

Planning Sub-Committee Agenda



To: Councillor Muhammad Ali (Chair)
Councillor Paul Scott (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, 25 April 2019** at the rise of Planning Committee but not earlier than **8.30 pm** in **Council Chamber - Town Hall, Katharine Street, Croydon, CR0 1NX**.

JACQUELINE HARRIS BAKER
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www.croydon.gov.uk/meetings
Monday, 15 April 2019

Members of the public are welcome to attend this meeting.

If you require any assistance, please contact the person detailed above, on the righthand side.

To register a request to speak, please either e-mail

Democratic.Services@croydon.gov.uk or phone the number above by 4pm on the Tuesday before the meeting.

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

AGENDA – PART A

1. Apologies for absence

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

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

To approve the minutes of the meeting held on Thursday 28 March 2019 as an accurate record.

3. Disclosure of Interest

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

4. Urgent Business (if any)

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

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

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

5.1 19/00320/FUL Development Site, 15 Woodplace Lane, Coulsdon, CR5 1NE (Pages 11 - 26)

Erection of two storey four-bedroom detached dwelling and associated garage, vehicular access, parking and refuse storage.

Ward: Coulsdon Town
Recommendation: Grant permission

6. Exclusion of the Press & Public

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

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

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Planning Sub-Committee

Meeting of Croydon Council's Planning Sub-Committee held on Thursday, 28 March 2019 at 8:40pm in Council Chamber, Town Hall, Katharine Street, Croydon, CR0 1NX

MINUTES

Present: Councillor Muhammad Ali (Chair);
Councillor Paul Scott (Vice-Chair);
Councillors Toni Letts, Scott Roche and Gareth Streeter

Also Present: Councillor Maddie Henson

PART A

A31/19 **Disclosure of Interest**

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

A32/19 **Urgent Business (if any)**

There was none.

A33/19 **Planning applications for decision**

A34/19 **18/04373/FUL Land to The Rear Of 310-312A/B Lower Addiscombe Road, CR0 7AF**

Erection of a two-storey two-bedroom house with associated landscaping (fronting Sherwood Road) following demolition of existing garage.

Ward: Addiscombe East

The officers presented details of the planning application and responded to questions and clarifications.

Ms Jean Cotelo and Ms Nuala O'Neill spoke against the application.

Referring Ward Member, Councillor Maddie Henson, spoke against the application.

Councillor Scott proposed a motion for **APPROVAL** of the application. Councillor Letts seconded the motion.

Councillor Streeter proposed a motion to **REFUSE** the application on grounds of over development, loss of amenity for nearby residents and out of character. Councillor Roche seconded the motion.

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

The Committee therefore **RESOLVED** to **GRANT** the application for the development of Land to The Rear Of 310-312A/B Lower Addiscombe Road, CR0 7AF.

The meeting ended at 9.14 pm

Signed:

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Date:

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PLANNING SUB-COMMITTEE AGENDA

