon emissions

- 14) Water usage restricted to 110 litres per person per day
- 15) Commencement of development within three years of consent being granted
- 16) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

### **Informatives**

- 1) Site notice removal
- 2) CIL liability
- 3) Code of Practice for Construction Sites
- 4) 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:

- Provision of part one/part three storey detached four bedroom dwelling in rear garden;
- A new access drive to the proposed dwelling would be created to the side of the donor property where the existing detached garage is currently located;
- Cycle storage and bin storage would be provided at the front of the proposed dwelling.

### **Site and Surroundings**

3.2 The application site consists of a two storey detached house that is located on the southern side of The Drive. The site consists of the rear garden area of No. 23, which slopes steeply downwards towards Brighton Road. The area is residential in character and mainly consists of similar sized detached properties. The site has a PTAL rating of 2 which means that it has moderate access to public transport. There are no on-street parking restrictions along the road.

### **Planning History**

3.3 17/02866/PRE – Pre-application advice sought in relation to a new house in the rear garden of No. 23 The Drive. It should be noted that the house shown as this submission was part one/part three storeys in height.

3.4 Rear of No. 31 The Drive

3.5 15/01666/P – Planning application for erection of four bedroom house; formation of vehicular access and provision of associated parking – Refused.

This application was refused on the following grounds:

1. *The development by reason of its siting, appearance, size, height and design including the changes in land levels and access road would result in an unsatisfactory cramped backland development harmful to the character of the*

*area and that would be detrimental to the amenities of the occupiers of adjoining residential properties resulting in visual intrusion, poor outlook, loss of privacy and noise and disturbance;*

- 2. The trees on this site are subject to TPO 10, 2015. The siting of the hard surfaces and the change of existing land levels would be likely to compromise the retention of a number of visually important, preserved trees. The loss of these trees would be detrimental to the character of the area.*

- 3.6 16/02390/P – Outline planning application for erection of detached house; formation of vehicular access and provision of associated parking – Refused

This application was refused on the following grounds:

- 1. The likely development including the access road would result in an unsatisfactory cramped backland development harmful to the character of the area and that it is likely the resulting house would provide a poor level of accommodation for future occupiers and would have a detrimental effect on the amenities of the occupiers of adjoining residential properties by reason of visual intrusion, poor outlook, loss of privacy and noise and disturbance;*
- 2. Several trees on this site are subject to TPO 10, 2015. The siting of the hard surfaces and the change of existing land levels would be likely to compromise the retention of a number of visually important, preserved trees. The loss of these trees would be detrimental to the character of the area;*
- 3. Several trees on this site are subject to TPO 10, 2015. The development does not follow the recommendations of BS 5837:2012 'Trees in Relation to Construction', on the principles to be applied to achieve a satisfactory relationship of trees with structures, which are essential to allow development to be integrated with trees. The potential loss of visually important trees as a result of this proposal would be detrimental to the character of the area.*

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

- The principle of residential development on the site is acceptable;
- The design and appearance of the development is appropriate given the gradient of the site;
- There would be no undue harm to the residential amenities of adjoining occupiers;
- The living standards of future occupiers are acceptable and compliant with the Nationally Described Space Standards and the London Plan;
- The level of parking and impact upon highway safety and efficiency is acceptable;
- Sustainability aspects of the development can be controlled by condition.

#### **5 CONSULTATION RESPONSE**

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

## **6 LOCAL REPRESENTATION**

6.1 Thirteen letters were sent to adjoining occupiers to advertise the application. The number of representations received from neighbours and local groups in response to notification and publicity of the application were as follows:

No of individual responses: 11      Objecting: 11      Supporting: 0      Comment: 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:

- Out of character;
- Over-development;
- Inappropriate as built into steep slope;
- The Drive is already used as a rat run by commuters and access to and from the property would add more danger to traffic;
- Increased pressure on parking;
- Loss of view of the trees at rear and Farthing Downs;
- Noise and disturbance;
- Increased number of people occupying the road;
- Access for emergency vehicles;
- Precedent [OFFICER COMMENT: each application is assessed on its own merits]
- If this one is approved, it will be inconsistent with the recent decision on No 31.
- Parking will be impossible as the drop from the road to the rear is so great, almost all cars will bottom out and will thus be unusable;
- Cars will have to park on the road;
- Overlook of the rear gardens of Brighton Road - although at present screened by trees, this screen will be much less effective when the trees are leafless in winter;
- It is quite possible that the trees will be removed altogether when it is found that they shade the house for much of the day;
- Increased bins on road;
- Loss of trees will impact air pollution;
- Impact on wildlife.

6.3 Cllr Luke Clancy has objected to the scheme, making the following representations:

- Over-development;
- Impact on neighbours;
- Waste arrangements.

## **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, including achieving well designed places that take the opportunities available for improving the character and quality of an area and the way it functions.

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

Consolidated London Plan 2011 (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):

- SP2 on Homes
- SP6.3 on Sustainable Design and Construction
- DM1 on Housing choice for sustainable communities
- DM10 on Design and character
- DM13 Refuse and recycling
- DM23 on Development and construction
- DM25 on Sustainable Drainage Systems and Reducing Flood Risk
- DM29 on Promoting sustainable travel and reducing congestion
- DM30 on Car and cycle parking in new development
- DM37 on Coulsdon

## **8 MATERIAL PLANNING CONSIDERATIONS**

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

1. Townscape and visual impact
2. Trees and environment
3. Residential amenity of adjoining occupiers
4. Residential amenity of future occupiers
5. Highways and transport
6. Environment and sustainability

### **Townscape and visual impact**

- 8.2 Local Plan Policy DM10 supports back land development subject to impact on the character of an area and the amenities of adjoining properties. In the case of development in the grounds of an existing building which is retained, this policy states that a minimum length of 10m and no less than half or 200m<sup>2</sup> (whichever is the smaller) of the existing garden area should be retained for the host property, after the subdivision of the garden. Whilst the proposal would fail the second part of this policy (only 25% would be retained), it would comply with the first part in terms of the minimum depth and a useable area of garden space would remain this is considered acceptable overall.





- 8.6 It is considered that the proposed dwelling would have limited views from public vantage points. Although the proposed dwelling would be capable of being viewed by the occupiers of a number of adjoining properties, it would have an acceptable impact on the surrounding area in terms of its design and appearance. The design of the dwelling has a modern appearance which breaks down its mass. Conditions are recommended in relation to sample materials, landscaping and boundary screening
- 8.7 It is acknowledged that two planning applications have been refused in the past for a new detached house at the rear of No. 31 The Drive under refs. 15/01666/P and 16/02390/P; however since this time the Croydon Local Plan has been adopted, with new policies relating to back land development. Each application is assessed on its own merits in accordance with the development plan and other material considerations relevant at the time.
- 8.8 Having considered all of the above, against the backdrop of housing need, officers are satisfied that the proposed development would comply with the objectives of the above adopted policies in terms of respecting local character.

