

Planning Sub-Committee Agenda



To: Councillor Chris Clark (Chair)
Councillor Leila Ben-Hassel (Vice-Chair)
Councillors Paul Scott, Clive Fraser, Toni Letts, Scott Roche,
Gareth Streeter, Ian Parker, Lynne Hale and Joy Prince

A meeting of the **Planning Sub-Committee** which you are hereby summoned to attend, will be held on **Thursday, 17 December 2020** at **6.00 pm**. The meeting will be held remotely. Members of the Committee will be sent a link to remotely attend the meeting in due course.

PLEASE NOTE: Members of the public are welcome to view this meeting remotely via the following web link: <https://webcasting.croydon.gov.uk/meetings/11352>

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Wednesday, 9 December 2020

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.

The agenda papers for all Council meetings are available on the Council website www.croydon.gov.uk/meetings

If you require any assistance, please contact Michelle Ossei-Gerning 020 8726 6000 x84246 as detailed above

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 3 December 2020 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 20/03800/FUL 1 The Lees Croydon, CR0 8AR (Pages 11 - 26)

Erection of two storey detached dwelling house on land to the rear of No. 1 The Lees, including new vehicular access and crossover from Bennetts Way, off-street parking, landscaping and all associated site works.

Ward: Shirley South
Recommendation: Grant permission

5.2 20/04170/HSE 29 The Ruffetts, South Croydon, CR2 7LS
(Pages 27 - 36)

Erection of single/two storey front/side/rear 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 Croydon Council's Planning Sub-Committee held virtually on Thursday, 3 December 2020 at 6:07pm via Microsoft Teams.

MINUTES

Present: Councillor Chris Clark (Chair);
Councillor Leila Ben-Hassel (Vice-Chair);
Councillors Paul Scott, Gareth Streeter and Ian Parker

PART A

A74/20 **Minutes of the previous meeting**

RESOLVED that the minutes of the meeting held Wednesday 18 November 2020 be signed as a correct record.

A75/20 **Disclosure of Interest**

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

A76/20 **Urgent Business (if any)**

There was none.

A77/20 **Planning applications for decision**

A78/20 **19/05797/FUL Land Opposite 6 Famet Walk, Purley CR8 2DY**

Demolition of existing structures/garages on site and redevelopment of land to provide 3 x two storey dwellings houses with accommodation in the roof space and associated parking and private amenity space.

Ward: Purley and Woodcote

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

Mr Stephen Ratcliffe spoke against the application.

Mr Tim Cropper, the applicant's agent, spoke in support of the application.

The Committee deliberated on the application presentation heard before them having heard all the speakers who addressed the Committee, and in turn addressed their view on the matter.

The substantive motion to **GRANT** the application based on the officer's recommendation was taken to the vote having been proposed by Councillor Paul Scott. This was seconded by Councillor Leila Ben-Hassel.

The substantive motion was carried with four Members voting in favour and one Member voting against.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of Land Opposite 6 Famet Walk, Purley CR8 2DY.

A79/20 **20/00981/FUL 8 Kearton Close, Kenley, CR8 5EN**

Demolition of existing 2 bedroom bungalow and replacement with four dwellings, car parking, landscaping.

Ward: Kenley

The officers presented details of the planning application with no questions for clarification.

Mr Andrew Black spoke against the application.

Mr Jeff Field, on behalf of the applicant, spoke in support of the application.

The Committee deliberated on the application presentation heard before them having heard all the speakers who addressed the Committee, and in turn addressed their view on the matter.

The substantive motion to **GRANT** the application based on the officer's recommendation was taken to the vote having been proposed by Councillor Paul Scott. This was seconded by Councillor Leila Ben-Hassel.

The substantive motion 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 8 Kearton Close, Kenley, CR8 5EN.

The meeting ended at 7.05 pm

Signed:

Date:

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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1.0 SUMMARY OF APPLICATION DETAILS

Ref: 20/03800/FUL
 Location: 1 The Lees Croydon CR0 8AR
 Ward: Shirley South
 Description: Erection of two storey detached dwelling house on land to the rear of No. 1 The Lees, including new vehicular access and crossover from Bennetts Way, off-street parking, landscaping and all associated site works.