PART 5: Planning Applications for Decision

1 INTRODUCTION

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

2 MATERIAL PLANNING CONSIDERATIONS

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

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

3 **ROLE OF THE COMMITTEE MEMBERS**

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

4. **THE ROLE OF THE CHAIR**

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

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

5. PROVISION OF INFRASTRUCTURE

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

6. FURTHER INFORMATION

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

7. PUBLIC SPEAKING

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

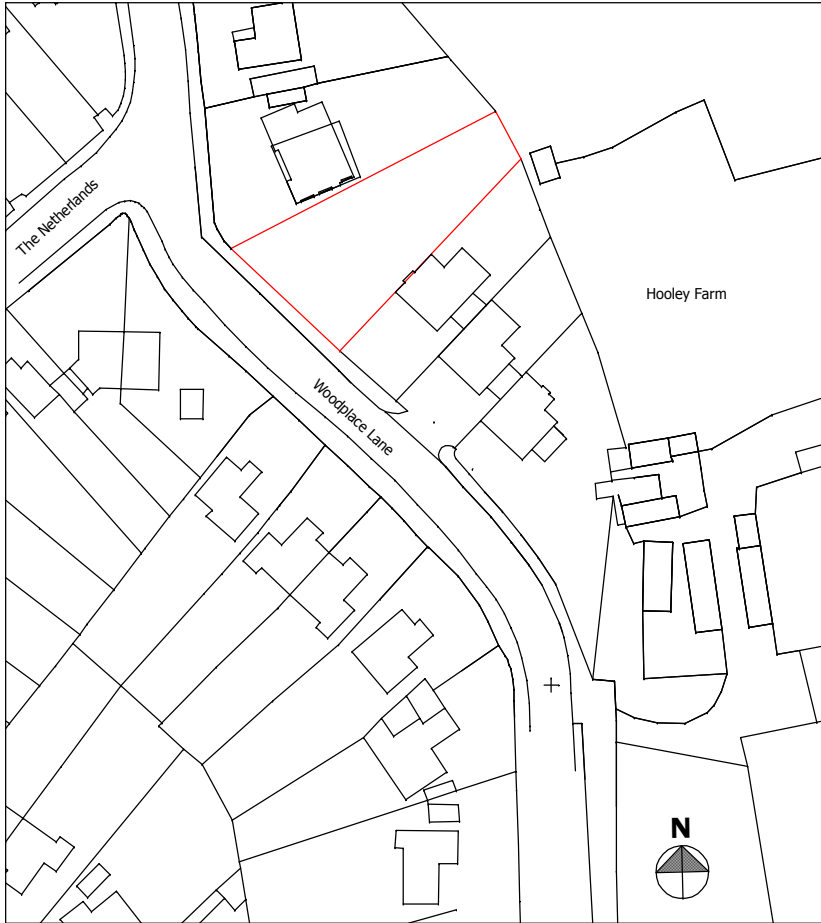
8. BACKGROUND DOCUMENTS

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

9. RECOMMENDATION

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

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Site Location Plan
Scale 1:1250

REV.	DESCRIPTION	DATE.
	PROJECT TITLE: LAND AJACENT TO 3 HOLLAND COURT, WOODPLACE LANE, CR5 1NE DRAWING TITLE: SITE LOCATION PLAN DRAWING STATUS: PLANNING	
DRG NO. HC/P/P/4	REV.	SCALE. 1:1250 @ A4
DRAWN. DW	DATE. JAN 19	

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PART 5: Planning Applications for Decision

Item 5.1

1 SUMMARY OF APPLICATION DETAILS

Ref: 19/00320/FUL
 Location: Development Site, 15 Woodplace Lane, Coulsdon CR5 1NE.
 Ward: Coulsdon Town
 Description: Erection of two storey four-bedroom detached dwelling and associated garage, vehicular access, parking and refuse storage
 Drawing No's: HC/P/E/1, HC/P/P/1, HC/P/P/2, HC/P/P/3, HC/P/P/4, Design and Access Statement, SouthOaks Arboricultural Consultancy Arboricultural Method Statement, Impact Assessment and Tree Protection Plan
 Applicant: Mr Peter Appleby
 Agent: Mr David Williams
 Case Officer: Ms Violet Dixon

	studio	1 bed	2 bed	3 bed	4 bed
House	0	0	0	0	1

Number of car parking spaces	Number of cycle parking spaces
2	2

1.1 This application is reported to Sub Committee because objections above the threshold in the Committee Consideration Criteria have been received and Ward Councillor (Cllr Mario Creatura) has made representations in accordance with the Committee Consideration Criteria and requested Sub Committee consideration.

2 RECOMMENDATION

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

Conditions

- 1) Development to be carried out in accordance with the approved drawings except where specified by conditions.
- 2) All external materials to be submitted for approval prior to above ground works.

- 3) Refuse stores, cycle stores to be submitted for approval prior to the occupation of the building.
- 4) Removal of Permitted Development rights for the building.
- 5) Soft and hard landscaping, boundary treatments and details of the proposed planting mix (including proposed tree specimens and sizes) to be approved
- 6) Development to be carried out in accordance with approved tree survey and TPO protection methods installed prior to works until development completion.
- 8) 19% reduction in carbon emissions.
- 9) Water usage restricted to 110 litres per person per day.
- 10) Permeable Materials
- 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

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

3 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The proposal comprises the following:

- The erection of a two-storey property;
- Provision of four bedrooms;
- Provision of garage
- Provision of refuse and recycling store;
- Provision of cycle storage;
- Provision of hard and soft landscaping, and
- Amenity space provided to the rear.

Site and Surroundings

3.3 The site is located on the north eastern side of Woodplace Lane and comprises a plot of vacant land which formerly comprised 15 Woodplace Lane, a detached property which was demolished as part of the adjacent development. The site is currently enclosed by a hoarding. The site and surrounding area features an increase in land level from west to east and south to north.