### **Trees and environment**

- 8.9 The applicant has submitted an Arboricultural Impact Assessment which confirms that the proposed development would result in the removal of no Category A or B trees, 8 Category C trees and 2 Category C groups of trees/shrubs.
- 8.10 The report concludes that the proposed removal of the Category C trees and trees/shrubs would represent no more than what might be undertaken as part of reasonable maintenance of an overgrown garden. The impact would be mitigated by retention of the larger and more substantial sycamores (T19 and T20) together with the ash (T21), which provide valuable canopy cover and form part of a line of similar trees between the rear gardens of properties in The Drive and Brighton Road.

- 8.11 The retention of the trees at the rear of the site is supported and a condition would be appropriate. A condition is also suggested in relation to the recommendations and habitat enhancements outlined in Ecological Appraisal.

### **Residential amenity of adjoining occupiers**

- 8.12 The main properties that would be impacted by the proposed dwelling would be Nos. 21, 23 (the host dwelling) and 25 The Drive and Nos. 28 and 28A Brighton Road.

#### No. 21

- 8.13 Due to the steep drop of the land to the rear the proposed dwelling would only appear as a single storey property from the back of this neighbouring property. The proposed access drive would also be positioned on the other side to this shared boundary. On this basis, the impact in terms of daylight/sunlight, outlook and privacy would be acceptable.

#### No. 23

- 8.14 The proposal would be directly to the rear of no 23 but due to the level changes would only appear as single storey and so would have no impact in terms of light and outlook. Some disturbance from the new access would occur but as only one unit is served, this would be minimal. The proposal would significantly reduce the rear garden but this is on balance considered acceptable as an area of approximately 85m<sup>2</sup> would be retained for the host property.

#### No. 25

- 8.15 The impact in terms of daylight/sunlight, outlook and privacy would also be acceptable for this property as well given the single storey nature of the proposed dwelling as seen from this property. Whilst there would be windows and balcony areas facing towards this property, the windows could be conditioned so they are obscure glazed as they either serve non-habitable rooms or act as secondary windows. It is acknowledged that the proposed access drive would run adjacent to the shared boundary with this house, serving only one property the amount of noise and disturbance would be minimal and adequate planting could act as a screen and help to mitigate against any undue harm. It is considered that this could also be dealt with by way of a condition.

#### Nos. 28 and 28A Brighton Road

- 8.16 Whilst the rear of the proposed dwelling would appear as three storeys in height and would include a number of new windows, it would be set off the rear boundary with Brighton Road by approximately 10m and a number of existing trees would also be retained in this part of the garden to provide a buffer from the development. Policy DM10 requires that schemes do not directly overlook habitable rooms or private amenity space for the first 10m of neighbouring properties (measured from their rear back wall) so as to protect privacy; this proposal meets these requirements. It is acknowledged that these trees could change over time, and provide better screening at certain times of the year, but with a property to property separation distance of approximately 40m it is considered that this would be sufficient so as to not result in any unacceptable loss of daylight/sunlight, outlook or overlooking.
- 8.17 The proposed dwelling would be used solely for residential purposes, and in the context of the area it is not considered this would result in any additional undue harm



through noise and disturbance to surrounding occupiers. The development is acceptable in terms of its impact on residential amenities of adjoining occupiers.

### **Residential amenity of future occupiers**

- 8.18 The proposed dwelling would exceed the minimum standards set out in the Technical Housing Standards - National Described Space Standards (2015). The proposed dwelling would be dual aspect and a large rear garden area would also be provided. The development is considered to be acceptable in terms of living conditions for future occupiers.

### **Highways and parking**

- 8.19 The site has a PTAL rating of 2 which means that it has poor access to public transport links; however it should be pointed out Coulsdon Town train station is within reasonable walking distance of the site (12 mins).
- 8.20 The proposed development would include a new access to the side of the main house at No. 23 (adjacent to No. 25) and the provision of two car parking spaces and an associated turning area. The proposed number of spaces would comply with Table 6.2 of the London Plan which allows up to two spaces for four bedroom units. The development is considered acceptable in this respect. A condition would be appropriate regarding details of the hard surfacing for the access drive.
- 8.21 Although the proposed development would result in the loss of existing garage for the donor property, the impact on street parking would be minimal.
- 8.22 An integrated cycle storage area with space for two bikes would be provided by the main entrance to the dwelling with doors facing out towards the car parking area. This is considered acceptable.
- 8.23 A separate bin storage area would also be provided by the main entrance to the dwelling. The bins would need to be pulled to roadside by the occupiers; however there are no in principle objections to this arrangement.
- 8.24 A condition would be appropriate in relation to a Demolition / Construction Logistic Plan (including a Construction Management Plan).