Drawing Nos: C_TL_1_010_Rev2, C_TL_1_011_Rev2 and C_TL_1_101_Rev2 (received 24/08/2020)
 And;
 C_TL_1_012_Rev3 and C_TL_1_201_Rev3 (received 24/11/2020)

Applicant: Mr Patrick Quinlan
 Case Officer: R McMinn

	2-bed	3-bed	3-bed +	Total
Existing				0
Proposed	0	1	0	1

All units are proposed for private sale

Number of car parking spaces	Number of cycle parking spaces
1 parking spaces	3 cycle parking spaces

1.1 This application is being reported to Planning Committee because local Ward Councillor, Jason Cummings, has objected and referred it to Committee.

2.0 RECOMMENDATION

- 2.1 That the Planning Committee resolve to **GRANT** planning permission.
- 2.2 That the Director of Planning and Strategic Transport is delegated authority to issue a Grant of planning permission subject to the following conditions and informatives:

- 1. Development to be implemented within three years.

2. In accordance with the approved plans.
3. Submission of details of soft and hard landscaping, including new/replacement tree planting and biodiversity enhancements, and boundary treatments for approval.
4. Following details to be submitted to the Council for approval and provided prior to first occupation of dwellings: refuse storage enclosure appearance, cycle storage enclosure appearance, security lighting, finished floor levels, electric vehicle charging point.
5. Submission of Construction Logistics Plan to Council for approval.
6. Parking layout and visibility spays to be provided prior to first occupation of new dwellings.
7. Submission of SUDs details to Council for approval.
8. Development to meet 19% carbon emission reduction target and 110 litre per person/day water use target.
9. Materials to accord with submission details
10. Windows to be erected at first floor or above in southern and eastern flank elevation/roof slope to be obscure accordingly.
11. Compliance with M4(2) accessibility standard.
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

3.0 PROPOSAL AND LOCATION DETAILS

- 3.1 The proposal is an application for full planning permission for the erection of a two storey detached dwelling house on land to the rear of No. 1 The Lees, including new vehicular access and crossover from Bennetts Way, off-street parking, landscaping and all associated site works. The existing house and it's garden would be retained.

Site and Surroundings

- 3.2 The application site lies on the south side of Bennetts Way, is to the rear of 1 The Lees, which is on the south eastern side of the junction. 1 The Lees is a two storey semi-detached dwelling with a garden to the rear including some mature trees. The surrounding area is residential in character and comprises of similarly designed semi-detached properties. There is generally setbacks from side boundaries or sometimes garages to the side with first floors set back significantly from the side. There are no constraints affecting the application site as identified by the Croydon Local Plan.



Relevant Planning History

1 The Lees

- 3.3 20/02306/FUL – Withdrawn - Erection of two storey detached dwelling house on land to the rear of No. 1 The Lees, including new vehicular access and crossover from Bennetts Way, off-street parking, landscaping and all associated site works

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of a residential development is acceptable given the national and local need for housing and the residential character of the area.
- The proposal is a family dwelling.
- The design and appearance of the development is appropriate. Whilst acknowledged that there would be additional mass, the massing and height of the development would be in context with the surrounding built environment.
- The living conditions of adjacent occupiers would be protected from undue harm.
- The living standards of future occupiers are satisfactory (in terms of overall residential quality) and would comply with the Nationally Described Space Standard (NDSS).
- The level of parking and impact upon highway safety and on street parking would be acceptable.