- 3.4 The wider area comprises mainly detached and semi-detached two-storey properties. Many of the properties have on-site parking provision by way of hard-standings and/or garages. The application site adjoins a development site to the south which has planning permission for three link detached dwellings and which is currently under construction.
- 3.5 The site is designated as being within an Archaeological Priority Area. The Dutch Village Local Heritage Area is located immediately to the south-west of the application site. The site adjoins Metropolitan Green Belt and a Site of Nature Conservation Importance to the east.



Figure 1 – Aerial view of site

Planning History

3.6 In terms of recent planning history the following applications are relevant:

The site, formerly comprising 15 Woodplace Lane has been subject to a number of planning applications for the redevelopment of the site. The site has since been separated and a development of 3 detached houses is currently under construction on the adjoining site.

09/01006/P: Erection of 3x2 storey six-bedroom houses with accommodation in roofspace and a detached two-bedroom bungalow; formation of access road and provision of associated parking. REFUSED on 29th June 2009. Dismissed on appeal on 20th January 2010.

09/03083/P: Erection of 2x2 storey six-bedroom houses and 1x2 storey five-bedroom house, with accommodation in roofspace; formation of an access road and provision of associated parking. REFUSED on 10th December 2009.

11/01552/P: Erection of 2x4 bedroom and 1x3 bedroom houses two with integral garages; formation of access road and provision of associated parking. APPROVED on 20th October 2011 which is currently being implemented.

15/02295/LE: Lawful commencement of development approved under application reference 11/01552/P for the erection of 2x4 bedroom and 1x3 bedroom houses two with integral garages; formation of access road and provision of associated parking. This was ISSUED/GRANTED on 26th October 2015.

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 design and appearance of the building 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 level of parking and impact upon highway safety would be acceptable.
- The refuse and cycle storage would be acceptable, subject to the imposition of planning conditions.
- The arboricultural impact is considered acceptable and protected trees are appropriately protected.
- 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. 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: 38 Objecting: 38 Supporting: 0

An objection has also been received from East Coulsdon Residents Association

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.

Objection	Officer comment
<i>Principle of development</i>	
Overdevelopment	Principle of development addressed in section 8-2-8.3 of this report.
Schemes for four houses to site previously refused by Council and Planning Inspector	Each application is assessed on its own merits and there is not considered to be a detrimental impact caused by the proposal.
Not in accordance with previously approved scheme for 3 houses	Each application is assessed on its own merits and considered in relation to policies which the LPA assesses applications against.
<i>Design and appearance</i>	
Out of keeping with the surrounding area – height, size, scale, depth, design, appearance	Addressed in section 8.4-8.8 of this report.
Detrimental to Heritage Area	Addressed in section 8.4-8.8 of this report.
<i>Impact on amenities of neighbouring properties</i>	

Adverse impact on neighbouring properties – loss of privacy, overbearing, visually dominant, outlook, overlooking, overshadowing, light and noise.	Addressed in section 8.13-8.17 of this report.
Construction impacts, damage to foundations, soil displacement	Addressed in section 8.24 of this report.
<i>Impact of the development on future occupiers</i>	
Insufficient refuse storage, parking, private amenity space	Addressed in section 8.11-8.12 of this report.
<i>Highways</i>	
Traffic	Addressed in section 8.18-8.20 of this report.
Detrimental to Highway Safety	Addressed in section 8.18-8.20 of this report.
<i>Trees</i>	
Detrimental impact on trees	Addressed in section 8.22-8.24 of this report.
Arboricultural report insufficient	Addressed in section 8.22-8.24 of this report.
<i>Drawings</i>	
Inaccurate drawings	
Procedural or non-material comments	
Loss of a view	This is not a planning consideration.
Why did I not receive a neighbour notification letter?	The application has appropriately consulted with neighbours in line with statutory and council policies and procedures.