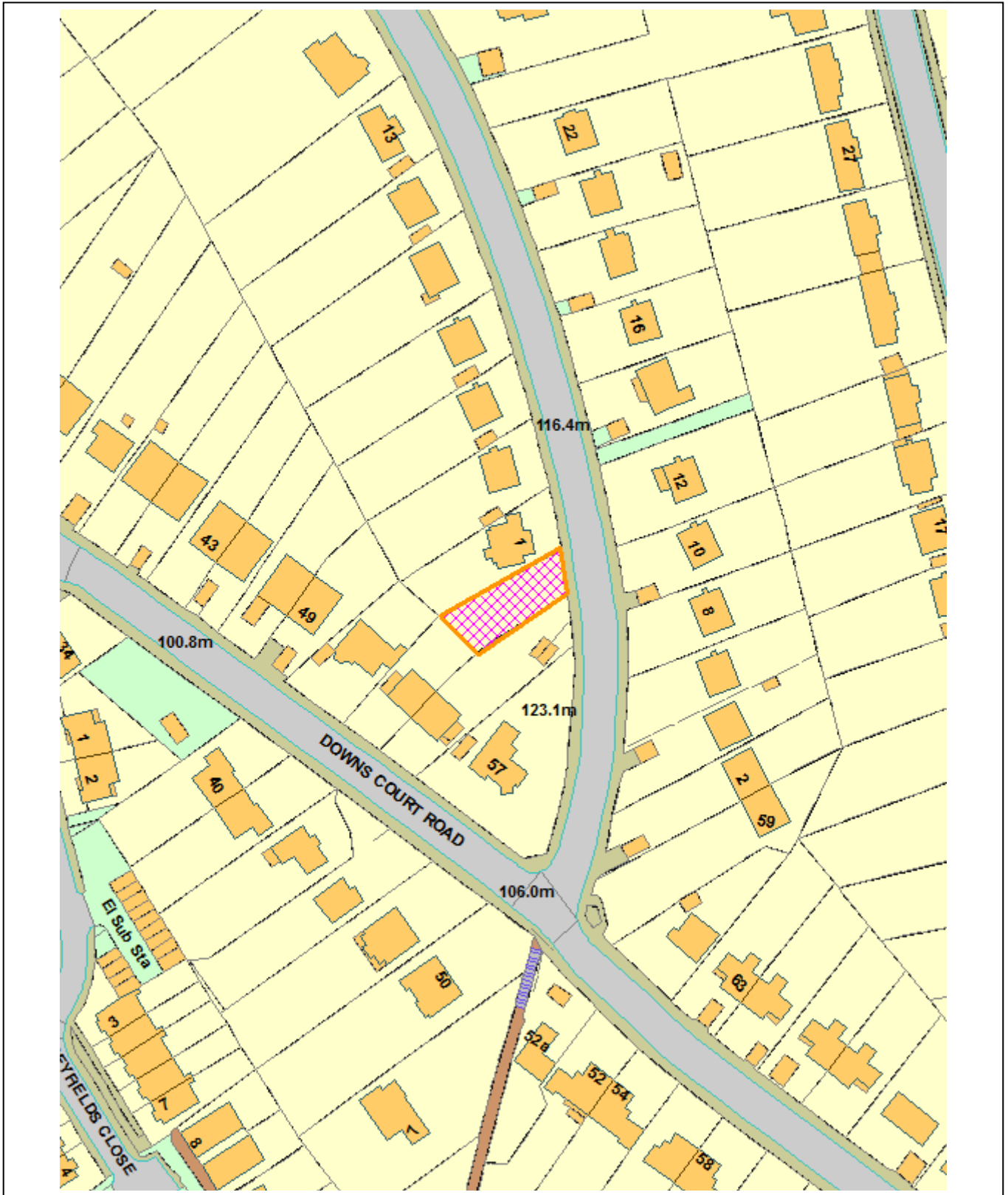
### **Environment and sustainability**

- 8.25 Conditions can be attached to ensure that a 19% reduction in CO2 emissions over 2013 Building Regulations is achieved and mains water consumption would meet a target of 110 litres or less per head per day.

### **Conclusions**

- 8.26 It is recommended that planning permission should be granted for the proposal, as it would be acceptable in all respects, subject to conditions.
- 8.27 All other relevant policies and considerations, including equalities, have been taken into account.

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**1 SUMMARY OF APPLICATION DETAILS**

Ref:	18/01439/FUL
Location:	Land rear of 53 Downs Court Road, Purley, CR8 1BF
Ward:	Purley
Description:	Demolition of existing garage; and the erection of a two storey 4 bedroom detached house with a single storey rear extension and dormer addition; the provision of two parking spaces and private amenity to the rear.
Drawing No's:	002 Rev 1 and Design and Access Statement Rev 3
Applicant:	Mr Daniel Brown
Agent:	Mr Robert Mewies
Case Officer:	Henrietta Ansah

- 1.1 This application is being reported to committee because the ward councillor (Cllr Simon Brew) made representations in accordance with the Committee Consideration Criteria and requested 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 except where specified by conditions.
- 2) All external materials to be submitted for approval prior to above ground works.
- 3) Refuse stores, cycle stores, terrace screening, sight lines and visibility splays 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) No windows to be installed within the first floor North-Western flank elevation and windows in South-Eastern to be obscurely glazed and fixed shut above 1.8 metres.
- 6) 19% reduction in carbon emissions.
- 7) Water usage restricted to 110 litres per person per day.
- 8) Removal of Permitted Development rights for the building.

- 9) Construction Logistics Plan shall be submitted and approved prior to the commencement of development.
- 10) Water Butt(s) to be installed on completion.
- 11) Commencement of development within three years of consent being granted
- 12) 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/three storey detached property with accommodation in the roof space, a dormer roof extension on the rear roof slope and two velux windows on the front roof slope
  - The provision of four bedrooms
  - Provision of refuse and recycling store
  - Provision of hard and soft landscaping, including two parking spaces
  - Amenity space provided to the rear

### **Site and Surroundings**

- 3.2 The site is located South-West side of Selcroft Road, at the rear of 53 Downs Court Road, further South-West of the site. The site currently provides a rear garden and dilapidated garage. There are noted to be some trees/shrubbery on site, however none of this is protected.
- 3.3 Land levels fall sharply to the rear of the site, resulting in basement areas and terraces in some of the properties within Selcroft Road. The wider area comprises mainly two-storey detached and semi-detached residential properties.
- 3.4 The site is identified as a Critical Drainage Area and at risk of surface water flooding, 1 in 100 years.

### **Planning History**

- 3.5 There is no relevant planning history linked to this site.

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

- There are no protected land use designations on the site and therefore the principle of development is acceptable.
- The scale and layout of proposed built form is considered to be appropriate for the site, and the traditional design and appearance of the buildings would be in keeping with the surrounding character of the area.
- 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.
- Sustainability can be appropriately managed through condition.

#### **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. Following a number of changes to the design and access statement and plans, neighbours were re-notified during a re-consultation process. 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: 10   Objecting: 10   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 the amenity of the adjoining occupiers.
- Out of character with the surrounding properties.
- Impact upon parking and highway safety.
- Removal of trees detrimental to the local environment.

6.3 Purley & Woodcote Residents Association have made the following objection:

“Overlooking to 51, 53 & 55 Downs Court Road, resulting in a serious loss of privacy, is quite unacceptable”

6.4 Councillor Simon Brew [objecting] has made the following representations:

- Dimensions of the plot inaccurate [Officer comment: amended plans have been sought and provided]
- Quality of Design and Access Statement [Officer comment: amended design and access statement has been provided]
- Overdevelopment
- Parking unsatisfactory
- Out of keeping
- Loss of light
- Loss of outlook
- Loss of privacy

## **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 Given the residential nature of the surrounding area, the principle of the demolition of the existing garage and redevelopment for a residential property can be supported. The development would provide an additional family home in an established residential area. Proposals should also ensure that where an existing building is to be retained, a minimum length of 10m and no less than half or 200m<sup>2</sup> (whichever is smaller) of the existing garden is retained for the host property, after the subdivision of the garden. The host property's garden would be a minimum of 10 metres in length, which would be adequate to serve the inhabitants of the existing property to be retained, and the boundary line of the garden would follow others adjacent. Overall the proposal is considered acceptable and in compliance with Policy DM10 of the Croydon Local Plan 2018 and so the principle is supported.
- 8.3 It is noted that the applicant has since slightly altered the block plan to ensure the proposed development would fall solely within their ownership. This is shown on the amended block plan in the North-Western boundary of the site.

## **Townscape and visual impact**

- 8.4 The surrounding area is residential in nature and characterised mainly by semi-detached and detached dwellings. Given the change in levels and screening afforded the proposed development would not appear unduly prominent from the host property, and would be read in conjunction with the streetscene in Selcroft Road. The width of the plot, separation distance to the side boundaries and siting of the building within the plot would reflect the pattern of development and building line on Selcroft Road.
- 8.5 The property has been revised to include a front stagger and gable feature, a smaller rear dormer window and a gable-ended roof profile similar to the roof profiles prevalent in vicinity. In addition, traditional materials are proposed. Overall, it is considered that the property would reflect the urban grain, architectural integrity and streetscene within Selcroft Road.
- 8.6 It is noted that the proposed rear garden would be smaller than the majority of surrounding properties, however this would not appear evident within the streetscene.
- 8.7 The overall scale, height, 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 proposal would comply with internal dimensions and minimum GIA required by the Nationally Described Space Standards providing circa 136 square metres of Gross Internal Floor Area. The house would be dual aspect with adequate outlook. In terms of layout 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 The proposed dwelling provides approximately 122 square metres of private amenity space, well above the minimum standards of 9 metres.