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 8 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours in response to notification and publicity of the application are as follows:

No of individual responses: 15 Objecting: 14 Supporting: 1

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

Summary of objections	Response
<i>Principle of development</i>	
Overdevelopment	Addressed in the report at paragraphs 8.1 – 8.4
<i>Design</i>	
Out of character	Addressed in the report at paragraphs 8.9 – 8.14
Visual impact on the street scene (not in keeping)	Addressed in the report at paragraphs 8.9 – 8.14
<i>Accommodation</i>	
Quality of accommodation for future occupants	Addressed in the report at paragraphs 8.15 – 8.18
<i>Amenities</i>	
Adverse impact neighbouring amenities	Addressed in the report at paragraphs 8.19 – 8.23
Disturbance (noise, pollution etc.)	Addressed in the report at paragraphs 8.19 – 8.23
<i>Traffic & Parking</i>	
Negative impact on parking, access and traffic in the area	Addressed in the report at paragraphs 8.24 – 8.27
<i>Other matters</i>	
Impact on flooding	Addressed in the report at paragraphs 8.29
Impact on ecology	Addressed in the report at paragraphs 8.30
Impact on trees	Addressed in the report at paragraphs 8.30
Impact on property value	Officer comment: This is not a material planning consideration

6.3 Councillor Jason Cummings (Ward Councillor) referred the application to committee and objected on the following grounds:

Loss of light

Loss of privacy

Out of keeping with the character of the area

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 2016, the Croydon Local Plan 2018 and the South London Waste Plan 2012.

Emerging New London Plan

7.2 Whilst the emerging New London Plan is a material consideration, the weight afforded is down to the decision maker linked to the stage a plan has reached in its development. The Plan appears to be close to adoption. The Mayor's Intend to Publish version of the New London Plan has been responded to by the Secretary of State. Therefore, the New London Plan's weight has increased following on from the publication of the Panel Report and the London Mayor's publication of the Intend to Publish New London Plan. The Planning Inspectors' Panel Report accepted the need for London to deliver 66,000 new homes per annum (significantly higher than existing adopted targets), but questioned the London Plan's ability to deliver the level of housing predicted on "small sites" with insufficient evidence having been presented to the Examination to give confidence that the targets were realistic and/or achievable. This conclusion resulted in the Panel Report recommending a reduction in London's and Croydon's "small sites" target.

7.3 The Mayor in his Intend to Publish New London Plan has accepted the reduced Croydon's overall 10 year net housing figures from 29,490 to 20,790 homes, with the "small sites" reduced from 15,110 to 6,470 homes. Crucially, the lower windfall housing target for Croydon (641 homes a year) is not dissimilar to but slightly larger the current adopted 2018 Croydon Local Plan target of 592 homes on windfall sites each year.

7.4 It is important to note that in the Intend to Publish New London Plan, that the overall housing target in the New London Plan would be 2,079 new homes per annum (2019 – 2029) compared with 1,645 in the Croydon Local Plan 2018. Therefore, even with the possible reduction in the overall New London Plan housing targets, assuming it is adopted, Croydon will be required to deliver more new homes than our current Croydon Local Plan 2018 and current London Plan (incorporating alterations 2016) targets.

7.5 For clarity, the Croydon Local Plan 2018, current London Plan (incorporating alterations 2016) and South London Waste Plan 2012 remain the primary consideration when determining planning applications.

7.6 Policy 3.3 of the London Plan 2016 recognises the pressing need for more homes in London and Policy 3.8 states that Londoners should have a genuine choice of homes which meet their requirements for different sizes and types of dwellings in the highest quality environments. The impact of the draft London Plan is set out in paragraph 7.2 to 7.4 above.

7.7 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:

- Achieving sustainable development;
- Making effective use of land;
- Delivering a sufficient supply of homes;
- Promoting healthy and safe communities;
- Promoting sustainable transport.

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

7.9 Consolidated London Plan 2016

- 3.1 Ensuring equal life chances for all
- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.6 Childrens/young peoples play & informal recreation areas
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 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
- 7.8 Heritage
- 7.14 Improving air quality
- 7.19 Biodiversity and access to nature
- 7.21 Woodlands and trees

7.10 Croydon Local Plan 2018

- SP1 The Places of Croydon
- DM35 Addiscombe
- SP2 Homes
- DM1 Housing choice for sustainable communities
- SP4 Urban design and local character
- DM10 Design and character
- DM13 Refuse and recycling
- DM18 Heritage Assets and Conservation
- SP6 Environment and climate change
- SP6.3 Sustainable design and construction
- DM23 Development and construction
- DM25 Sustainable drainage systems and reducing floor risk
- DM27 Biodiversity
- DM28 Trees
- SP8 Transport and communications
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development