6.3 Councillor Mario Creatura [objecting and referred the application] has made the following representations:

- Overdevelopment of site

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 February 2019. 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):

- 3.3 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
- 6.9 Cycling
- 6.13 Parking
- 7.4 Local Character
- 7.6 Architecture
- 7.21 Woodlands and trees

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
- Suburban Design Guide Supplementary Planning Document

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
- Impact on setting of Metropolitan Green Belt
- Housing quality for future occupiers
- Residential amenity for neighbours
- Transport
- Sustainability
- Trees

Principle of development

8.2 Policy SP2 in CLP (2018) sets out how housing will be delivered across the Borough and outlines that in order to provide a choice of housing for people in socially-balanced and inclusive communities in Croydon, the Council will apply a presumption in favour of development of new homes provided they meet the relevant policy. DM11 recognises the importance of the delivery of new housing and sets out key objectives for development within the borough. Policy SP2.7 seeks to

ensure that a choice of homes is available in the borough that will address the borough's need for homes of different sizes and that this will be achieved by setting a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms.

- 8.3 The proposal seeks to provide a detached four bedroom dwelling on the site within an established residential area. The principle of redevelopment is therefore considered acceptable, given the need for housing within the borough and the residential nature of the surrounding area, albeit subject to compliance with other policies.

Townscape and visual impact

- 8.4 Policy DM10.1 requires residential development proposals to be of high quality and whilst seeking to achieve a minimum height of 3 storeys, should respect the development pattern, scale, height, density and appearance. The proposed development would provide a two-storey single family dwelling. The prevalent height and scale of the properties in the vicinity is two-storeys and given the change in land levels, the scale of neighbouring properties to the north (with all having been constructed into the sloping ground - varying from one to two storeys) and with land levels also increasing from north to south, officers are satisfied with the principle of the two storey bulk of the proposed dwelling. Moreover, the proposed dwelling would follow the ridge heights of the Holland Court development to the south and would have a higher ridge height (compared to 13 Woodplace Lane) given the increasing land level. It is considered that the proposed development would respect the scale, height and massing in the local area in accordance with Policy DM10.1 and would follow a similar development form as the neighbouring development to the south.



Figure 2 – Front and rear elevation of proposed dwelling

- 8.5 The development pattern and layout and siting would respect the urban grain within the immediate and wider locality, which mainly comprises houses set in spacious plots, setback from the main highway with landscaped front gardens between the front elevations and public footpath. The proposed property would follow the staggered building line of the adjoining Holland Court development to the south and would feature a substantial front and rear garden. Although the depth of the

proposed rear garden would be smaller than the majority of surrounding properties, this would not be overly apparent when viewed from Woodplace Lane. The property has been designed to appear similar to other properties forming part of the neighbouring Holland Court scheme, following a similar staggered building line with a similar separation between the nearest property to the south. The property would respect the established separation distances within the immediate locality and would appear well separated from 13 Woodplace Lane (to the south).

- 8.6 The property features a steep hipped roof (on both sides) a projecting two storey outrigger and small front and rear dormer windows which provide an element of articulation to the property and visual interest. The appearance would be in keeping with the dwellings currently under construction as part of the Holland Court development and would appear similar to the approach used in the 'Dutch Village' Local Heritage area which provides a rich variety with a simple palate of layouts and features. The design and appearance should achieve a balance of an irregular frontage of visual interest whilst maintaining design continuity with the neighbouring properties to the south.
- 8.7 The proposed material palate should ensure the development responds to the surrounding locality coherently, through the provision of traditional and modern materials utilised in the local area. The submission indicates hard and soft landscaping to the front of the site, of which further details can be secured by condition.
- 8.8 Overall, the scheme would reflect the urban grain, architectural integrity of the immediate area and specifically Holland Court. The overall scale, height and massing 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. Permitted development rights are recommended to be removed by condition to prevent the property being extended without prior approval from the local planning authority.