### **Residential amenity for neighbours**

- 8.10 The site is bounded to the North by the boundary with No. 1 Selcroft Road, a two-storey residential property. To the South of the site is a detached garage forming part of 51 Downs Court Road. To the rear of the site is No. 53 Downs Court Road which lies adjacent to Nos 55 and 51 Downs Court Road. The proposed house would be sited a minimum of 11.8 metres away from the shared boundaries of these properties, and at least circa 22 metres away from their flank walls, which would be an adequate separation distance to avoid any loss of amenity. It is considered that No. 1 Selcroft Road would be most affected by the proposed development, by virtue of its siting and relationship with the application site.

#### 1 Selcroft Road

- 8.11 The proposed development would be set away 2 metres from the shared boundary with No. 1 Selcroft Road. The existing side flank wall would be set away circa 4 metres from the proposed side flank wall. The ground floor rear projection would extend approximately 2.5 metres beyond No. 1 Selcroft Road's rear building line. It is considered that the rear ground floor element would be akin to a single storey rear extension, and measuring 2.5 metres in depth would be acceptable and would not cause any significant loss of amenity to No. 1 Selcroft Road.
- 8.12 The first floor rear building line would not project beyond the rear building line of No. 1 Selcroft Road, although it is noted that No. 1 Selcroft Road has habitable

room windows on the side elevation. These windows are small and do not appear to form sole habitable room windows and therefore the proposed development would not cause any undue loss of daylight or sunlight.

- 8.13 It is evident that there is an extensive change in levels at the rear of the application site and adjoining property No. 1 Selcroft Road. In this regard, the applicant has proposed terrace screening, to ensure that the enjoyment of No. 1 Selcroft Road's garden is not detrimentally impacted. This will be suitably conditioned. In addition, a replacement tree scheme, which would be duly conditioned would ensure that adequate replacement planting would be provided.
- 8.14 Taking into account the separation distances it is considered that no undue loss of outlook or visual intrusion would occur. This together with the terrace screening, would ensure that the enjoyment of their garden is not detrimentally impacted upon.
- 8.15 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**

- 8.16 The site has a PTAL rating of 1b which indicates moderate accessibility to public transport. However the site is in a sustainable location being within walking distance of Purley District Centre and Purley station.
- 8.17 The proposed development includes a hardstanding area at the front of the site which would allow an acceptable level of parking for a four bedroom dwelling in an area with uncontrolled parking. The vehicular access has been historically established on the site to serve the current garage. As the development is relatively small scale, its impact upon highway safety is considered to negligible. Details of sight lines and visibility splays will be duly conditioned.
- 8.18 A refuse storage area is proposed at the front of the property. This will be duly conditioned to ensure that it is adequately screened and complies with the Council's new waste requirements.
- 8.19 The proposal included cycle storage in the rear garden. Details of this have been secured by condition.

### **Sustainability**

- 8.20 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**

- 8.21 The site is noted to be in a Critical Drainage Area at risk of flooding once in every 1000 years from surface water. The applicant has proposed permeable materials and soft landscaping which are considered appropriate to mitigate the potential flood risk on site. Water butts have also been proposed. These measures would again be conditioned accordingly.

### **Trees**

- 8.22 Trees and shrubs will be removed to facilitate the development. The applicant seeks to plant trees around the boundary of the site to increase screening and prevent any perception of overlooking. A landscaping scheme would be duly conditioned to ensure that the landscaping and tree replacement provisions are adequate.
- 8.23 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.

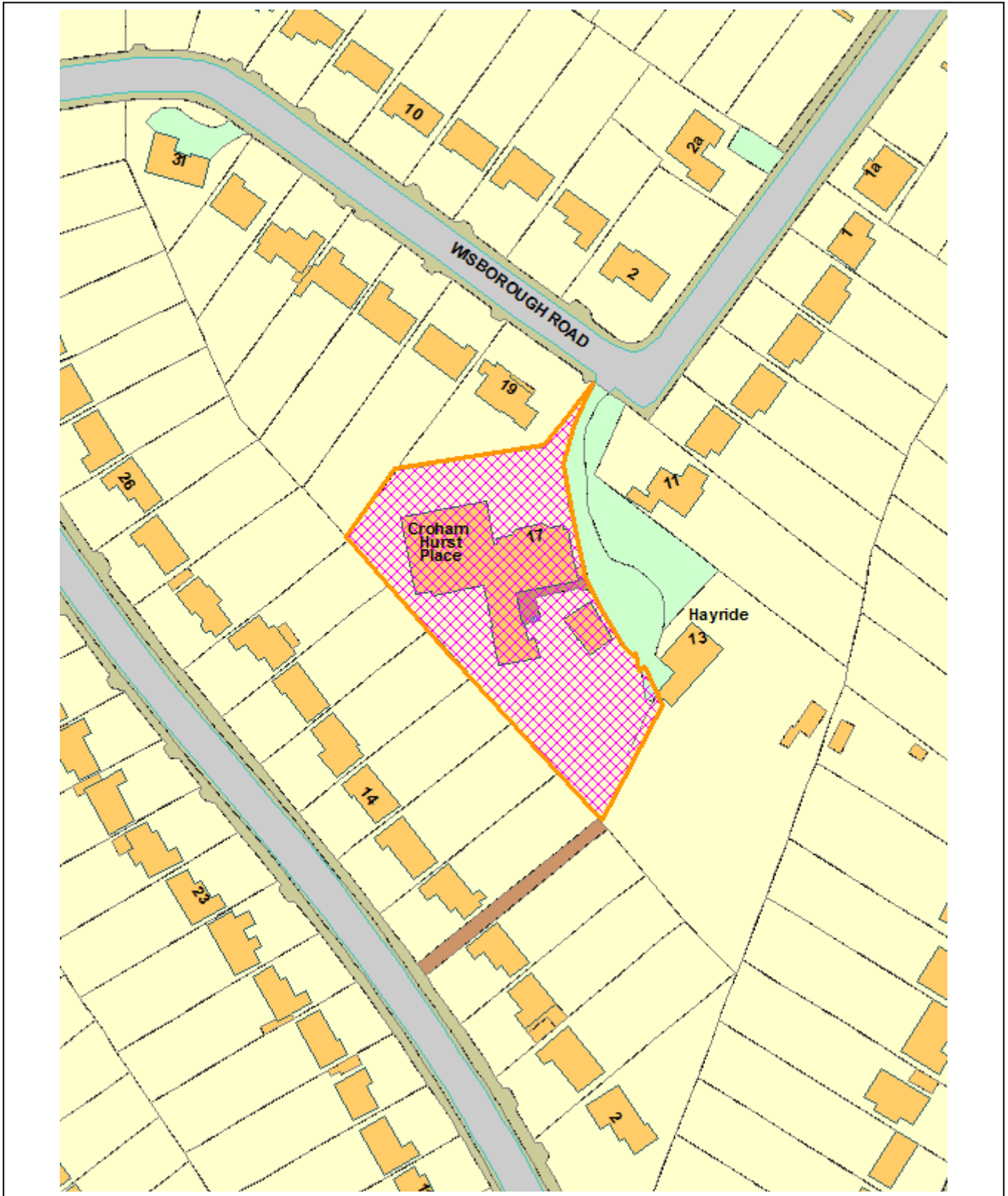
### **Conclusions**

- 8.24 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 details relating to the landscaping, cycle and bin storage can be secured by condition.

