

Planning Sub-Committee Agenda



To: Councillor Muhammad Ali (Chair)
Councillor Paul Scott (Vice-Chair)
Councillors Toni Letts, Chris Clark, Joy Prince, Sherwan Chowdhury,
Jason Perry, Scott Roche, Gareth Streeter and Ian Parker

A meeting of the **Planning Sub-Committee** which you are hereby summoned to attend, will be held on **Thursday, 1 August 2019** at **6.00pm** in **Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX**

JACQUELINE HARRIS BAKER
Council Solicitor and Monitoring Officer
London Borough of Croydon
Bernard Weatherill House
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www.croydon.gov.uk/meetings
Wednesday, 24 July 2019

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

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

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

AGENDA – PART A

1. Apologies for absence

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

2. Minutes of the previous meeting (Pages 5 - 8)

To approve the minutes of the meeting held on Thursday 18 July 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 9 - 12)

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

5.1 19/02062/HSE Roselea Cottage, Ballards Farm Road, Croydon, CR0 5RL (Pages 13 - 22)

Demolition of the existing side garage and construction of two storey side extension.

Ward: Selsdon and Addington Village
Recommendation: Grant permission

6. Exclusion of the Press & Public

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

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

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Planning Sub-Committee

Meeting of Planning Sub Committee held on Thursday, 18 July 2019 at 5.30pm in Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX

MINUTES

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

Also Present: Councillor Lynne Hale

PART A

A54/19 **Minutes of the previous meeting**

RESOLVED that the minutes of the meeting held Thursday 21 March 2019 and Thursday 4 July 2019 be signed as a correct record.

A55/19 **Disclosure of Interest**

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

A56/19 **Urgent Business (if any)**

There was none.

A57/19 **Planning applications for decision**

A58/19 **18/00360/FUL 1430 London Road, Norbury, SW16 4BZ**

Erection of 3-storey building to rear to provide 2 x one bed flats with integral garage, bin and cycle stores at ground floor level.

Ward: Norbury

THIS ITEM WAS WITHDRAWN FROM THE AGENDA AND OFFICERS UNDER DELEGATED AUTHORITY WOULD DETERMINE THE CASE.

A59/19 **19/00529/FUL 5 Buckingham Gardens, Thornton Heath CR7 8AT**

Alterations and erection of single/two storey side/rear extensions; Conversion of dwelling to create 1 one bedroom, 1 two bedroom and 1 three bedroom flats with associated bin/cycle stores.

Ward: Norbury Park

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

Mr Farhan Aziz spoke on behalf of the applicant in support of the application.

Councillor Scott proposed a motion for **APPROVAL** of the application based on the officer's recommendation. Councillor Letts seconded the motion.

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

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 5 Buckingham Gardens, Thornton Heath, CR7 8AT.

A60/19 **19/01265/FUL Land R/O - 62 Mayfield Road, South Croydon, CR2 0DS**

Demolition of existing garage and erection of two storey, four bedroom detached house with associated access between 39-41 Heathurst Road, South Croydon, CR2 0BB (amended description).

Ward: Sanderstead

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

Mr Brian Gatenby the applicant's agent spoke in support of the application.

Referring Ward Member Councillor Lynne Hale spoke against the application.

Councillor Parker proposed a motion to **REFUSE** the application on the grounds that the application is a large development in a small site, the application is out of character and detrimental to the neighbours. Councillor Streeter seconded the motion.

Councillor Scott proposed a motion for **APPROVAL** of the application based on the officer's recommendation with the conditions that the detailed landscaping scheme with semi mature indigenous tree planting will be included. Councillor Letts seconded the motion.

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

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

The Committee therefore **RESOLVED** to **GRANT** the application for the development of Land R/O – 62 Mayfield Road, South Croydon, CR2 0DS.

The meeting ended at 6.18pm

Signed:

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.