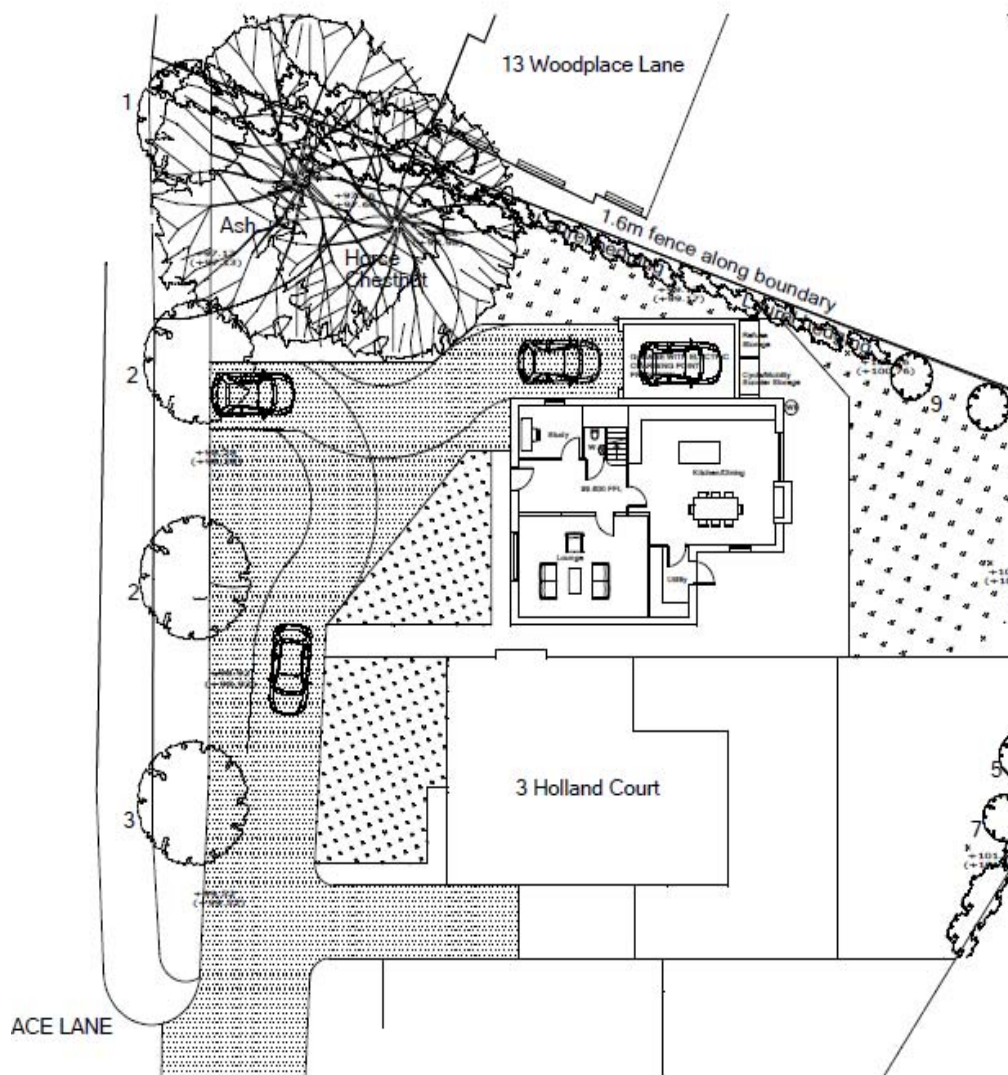


Figure 3 – Proposed Site Layout Plan

Impact on Setting of Metropolitan Green Belt

8.9 Policy DM26 advises that the Council will protect and safeguard the extent of the borough’s Metropolitan Green Belt. It further advises that the Council will exercise strict control to ensure that a proposal to the surrounding land does not conflict with openness or the purposes of including land in the designation. The form, bulk and general design of any new structures should be in keeping with their surroundings. The site immediately adjoins Metropolitan Green Belt to the east, with the proposed dwelling located between an existing residential development to the north, along Woodplace Lane and a new residential development (Holland Court). The proposed dwelling would follow the established building line of residential development and

would be a natural continuation of and addition to the existing built form along the eastern side of Woodplace Lane. Furthermore, the dwelling is located a substantial distance from the viewpoints from the Green Belt and would not be located within the Locally Designated View.

- 8.10 Consequently, the development would not cause harm to the setting of the Metropolitan Green Belt, in accordance with Policy DM26 of the Croydon Local Plan 2018.

Housing quality for future occupiers

- 8.11 The proposal would comply with internal dimensions and minimum GIA required by the Nationally Described Space Standards for a 4 bedroom, 7 persons dwelling over 2 floors providing circa 180 square metres of Gross Internal Floor Area; in excess of the minimum space requirement of 115 square metres. The house would be dual aspect with adequate outlook. The ground floor forward facing living space would have adequate privacy being well separated from the street and with adequate space for planting, secured by condition. 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.

- 8.12 The London Housing Supplementary Planning Guidance (SPG) sets out that a minimum of 5 square metres of external amenity space be provided for a 1-2 person dwelling, with 1 additional square metres for every additional occupant. It is considered that the proposed four-bedroom house would be capable of providing accommodation for approximately 7 persons, therefore in this regard the development would be expected to provide 10 square metres of private amenity space. The proposed amenity provision well exceeds the minimum requirements providing circa 200 square metres of amenity space to the rear, with a depth of 17 metres.