### **All Other Matters**

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

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**PART 5: Planning Applications for Decision**

**Item 5.5**

**1.0 SUMMARY OF APPLICATION DETAILS**

Ref:	18/03686/FUL
Location:	Croham Hurst Place, 17 Wisborough Road, South Croydon CR2 0DR
Ward:	Sanderstead
Description:	Demolition of existing garage block and extension of existing bungalow to provide a single storey, nine bedroom bungalow for use as part of the existing residential care home (enlargement of proposal approved under 18/02021/FUL)
Drawing Nos:	Site Location Plan, 740-400, 740-401, 740-405, 740-415, 740-419, 740-420, 740-441
Applicant:	Mr James Philips at Bramley Health
Agent:	Mr Danny Hartlebury (Aspire Architectural Services Ltd)
Case Officer:	Hayley Crabb

- 1.1 This application is being reported to committee because 12 objections have been received above the threshold for committee consideration and because the ward councillor (Cllr Lynne Hale) has made representation in accordance with the Committee Consideration Criteria and requested committee consideration.

**2.0 RECOMMENDATION**

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

**Conditions**

1. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
2. Materials as specified in the application and to match existing
3. Car parking provided as specified
4. No additional windows in the flank elevations
5. Hard and soft landscaping as specified in the application and in application 18/02026/DISC
6. Provision of a water butt
7. Time limit of 3 years
8. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

**Informatives**

- 1) Code of practise for Construction Sites
- 2) Wildlife protection

- 3) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

### 3.0 PROPOSAL AND LOCATION DETAILS

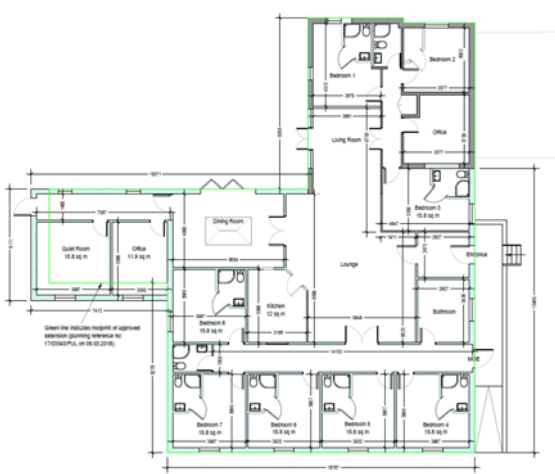
3.1 The proposal includes the following:

- Demolition of existing garage block (already carried out under previous consent)
- Erection of a single storey bungalow to provide nine bedrooms for use as part of the existing residential care home
- Provision of a4 off-street spaces
- Provision of an extra bedroom and alterations to the internal layout of the extension previously approved.

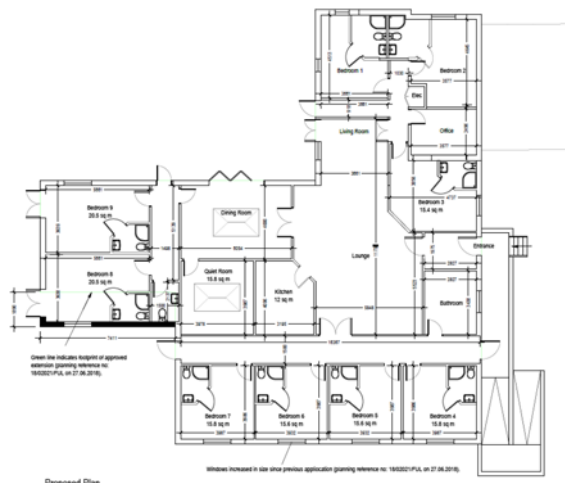
3.2 Planning permission has already been granted (Ref: 17/00161/FUL) for the demolition of existing garage block and extension of existing bungalow to provide a single storey, eight bedroom bungalow for use as part of the existing residential care home.

3.3 Other applications have been submitted since (17/03543/FUL and 18/02021/FUL), to enlarge what has previously been granted.

3.4 As such the difference between the latest approved scheme (18/02021/FUL) granted under delegated powers and the current scheme is the erection of a single storey addition approximately 7.4m x 1.9m. The differences are highlighted below:



18/02021/FUL (previous approval)



18/03686/FUL (current proposal)

### Site and Surroundings

3.5 The application site at Croham Place is a care home supporting vulnerable adults in 2008. It provides personal care and nursing for 24 adults who have a range of complex needs.

3.6 The service is divided into three separate units. The largest is the main house which is a home for 14 physically disabled adults with complex care needs requiring nursing intervention. The Beeches is a house for eight men with acquired brain injuries (ABI) and behaviours that may challenge others. The Nightingales, which opened in 2013, is a specialist service supporting two gentlemen who have severe learning disabilities and autism.

- 3.7 The building has been extended from the original and is accessed by a driveway located in between No. 11 and No. 19 Wisborough Road.
- 3.8 The area is predominately residential in character comprising predominately detached houses of varying styles. The site falls within an Archaeological Priority Area and there is a Tree Preservation Order on the site (TPO 4, 2004). During the officer's site visit, it was noted the extension is under construction.

### **Planning History**

- 3.9 The most recent and relevant planning history associated with the site is as follows:
- Planning permission (Ref: 18/02021/FUL) was granted for demolition of existing garage block and extension of existing bungalow to provide a single storey, eight bedroom bungalow for use as part of the existing residential care home.
  - Planning permission (Ref: 17/03543/FUL) was granted at Committee for the demolition of existing garage block and extension of existing bungalow to provide a single storey, eight bedroom bungalow for use as part of the existing residential care home.
  - A non-material amendment application (Ref: 17/02957/NMA) was not approved in June 2017 for amendment to planning permission (Ref: 17/00161/FUL) which involved the erection of a single storey extension approximately 6.4m deep and 5.1m wide to create an additional quiet room and office at the south of the site. The amendments were considered to be materially different from the permitted proposal and therefore further planning permission was required. Hence this application.
  - Planning permission (Ref: 17/00161/FUL) has been granted in March 2017 for the demolition of existing garage block and extension of existing bungalow to provide a single storey, eight bedroom bungalow for use as part of the existing residential care home.
  - Planning permission (Ref: 16/04144/FUL) has been granted in October 2016 for the erection of single storey extension
  - Planning permission (Ref: 16/01692/P) was granted in June 2016 for the erection of a single storey rear extension
  - Planning permission has been granted in January 2016 (Ref: 15/05287/P) for the demolition of existing garage block; erection of single storey, four unit bungalow providing an extension to the existing residential care home – Planning Permission Granted on 28th January 2016
  - Planning permission (Ref: 06/03449/P) was granted in October 2006 for the erection of single storey extension and formation of 10 bedroom unit for physically disabled residents with learning difficulties; provision of associated parking - Planning Permission Granted on 13th October 2006.