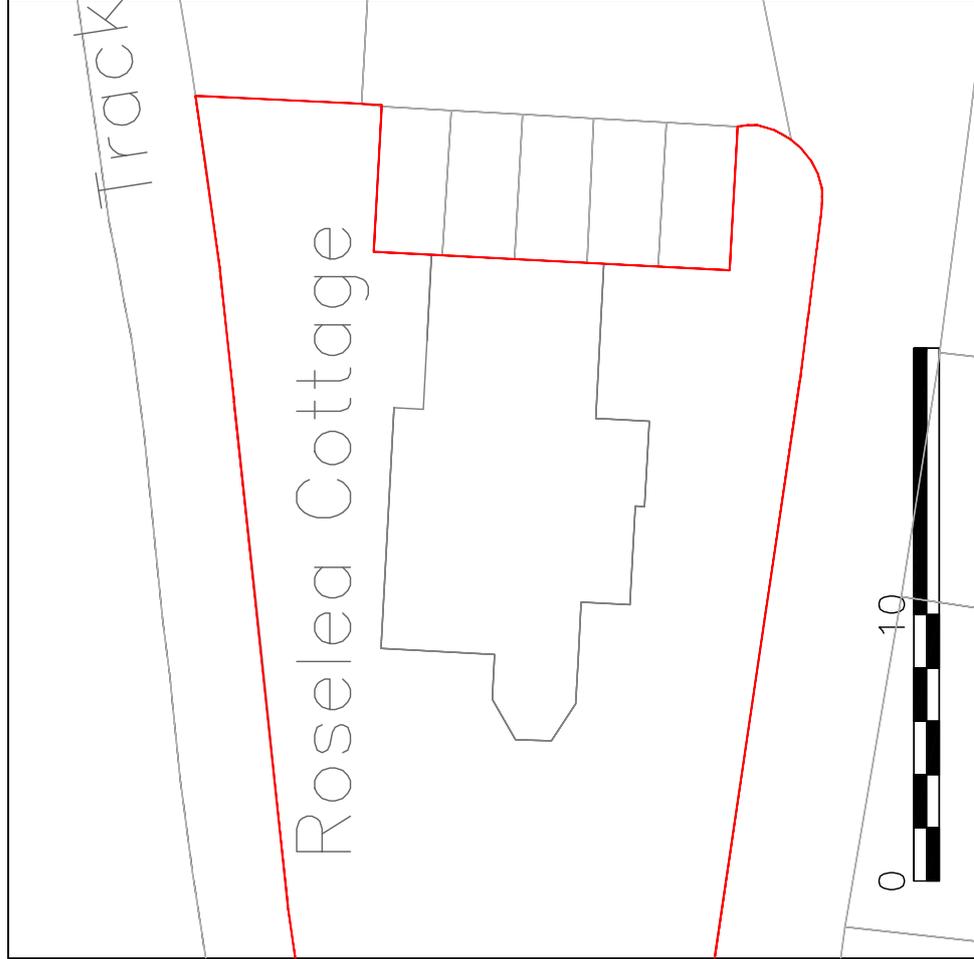
9. RECOMMENDATION

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

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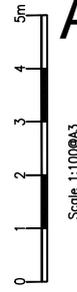
General Notes:

1. This drawing to be read in conjunction with all relevant drawings and specification.
2. All information related to existing building must be checked and confirmed on site before the construction.
3. All dimensions are in millimeters. To be confirmed by the contractors.



SITE LOCATION PLAN 1:1250

BLOCK PLAN 1:200



Rev.	Description	ROSELEA COTTAGE BALLARDS FARM ROAD CROYDON CR0 5RL							
Job									
Title									
SITE LOCATION PLAN AND BLOCK PLAN									
Scale: AS DRAWN	Dwg. No.	L6365-01							
Date: APR/2019	Rev.								

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PART 5: Planning Applications for Decision

Item 5.1

1.0 SUMMARY OF APPLICATION DETAILS

Ref: 19/02062/HSE
Location: Roselea Cottage, Ballards Farm Road, Croydon, CR0 5RL
Ward: Selsdon and Addington Village
Description: Demolition of the existing side garage and construction of two storey side extension.
Drawing Nos: L6365-01; L6365-02; L6365-03; L6365-04; L6365-05; L6365-06; L6365-07; L6365-08.
Applicant: Mrs Sue Su
Case Officer: Lucas Zoricak

1.1 This application is being reported to committee as 20 objections have been received, which is above the threshold set out in the Committee Consideration Criteria.