Residential Amenity for Neighbours

- 8.13 The site is bound to the north-east by Hooley Farm and Metropolitan Green Belt. The property is located approximately 30m from the nearest neighbouring properties located along the western side of Woodplace Lane. It is not considered that the proposed development would result in any undue harm to these properties.
- 8.14 The property would be located a minimum of 17m from the north-eastern boundary. The nearest neighbouring property to the south-east is 3 Holland Court, part of the Holland Court development currently under construction. The proposed dwelling would be set back a minimum of 1.5m from the neighbour properties side elevation, set back 3m from the front elevation and would extend 2.5m beyond the rear elevation. There is one window proposed in the side elevation (ground floor) which would be set back from 3 Holland Court by a minimum of 4.5m. There is one window located in the flank elevation of 3 Holland Court which is set back a minimum of 4.5m from the proposed property. This separation distance is considered

appropriate to prevent any loss of privacy, overlooking or visual intrusion to the inhabitants of 3 Holland Court.

8.15 The nearest neighbouring property to the north-west is 13 Woodplace Lane. The proposed single storey garage would be set in from the boundary with this neighbouring property by 1.4m (at its closest point) and set back from the flank elevation by around 4.5m. The main flank wall of the proposed dwelling would be set back from the neighbouring property by a minimum of 7.5m, increasing to 9.5m from the front elevation. The building would extend beyond the rear of 13 Woodplace Lane by 8m and would be set back from its front elevation by 7m, extending 4.5m along its side elevation. There are no windows proposed in the side elevation of the proposed property and whilst there are three windows incorporated into the side elevation of 13 Woodplace Lane (first floor) and one window at ground floor level nearest the front elevation, first floor windows are generally secondary windows which serve a living area. Moreover, in view of the proposed siting of the proposed dwelling, the neighbouring property should continue to receive adequate outlook and sunlight from the south. It is therefore considered that the proposed siting of the property and separation distances would prevent any undue overlooking, loss of outlook or visual intrusion into the garden or habitable windows of 13 Woodplace Lane.

8.16 It is considered that the proposed separation distances afforded and siting of the property and fenestration would be adequate to avoid any loss of amenity, in terms of a loss of outlook, visual intrusion, overlooking, loss of daylight or loss of sunlight.

8.17 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. Moreover, it is clear that the scheme is appropriate in terms of density with no evidence/effects that would suggest over-development of the site.

Transport

8.18 The site has a PTAL rating of 1a which indicates poor accessibility to public transport and 2 parking spaces are proposed on site.

8.19 The proposed development includes a vehicular access, extending the existing access road for Holland Court and 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 parking would be in keeping with The London Plan maximum parking standards and would not be dissimilar to parking provision and layout in the immediate vicinity. As the development is relatively small scale, its impact upon highway safety is considered to be negligible.

8.20 The proposal includes refuse storage and cycle storage capable of storing 2 cycle spaces, to the rear of the garage, adjacent to the rear garden. Details of this have been secured by condition as no details have been provided at this stage.

Sustainability

- 8.21 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.

Landscaping and Trees

- 8.22 The Tree Preservation Order number 31, 1999 protects five individual trees, three of which have been removed under the previous planning application to the site due to their poor condition. The remaining two preserved trees, located along the northern boundary with 13 Woodplace Lane would be retained and maintained as part of the proposed development with adequate separation distances provided to the proposed house. The applicant has submitted a revised tree survey which has been reviewed by the Council's Tree Officer and is considered acceptable in providing suitable tree protection methods. There is a small incursion into the RPA of the closest specimen which is considered insignificant and would not be detrimental to the tree's health and retention. A condition is recommended to ensure suitable protection during potential construction works.
- 8.23 The applicant seeks to plant trees along the front and rear boundary of the site. A landscaping scheme would be duly conditioned to ensure that the landscaping and tree provisions are adequate. The introduction of soft landscaping to the front of the site would improve the appearance of the proposal from the street and can be secured by condition.
- 8.24 The applicant will be expected to adhere to the Council's 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

- 8.25 The proposal would result in the development of a vacant plot 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, trees, cycle and bin storage can be secured by condition.

All Other Matters

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