- A Certificate of Lawful use (Ref: 05/05009/LE) was issued in the December 2005 for the use of premises for purposes within Class C2 (residential institutions) Certificate Granted on 20th December 2005.
- An EIA screening report (Ref: 03/03289/P) was submitted for the residential development for 9 detached dwellings and determined that an EIA not required in September 2003.
- In August 2000 planning permission (Ref: 00/01486/P) was granted for the erection of conservatory - Planning Permission Granted on 16th August 2000.

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

- The use is acceptable in principle
- The design and appearance of the development is appropriate
- The living conditions of adjoining occupiers would be protected from undue harm subject to conditions.
- The level of parking and impact upon highway safety and efficiency is considered acceptable and can be controlled through conditions.

#### **5.0 CONSULTATION RESPONSE**

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

#### **6.0 LOCAL REPRESENTATION**

6.1 The application has been publicised by 23 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours, MPs, local groups etc in response to notification and publicity of the application are as follows:

No of individual responses: 12    Objecting: 12    Supporting: 0    Comment: 0

6.2 The following Councillor/MP/MEP made representations:

- Councillor Lynne Hale

6.3 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:

Objections:

- Cumulative impact of repeated applications will make it inappropriately large in peaceful residential location
- Overdeveloped/not in keeping with the area/increase in size should stop
- Lack of on-site parking provision/increased traffic/deliveries/highway/traffic and parking implications
- Increase of noise/disturbance for neighbours/anti-social behaviour
- Residents traits/behaviours also impact amenity

- Use not acceptable in a residential area
- Loss of trees/hedging
- Not managed in a suitable manner

6.4 The following procedural issues were raised in representations, and are addressed below:

- Site notices as to lack of objections previously (OFFICER COMMENT: With previous applications, site notices were erected in line with protocol at the time. Letters to neighbouring properties have now replaced the erection of site notices)

## **7.0 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 New Croydon Local Plan (February 2018), 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:

- Promoting sustainable transport;
- Promoting social, recreational and cultural facilities and services the community needs
- Requiring good design.

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

### **7.4 Consolidated London Plan 2015**

- 3.17 Health and Social Care Facilities
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.16 Waste net self sufficiency
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.13 Parking
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character

- 7.6 Architecture

#### 7.5 Croydon Local Plan (February 2018):

- SP4 on urban design and local character
- SP6 on environment and climate change
- SP8 on transport and communications
- DM2 on residential care and nursing homes
- 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 reducing flood risk
- DM27 on biodiversity
- DM28 on trees
- DM29 on promoting sustainable travel and reducing congestion
- DM30 on car and cycle parking in new development

### **8.0 MATERIAL PLANNING CONSIDERATIONS**

8.1 The principal issues of this particular application relate to:

- a. The principle of the use
- b. The impact of the design on the visual amenity of the street scene and the character and appearance of the surrounding area.
- c. The impact on the amenities of the occupiers of the adjoining and neighbouring properties
- d. Highway and Parking implications
- e. Impact on Trees

#### Principle of the use

8.2 There have been a number of previous planning permissions (Ref: 16/01692/P; 16/04144/FUL; 17/00161/FUL, 17/03543/FUL and 18/02021/FUL) for extensions to provide a single storey, eight bedroom bungalow for use as part of the existing residential care home which is an existing use. The proposal is to carry out a minor change to the size of the bungalow. Despite Croydon Local Plan 2018 identifying that there is an oversupply of residential care homes in the local area, it is considered that the principle of the use and the use of a bungalow in connection with it is well established and the proposal is not significantly different from previous consents, with regards to the nature of the use, to warrant refusal of a planning application.

#### Impact on character and appearance of the surrounding area.

8.3 There have been a number of previous planning permissions (Ref: 16/01692/P; 16/04144/FUL; 17/00161/FUL, 17/03543/FUL and 18/02021/FUL) for extensions to provide a single storey, eight bedroom bungalow for use as part of the existing residential care home. These were all found acceptable in terms of character and appearance of the surrounding area.

- 8.3 This application seeks a further minor extension to the approved scheme (Ref: 18/02021/FUL) to allow a small increase in the size of the extension. The scheme will effectively extend the permitted scheme by approximately 1.9m (width) and 7.4m (depth). Representations have been received on the grounds of over-development and not in keeping with the residential area. The scheme is fairly small scale in streetscape terms due to its location and would provide a neutral visual impact over the existing situation thus would be in keeping the character and appearance of the surrounding area.
- 8.4 As with the previous schemes the proposal has been designed to be in keeping with the existing building and given that the scheme is single storey it is relatively modest in the surrounding streetscene. It is considered the proposal would not result in the over-development of the site or have an undue impact on the appearance of the building or have a detrimental effect on the visual amenity of the street scene or the character of the area in this instance.

#### Impact on residential amenities

- 8.5 The properties that are potentially most affected are the host property and the adjoining properties in Wisborough Road and Ewhurst Avenue. In terms of visual impact, the site is bounded by a close boarded fence which also has a fairly well established vegetation treatment. Landscaping details were the subject of a discharge of condition application (18/02026/DISC) which proposes hedging adjacent to the boundary with properties in Ewhurst Avenue, this was considered acceptable and the small scale of the change to the scheme is not considered sufficient to require further planting.
- 8.6 It is acknowledged that in granting the previous permissions the Local Planning Authority have considered that there is sufficient distance between the development site and the surrounding properties for no harm to residential amenity to arise. This proposed development would not have a detrimental effect on the living conditions of adjoining occupiers with special reference to visual impact, loss of privacy or overlooking.
- 8.7 Representations have been received on the grounds of noise/disturbance/anti-social behaviour. No previous concerns were raised in regard to the potential noise impacts from the scheme. The proposed increase in the scheme by one bedroom is not considered to give rise to a significantly different impact through noise.

#### Highway and Parking implications

- 8.8 The site has a PTAL rating of 1a (poor accessibility to public transport). The only aspect above and beyond the previous consent is the minor extension which would include one additional bedroom over what has already been granted.
- 8.9 Representations have been received on the grounds increased traffic/in-sufficient parking/deliveries/access for emergency vehicles/traffic and highway implications. The site is an established care home with a vehicular access. Given its established use, the site already has deliveries and main access used for vehicles/emergency vehicles. There are no alterations proposed to the vehicular access and access road except the provision of four parking spaces adjacent to the extension which would be further away

front the vehicular access, it is considered it would not have an undue impact on the highway network and is acceptable.

- 8.10 The four additional spaces have previously been found acceptable. Given the previous approvals and the increase in bedrooms by one, the proposal will not generate significant levels of extra traffic and is therefore acceptable. It is therefore considered the development would not have a significant effect on neighbouring roads as to warrant a refusal.

#### Impact on Trees

- 8.11 No trees will be removed as part of the scheme. A landscaping plan has been submitted and approved under application number 18/02026/DISC for the discharge of condition 5 attached to 17/03543/FUL. No arboriculture objection to the proposed development has been raised. Suitable conditions could be attached to ensure that the landscaping is acceptable along these boundaries.