2.0 RECOMMENDATION

- 2.1 That the Committee resolve to GRANT planning permission.
- 2.2 That the Direction of Planning and Strategic Transport is delegated authority to issue the planning permission and impose conditions and informative to secure the following matters:
- 1) In accordance with the approved plans
 - 2) Proposed material to match the existing
 - 3) Installation of a sustainable drainage water butt
 - 4) Development to be implemented within three years
 - 5) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport.

Informatives

- 1) CIL
 - 2) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport
- 2.3 That the Committee confirms that its reasons for granting planning permission are as set out in this report in the SUMMARY OF MATERIAL PLANNING CONSIDERATIONS as required by Article 31(1) of the Town and Country Planning (Development Management Procedure) Order 2010.

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 Full planning permission is sought for the demolition of the existing external side garage and construction of a two-storey side extension.

Site and Surroundings

- 3.2 The application site is a detached two-storey property with an external side garage located on the north eastern side of Ballards Farm Road, Croydon. The property is in use as a single family dwelling house.
- 3.3 The surrounding area is predominantly residential and suburban in character. Properties are generally detached or terraced cottage style properties and are generally two storeys in height.
- 3.4 The site is located near the Archaeological Priority Area: Addington Hills, Tier II.
- 3.5 The site is located in the Flood Risk Zone 1 (low). The site itself is modelled as being at low risk (1 in 1000 yr).
- 3.6 The site is subject to a formal Tree Preservation Order. It is adjacent to an area of Metropolitan Green Belt and a Site of Nature Conservation Importance.

Planning History

- 3.3 The following planning decisions are relevant to the application

98/02373/P - Erection of two storey side extension to include garage – Approved – 06/01/1999 (not implemented).

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The application site comprises a family dwelling house with a single storey side garage which would be replaced with a two-storey side extension.
- The proposed scale, siting, material and appearance are satisfactory and acceptable in term of the visual amenity.
- The proposed development would not have a detrimental impact on any neighbouring amenities in the vicinity of the application site.

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 A total of 25 neighbouring properties were notified about the application and invited to comment by the way of letter. 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: 20 Objecting: 20

- 6.2 The following issues were raised in representations that are material to the determination of the application, which are addressed in substance in the next section of this report:

Objections

Summary of objections	Response
<i>Principle of development</i>	
Overdevelopment	Addressed in the report at paragraphs 8.1 – 8.2
Potential HMO	Addressed in the report at paragraphs 8.1 – 8.2
<i>Design</i>	
Out of character	Addressed in the report at paragraphs 8.3 – 8.7
Harm of character of the original dwelling	Addressed in the report at paragraphs 8.3 – 8.7
Excessive massing	Addressed in the report at paragraphs 8.3 – 8.7
Visual impact on the street scene (not in keeping)	Addressed in the report at paragraphs 8.3 – 8.7
<i>Amenities</i>	
Adverse impact neighbouring amenities	Addressed in the report at paragraphs 8.8 – 8.10
Disturbance (noise, pollution etc.)	Addressed in the report at paragraphs 8.8 – 8.10
<i>Traffic & Parking</i>	
Negative impact on parking, access and traffic in the area	Addressed in the report at paragraphs 8.11 – 8.12
Loss of the garage	Addressed in the report at paragraphs 8.11 – 8.12
<i>Other matters</i>	
Close proximity to the block of garages	Addressed in the report at paragraphs 8.3 – 8.4
Impact on TPO trees	Addressed in the report at paragraph 8.13
Impact on wildlife and biodiversity	Addressed in the report at paragraphs 9 – 9.1