7.11 There is relevant Supplementary Planning Guidance as follows:

- London Housing SPG March 2016
- Croydon Suburban Design Guide Supplementary Planning Document April 2019 (SDG)

8.0 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development
2. Housing and housing mix
3. Townscape and visual impact
4. Housing quality for future occupiers
5. Residential amenity for neighbours
6. Parking and highway safety
7. Refuse storage
8. Flood risk
9. Trees, landscaping and biodiversity
10. Other planning matters

Principle of Development

- 8.2 This application must be considered against a backdrop of significant housing need, not only across Croydon, but also across London and the south-east. All London Boroughs are required by the London Plan to deliver a number of residential units within a specified plan period. In the case of the London Borough of Croydon, there is a requirement to deliver a minimum of 32,890 new homes between 2016 and 2036 (Croydon's actual need identified by the Croydon Strategic Housing Market Assessment would be an additional 44,149 new homes by 2036, but as there is limited developable land available for residential development in the built up area, it is only possible to plan for 32,890 homes). This requirement is set out in policy SP2.2 of the Croydon Local Plan (CLP) (2018), which separates this target into three relatively equal sub targets with 10,760 new homes to be delivered within the Croydon Opportunity Area, 6,970 new homes as identified by specific site allocations for areas located beyond the Croydon Opportunity Area boundary and 10,060 homes delivered across the Borough on windfall sites. The draft London Plan, which is moving towards adoption (although in the process of being amended) proposes increased targets which need to be planned for across the Borough. 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 sustainable development of new homes.
- 8.3 The Croydon Suburban Design Guide (2019) sets out how suburban re-development can be achieved to high quality outcomes and thinking creatively about how housing can be provided on windfall sites. As is demonstrated above, the challenging targets will not be met without important windfall sites coming forward, in addition to the large developments within Central Croydon and on allocated sites.
- 8.4 The application is for a residential development providing an additional 3 bedroom home within the borough, which the Council is seeking to provide. The site is located within an existing residential area with over 200m² of the original garden space being retained and as such providing that the proposal accords with all other relevant material planning considerations, the principle of development is supported.

Housing and Housing Mix

- 8.5 Policy DM1.2 of the CLP states that '*The Council will permit the redevelopment of the residential units where it does not result in the net loss of 3 bedroom homes (as originally built) or the loss of homes smaller than 130m²*'.
- 8.6 The proposal would not remove the existing family home and the proposed dwelling is acceptable in principle subject to meeting other relevant policies of the London Plan and the CLP.

- 8.7 Policy SP2.7 seeks to ensure that a choice of homes is available to address the borough's need for homes of different sizes. It sets a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms.
- 8.8 The proposal would contribute to the borough's family housing stock and would be in line with the principles of the NPPF in delivering a wide choice of quality homes and London Plan Policies 3.8 housing choice, 3.9 mixed and balanced communities.