#### Other matters

- 8.12 The site is not located within Flood zone 2 or 3 (statutory designation) however it is located in a critical drainage area. The proposed extension is minor due to the nature of the proposal and the risk of flooding being low, it is considered that the proposal would be unlikely to result in a significant difference or risk of flooding compared to the existing situation, subject to a condition in respect to providing a water butt.

#### **Conclusions**

- 8.13 Overall it is considered that the materials, design, scale, form and height of the proposal are acceptable. The design is in keeping with the host property and the surrounding area and does not appear to be overbearing on the neighbouring properties. Subject to the provision of suitable conditions the proposal would be acceptable. Consequently, the proposal is considered consistent with the relevant policies cited above and is recommended for approval.
- 8.14 All other relevant policies and considerations, including equalities, have been taken into account.





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**PART 5: Planning Applications for Decision**

**Item 5.6**

**1 SUMMARY OF APPLICATION DETAILS**

Ref: 17/05808/FUL  
 Location: 26 Hilltop Road, Whyteleafe, CR3 0DD  
 Ward: Kenley  
 Description: Alterations; Erection of single and two storey rear extension; conversion of house to form 4 flats. Provision of car parking, landscaping and other associated works.  
 Drawing Nos: Proposed Floor Plans and Elevations rev B June 2018, Proposed Site Layout Plan Rev A June 2018, Proposed Front Elevation Streetscene July 2018, Proposed Section Through Site July 2018, Existing Floor Plans and Elevations, Location Plan Scale 1:1250  
 Applicant: Mr Mark McElduff  
 Agent: Mr Lee Richardson  
 Case Officer: Louise Tucker

	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>Total</b>
<b>Private sale</b>	2	1	1	4
<b>Number of car parking spaces</b>			<b>Number of cycle parking spaces</b>	
4			TBC	

1.1 This application is being reported to Committee because representations over the threshold for Committee Consideration were received.

**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) Materials to match the existing building
- 3) Car parking to be provided as specified in the application
- 4) No additional windows in the flank elevations
- 5) Landscaping scheme to be submitted including hard/soft landscaping, retaining walls, boundary treatments, SUDs details, amenity space
- 6) Proposed permeable forecourt material
- 7) Construction Logistics Plan to be submitted
- 8) Details of cycle and refuse storage to be agreed
- 9) Commencement of development within three years of consent being granted
- 10) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

## **Informatives**

- 1) Site notice removal
- 2) CIL liability
- 3) Code of Practice for Construction Sites
- 4) Wildlife protection
- 5) 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:

- Alterations to and erection of a two storey rear extension to the building
- Conversion of dwelling to form 4 flats
- Provision of accesses, parking area (including a double front garage), landscaping and other associated works

3.2 Amendments and additional information were received during the course of the application, comprising the following:

- Reconfiguration of internal layout of flats, including removal of unit in roofspace
- Increase in depth of two storey rear extension
- Changes to access, parking and amenity space arrangements, including the provision of a front double garage

3.3 A re-consultation of local residents is in progress at the time of report drafting to advertise these changes.

### **Site and Surroundings**

3.4 The application site is currently occupied by a two storey detached single family dwellinghouse on a corner plot. Land levels slope steeply upwards towards the rear of the site (east to west). There is an existing vehicular access to a front parking area.

3.5 The surrounding area is residential in character. Hilltop Road is generally made up of individually designed detached properties with generous spacing to boundaries. The site falls within an Archaeological Priority Zone, according to the Croydon Local Plan (2018).

### **Planning History**

3.5 17/02135/FUL - Demolition of existing building: erection of a pair of two storey four bedroom semi detached houses with accommodation in roofspace fronting Hilltop Road and a pair of two/three storey semi detached houses with accommodation in roofspace at rear fronting Marlings Close, formation of vehicular accesses and provision of associated parking, cycle and refuse storage – Application withdrawn

17/04743/FUL - Demolition of existing building: erection of a pair of two/three storey semi detached houses with accommodation in roofspace at rear fronting Marlings

Close, formation of vehicular accesses and provision of associated parking, cycle and refuse storage – Permission granted (NB: This consent concerns land to the rear of the application site but has not yet been implemented)

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

- The principle of the conversion of the building to flats is acceptable given the established residential character of the area, and the current building is not subject to any policy protection.
- The design and appearance of the alterations and extensions are appropriate and consistent with the surrounding townscape
- There would be no undue harm to the residential amenities of adjoining occupiers
- The living standards of future occupiers are acceptable and compliant with the Nationally Described Space Standards and the London Plan
- It is not considered there would be a harmful impact to the safety and efficiency of the local highways network or access road and the parking provision for the development is acceptable
- Sustainability aspects of the development can be controlled by condition

#### **5 CONSULTATION RESPONSE**

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

#### **6 LOCAL REPRESENTATION**

- 6.1 Letters were sent to adjoining occupiers to advertise the application. 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: 27      Objecting: 27      Supporting: 0      Comment: 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:

- Construction traffic, disruption, noise and safety concerns
- Traffic generation
- Out of character
- Overdevelopment
- Impact on local amenities
- Impact on residential amenities of adjoining occupiers – loss of privacy and light
- Detrimental to highway safety
- Impact on flood risk
- Loss of garden space
- Cumulative impact of development already approved to the rear of the site
- Poor quality of accommodation for future occupiers
- Impact on wildlife
- Loss of building
- No need for homes in this area

- 6.3 The following matters were raised in representations which are not material to the determination of the application:
- Plans are inaccurate and insufficient [OFFICER COMMENT: Amended plans and additional information have been received which are accurate enough to determine the application. The information and description of development is considered clear enough to be able to determine the application]
  - Comments objecting to application 17/04743/FUL [OFFICER COMMENT: This application has already been determined and these matters are not now for consideration]
  - Flats are recognised as high risk fire hazards [OFFICER COMMENT: This is not a material planning consideration and is dealt with by other legislation]
  - Development is just for financial gain
  - Development will affect views
  - The developer wishes to buy other properties in the area so these developments should be considered [OFFICER COMMENT: This is not material to the determination of this application; the cumulative impact with other consented schemes is considered below]
  - There is no affordable housing proposed [OFFICER COMMENT: The application is for four new units of accommodation, and thus there is no requirement in policy to provide affordable housing as part of a scheme of this size]
  - The development is in a conservation area [OFFICER COMMENT: This is incorrect]
  - The development will impact on use of the bridle path and access to Kenley Common [OFFICER COMMENT: This is not within the application site and will be unaffected by the development]
  - Development will devalue neighbouring properties [OFFICER COMMENT: This is not a material planning consideration]
- 6.7 A re-notification of the amended plans is in progress at the time of report drafting – any further representations received will be addressed in an addendum as required.