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 Croydon Local Plan (2018), Mayor's London Plan (2016) and the South London Waste Plan 2012.
- 7.2 Government guidance is contained in the National Planning Policy Framework (NPPF), revised 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.
- 7.3 The main policy considerations from the London Plan (2016) raised by the application that the Committee are required to consider are:
- Policy 7.4 Local Character
 - Policy 7.6 Architecture
- 7.4 There is a new draft London Plan has been the subject of public consultation which expired on the 2nd March 2018. The GLA current programme is to have the Examination in Public into the Draft London Plan later in 2018, with the final document adopted in 2019. The current 2016 Consolidation Plan is still the adopted Development Plan. However the Draft London Plan is a material consideration in planning decisions and will gain more weight as it moves through the process to adoption. At present the plan in general is considered to carry minimal weight.

Croydon Local Plan (2018)

- 7.5 The new local plan was adopted on the 27th February 2018 and now carry full weight. The main relevant policies to this application are as follows:
- SP4: Urban Design and Local Character.
 - SP4.1 High quality development that responds to local character
 - DM10: Design and Character.
 - DM10.1 High quality development respecting:
 - a. The development pattern, layout and siting;
 - b. The scale, height, massing, and density;
 - c. The appearance, existing materials and built and natural features of the surrounding area;
 - DM10.7 Architectural detailing, materials respond to context, services, appropriate roof form.
 - DM28: Trees

- 7.6 The SDG (2019) forms a material planning consideration. This document provides guidance for suburban residential developments, development in Areas of Focussed Intensification and extensions and alterations to existing homes across the borough. It is a Supplementary Planning Document to the Croydon Local Plan (2018) and provides technical design guidance that seeks to both limit any negative impact on places, including the amenity of existing residents, and frame opportunities where increased densities can enhance places and bring benefits to communities.

8.0 MATERIAL PLANNING CONSIDERATIONS

- 8.1 The main planning issues raised by the application that the Planning Committee need to consider are listed below:

1. Principle of development.
2. Impact on the appearance of the site and surrounding area.
3. Impact of the development on neighbouring properties' living conditions.
4. Impact of the development on parking and the highway.
5. Impact of the development on trees.
6. Impact of the development on flooding.
7. Impact of the development on archaeology.

Principle of Development

- 8.2 The site constitutes a dwelling house in residential use. Policy DM10 and The Suburban Design Guide Supplementary Planning Document (April 2019) set out guidance on residential development, stating that it is acceptable where it respects the character of the area and does not have a detrimental impact on living conditions of neighbouring occupiers. The proposal is acceptable in principle, subject to following considerations.

Impact on the appearance of the site and surrounding area

- 8.3 The character of the area is formed by detached and terraced cottage style properties with block of residential garages adjacent to the boundary with the application site.
- 8.4 The footprint of the proposed two-storey side extension would marginally increase the footprint of the existing side garage, aligning with the main wall of the original dwelling house to the rear and being set back 0.52m – 0.55m from the frontage. While it is noted that the set back at first floor level would be marginally (0.5m) less than guidance suggests is necessary, given the wide separation from neighbouring properties and that the neighbouring property is set at a different alignment and that the streetscene has a number of buildings of different size and styles, so a lesser set back is acceptable as the existing character is not rigidly uniform. In addition, the flank wall of the extension would be recessed 150mm from the rear elevation of the adjacent block of garages.
- 8.5 The ridge of the proposed tiled hipped roof would align with the ridge of the original roof, would allow for a degree of roof form symmetry and would respect the built form of the original dwelling in line with Policy DM10 and SDG (2019).

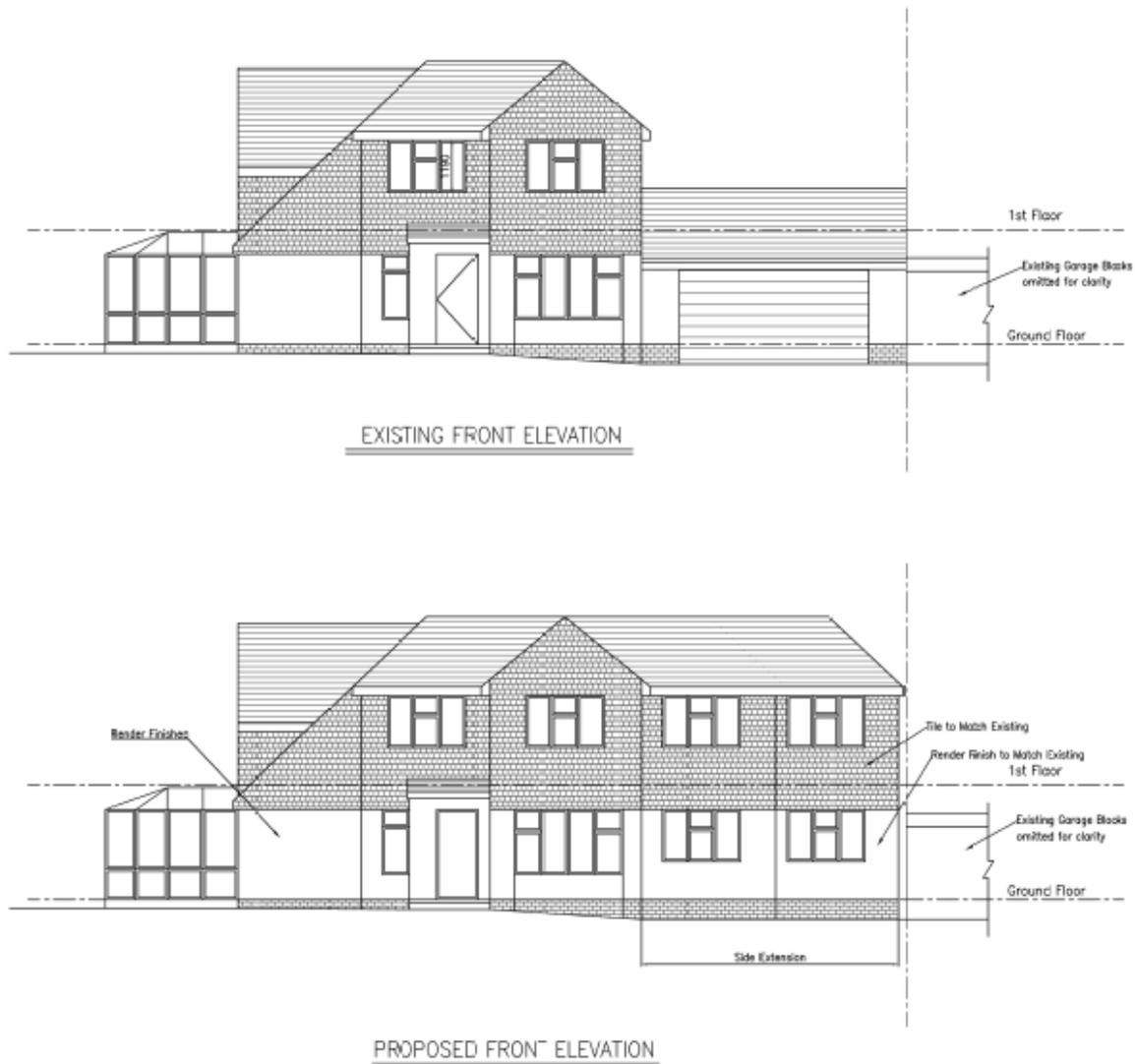


Figure 1 Existing and Proposed front elevation

- 8.6 The extension has been designed with materials to complement the host property (render, brickwork, tiles) and the fenestration would respect the established fenestration of the original dwelling.
- 8.7 In the light of the above, the proposed development, by reason of its proposed scale, siting, design, bulk, form, massing and material, is considered to respect the built form of the original dwelling, local context and appearance of the surrounding area. As such, the proposal is acceptable in terms of the visual amenity.