## **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, including requiring good design that takes the opportunities available for improving the character and quality of an area and the way it functions.
- The main policy considerations raised by the application that the Committee are required to consider are:

### Consolidated London Plan 2011 (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):

- SP2 on Homes
- SP6.3 on Sustainable Design and Construction
- DM1 on Housing choice for sustainable communities
- DM10 on Design and character
- DM13 Refuse and recycling
- DM23 on Development and construction
- DM25 on Sustainable Drainage Systems and Reducing Flood Risk
- DM28 on Trees
- DM29 on Promoting sustainable travel and reducing congestion
- DM30 on Car and cycle parking in new development

## **8 MATERIAL PLANNING CONSIDERATIONS**

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

1. Principle of development
2. Townscape and visual impact
3. Residential amenity of adjoining occupiers
4. Residential amenity of future occupiers
5. Highways and transport
6. Environment and sustainability
7. Trees and landscaping

### **Principle of development**

8.2 The development would retain the existing building with extensions and alterations to provide three additional homes in an established residential area, for which there is an identified need. The existing dwelling has four bedrooms, so would not be subject to any protection in policy terms as a small family dwelling. However, a three bedroom unit on the ground floor has been provided as part of the scheme to ensure there is no net loss of family accommodation as a result of the conversion. The principle of the development is therefore acceptable. The other material considerations are discussed below.

### **Townscape and visual impact**

8.3 The development would see the existing property converted into flats, with a proposed single/two storey rear extension and a front double garage as part of the works. The extension would be subservient to the main building, being set down from the ridge line and in from the side walls, respecting the existing roof form. With the existing side landscaping to be retained, the extension would have minimal visual impact on the streetscene and would not be significantly larger in depth than surrounding buildings.

The alterations proposed, including removing an existing side window, are not considered to be detrimental to the character of the property.

- 8.4 A double garage would be constructed. This would be built into the front of the site under the parking area, where the land levels slope steeply upwards towards the building. There are other examples of this arrangement along the road given the topography, including on the immediate neighbouring property. Existing planting beds, retaining walls and boundary walls would be maintained surrounding the garage to preserve the existing appearance as much as possible. New planting is proposed along with retention of existing trees, with full details to be secured as part of the landscaping scheme.
- 8.5 Having considered all of the above, against the backdrop of housing need, officers are satisfied that the proposed development would comply with the objectives of the above policies in terms of respecting local character.

#### **Residential amenity of adjoining occupiers**

- 8.6 The only immediate neighbour, 28 Hilltop Road, is a bungalow with accommodation in the roofspace, but is on a higher land level than the application site. The proposed two storey rear extension would be set down from the ridgeline and in from the shared boundary, and there would be a 3.8m separation distance between the flank walls of the buildings. It is not considered there would be any undue impact on the residential amenities of the occupiers of 28 Hilltop Road through loss of light, outlook or privacy.
- 8.7 It should be noted that planning permission has been granted for the erection of two houses to the rear of the application site, fronting onto Marlings Close (see planning history). This consent has not yet been implemented, but it is important to consider the potential impact on this proposed development. With the proposed extension built, there would still be a separation distance in excess of 19m between the rear facing windows of the flats and the proposed pair of semi-detached properties to the rear. Given the proposed boundary treatment and land level changes there would be no direct window to window views.
- 8.8 Whilst the number of units of accommodation on the site would increase, the building would remain in residential use which would be appropriate given the context of the area. It is not considered the conversion would result in any additional undue harm through noise and disturbance to surrounding occupiers. The development is acceptable in terms of its impact on residential amenities of adjoining occupiers.

#### **Residential amenity of future occupiers**

- 8.9 Four flats are proposed, including a three bedroom family sized unit on the ground floor which is welcomed. All the units comply with the minimum GIA requirements of the Nationally Described Space Standards. The internal rooms are considered to be of acceptable sizes, with adequate light and outlook provided. A private garden area for each unit has been provided, with a larger area for the three bedroom property with direct access from the living area. Level access can be achieved to the front entrance of the building via the side access. The development is considered to be acceptable in terms of living conditions for future occupiers.
- 8.10 Consent has been granted for two dwellings to the rear of the site, fronting Marlings Close (planning reference 17/04743/FUL). The proposed flat conversion would not



impact on the implementation of this scheme. The proposed dwellings would still benefit from large private gardens, whilst an area of garden for each proposed flat, compliance with London Plan guidance in terms of size, has been provided.

### **Highways and parking**

- 8.11 The location for the proposed development has a PTAL level of 1b, which indicates a poor level of accessibility to public transport links. The development would provide four off street parking spaces (two on the site frontage and two in a double garage accessed off Hilltop Road). The site is within walking distance of Whyteleafe train station and bus stops, and there are limited restrictions on parking in the surrounding roads. The mix of accommodation includes two 1 person studio flats. Taking these factors into account, including the poor PTAL rating, the parking provision is considered acceptable. A condition is recommended to agree details for cycle storage, to meet policy requirements for cycle parking spaces in the site to bring the development in line with standards in the London Plan. It is not considered the addition of the three flats would have a significant impact on local parking facilities, with the parking provision outlined. The development is considered acceptable in this respect.
- 8.12 There is an existing crossover to the south of the site, which would be retained and widened as would the existing front parking area. This would allow visibility splays and a turning area to be achieved for two of the parking spaces. An additional crossover would be created off Hilltop Road for the proposed double garage, which would mean vehicles would have to reverse out onto the highway. This appears to be a common situation along Hilltop Road and surrounding roads where there are limited frontage depths. Hilltop Road is an unclassified no-through road so access would generally only be for residents, and adequate pedestrian visibility splays have been provided for all the parking spaces. A condition could ensure that these are retained in this form for the lifetime of the development. It is not considered the development would significantly alter the safety and efficiency of the surrounding highways network.
- 8.13 As previously noted, consent has been granted for two dwellings to the rear of the site, fronting Marlings Close (planning reference 17/04743/FUL). Each of the consented dwellings had 2 off-street parking spaces, which is in accordance with the maximum standards set out in the London Plan for 4 bedroom homes. As such, if this scheme and the conversion currently proposed were implemented, it is not considered there would be a significant cumulative impact on the surrounding highways network, where each flat benefits from its own parking space.
- 8.14 Concerns have been expressed in representations regarding construction noise, disturbance and safety. A Demolition / Construction Logistic Plan (including a Construction Management Plan) will be secured through a condition.

### **Flooding**

- 8.15 The site does not fall within a surface water flood risk area. However as the site is sloping and there are opportunities for landscaping available, it is considered necessary to secure details of SUDs as part of the landscaping scheme, which can be dealt with by condition. This will prevent potential water runoff onto the public highway.

### **Trees and landscaping**

- 8.16 There are trees and shrubbery on site, however these are not of sufficient merit to warrant a tree preservation order. There is existing soft landscaping along the southern

site boundary. The existing steps and retaining walls along this side of the site are to be retained (other than for the widening of the access) so this landscaping can be kept in its current form maintaining the existing appearance of the site from the street. It is considered prudent to attach a condition to secure full details of this as part of a comprehensive landscaping scheme. This should include details of additional planting on the frontage and boundaries, the amenity space and garden, proposed hardscape materials and boundary treatments.

- 8.17 With regard to wildlife, it is recommended an informative be included on the decision notice to advise the applicant to refer to the standing advice by Natural England, in the event protected species are found on site.

### **Conclusions**

- 8.18 It is recommended that planning permission should be granted for the proposal, as it would be acceptable in all respects, subject to conditions.
- 8.19 All other relevant policies and considerations, including equalities, have been taken into account.