Impact of the development on neighbouring properties' living conditions

- 8.8 The nearest neighbouring property (Woodside Cottage) is located to the East and is separated from the application site approximately 25 meters from the side boundary with the application site. The properties located in Ballards Way with rear gardens fronting Ballards Farm Road are separated from the application site by approximately 50 meters. It is therefore considered that the proposed development, by reason of its proposed scale, siting and separation distance, would not result in any detrimental

impact of these neighbouring occupiers through loss of day/sunlight, outlook, overlooking, privacy, overbearing form or sense of enclosure.

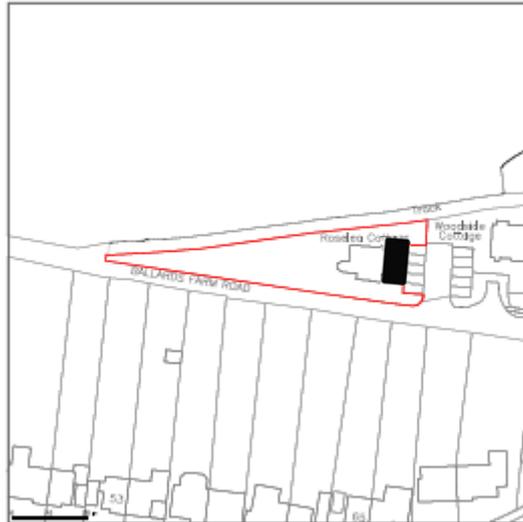


Figure 2 Proposal (solid box) in relation to neighbouring properties

- 8.9 The two proposed first floor flank windows would serve a bathroom and bedroom. Visibility into neighbouring sites afforded by the enlargement of the property would replicate those currently installed in the flank wall at first floor. Therefore the proposal would not result in any greater impact than currently experienced in terms of loss of privacy or overlooking and would not have adverse impacts on amenities in the vicinity of the application site in terms of privacy and overlooking.
- 8.10 In addition, the property 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 neighbouring occupiers and amenities in the vicinity of the application site.

Impact of the development on parking and the highway

- 8.11 It is evident from a site visit that a hardstanding / driveway fronts the existing side garage and would be able to accommodate two parking spaces. It is therefore considered that the loss of the garage is acceptable.
- 8.12 It should also be noted that if the garage was to be retained, the conversion of the garage falls within the parameters of permitted development as set out under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and would not require planning permission.

Impact of the development on trees

- 8.13 The site is subject to a formal Tree Preservation Order and contains a number of mature and semi-mature trees and hedges located in the garden. Officers note that the trees would not be affected by the development due to its proposed siting. The

Council's Arboricultural Officer has been consulted and raised no concerns in relation to the proposed development and impact on the trees protected by TPO.

Impact of the development on flooding

- 8.14 The site is located in Flood Risk Zone 1 (low). The site itself is modelled as being at low risk (1 in 1000 years) from surface water flooding. The road in front of the property however is modelled at being at very low / low risk (1 in 1000 years) from surface water flooding. As such, a planning condition is suggested, which secures the installation of a sustainable drainage water butt.

Impact of the development on archaeology

- 8.15 The application site is not directly located within an Archaeological Priority Area (Tier II). Croydon Policies Map indicates the boundary of the Aracheological Priority Area along the rear boundary of the property and track located to the rear of the property. The archaeological area, by reason of the proposed siting of the development, would not be affected.

9.0 Other Planning Issues

- 9.1 In terms of wildlife and biodiversity, the site is not in a protected area and there is insufficient evidence especially given the characteristics of the site (residential property with garden) to suggest that there is protected flora and fauna on site. Furthermore, there would be no loss of trees as result of the development. The adjacent Green Belt and Site of Nature Conservation Importance would not be affected by the proposal.

10.0 Conclusion

- 10.1 The proposed development would not harm the appearance of the original dwelling, the Ballards Farm Road streetscene and surrounding area. The development is sufficiently far distant from neighbouring properties to not have an impact on neighbouring residential amenity and would have an adverse impact on flooding and archaeology. The proposed development would not result in unacceptable harm to or loss of trees.
- 10.2 All other relevant policies and considerations, including equalities, have been taken into account.