Townscape and Visual Impact

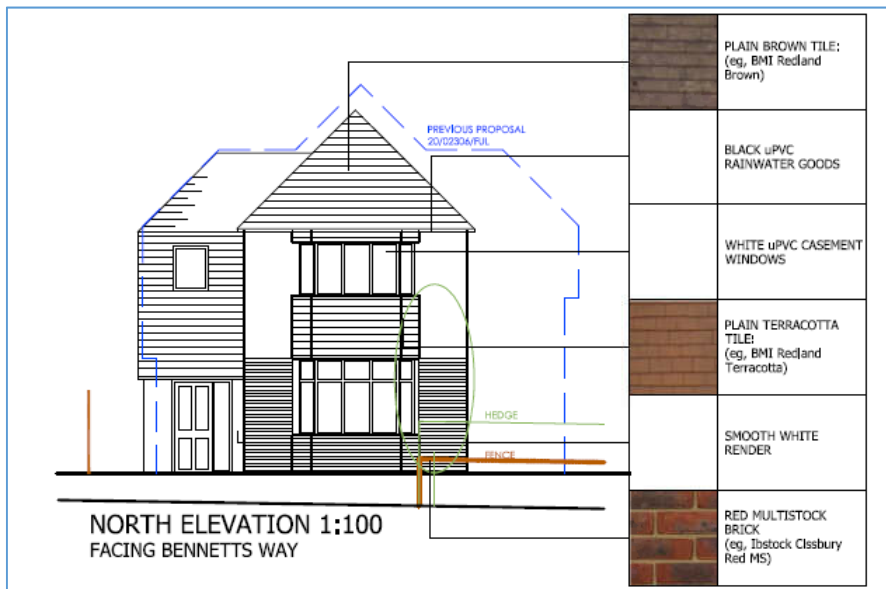
- 8.9 Policy SP4.1 and DM10 of the Croydon Local Plan 2018 which requires all development to be of a high quality, which respects and enhances Croydon's varied local character. Croydon's Suburban Design Guide (SDG) on 'Residential Extensions and Alterations' is also of relevance. As well as this The London Plan (Consolidated with amendments since 2011) Policies 7.4 Local Character and 7.6 Architecture are also of relevance.



- 8.10 It is consistent for dwellings fronting Bennetts Way to be of similar design and setbacks from the side boundaries particularly at first floor level while there is some single storey form near to side boundaries. The neighbouring semi-detached dwelling at 66 Bennetts Way is one of the only examples in the area of dwellings in the rear gardens of corner plots. The proposal would subdivide the rear of the donor property at 1 The Lees. The dwelling would be two storey and would be smaller than other dwellings in the street in regards to width and

height. The front building line is considered to be varied on this part of Bennetts Way. It is proposed to have a bay window which would project beyond the building line of 66 Bennetts way by approximately 0.6m which would be appropriate within the streetscene. There would be a staggered setback to the side boundary shared with 66 Bennetts Way of between 3.2m (front part) and 1.2m (rear part) while still being separated by a minimum of 4.2m from the side of 66 Bennetts Way. The proposed dwelling would be 15m to the rear of the host dwelling. It is considered that the proposed dwelling would not disrupt the street scene due to the side setbacks and building line being consistent. The rear of the proposed building would be in close proximity to the rear side boundary. Whilst it is uncharacteristic to have such a relationship, the rear elevation is in a similar location to the neighbouring building and the lack of a rear garden would not be particularly visible from a public area and so the proposal would not have a significant detrimental impact on the streetscene or the character of the area.

- 8.11 The dwellings in the street generally have hipped roofs with front facing catslide roofs on the detached side of the dwellings. The proposal would include a catslide roof on one side (side near to 66 Bennetts Way) to continue this form from the other dwellings in the street. A bay window would be located centrally to the front of the dwelling at ground and first floor level which is a common feature within the street. The proposed dwelling would be clad with brick at ground floor level, hung tiles on the bay window and white render on the upper floor while it would have a tiled roof which is consistent with materials seen in the street. The proposal would have an acceptable appearance with the streetscene.



Proposed front elevation



Proposed streetscene

- 8.12 The proposed closed low open timber fence at the front of the site with hedge behind would be appropriately designed to provide some privacy for the amenity space and keep an open and green appearance within the street.
- 8.13 The impact of the development on the local character is considered to be acceptable as assessed above. The proposal would result in a development that would have an acceptable impact on the appearance of the streetscene and accords with the national and local requirements to intensify the development potential of sites and to optimise the delivery of additional housing in a sustainable manner.
- 8.14 Therefore, having considered all of the above, against the backdrop of housing need, officers are of the opinion that the proposed development would comply with the objectives of the above policies in terms of respecting local character.

Housing Quality for Future Occupiers

- 8.15 The proposed dwelling would comply with the internal dimensions required by the Nationally Described Space Standards (NDSS). Private amenity space would be provided to the side of the dwelling which exceeds the requirement in Policy DM10.4. The private amenity space would be appropriately sized and the hedges would provide privacy and so, whilst it is located to the side not the rear it would be an appropriate useable space.
- 8.16 Policy at DM10.4 of the Croydon Local Plan (2018) requires a minimum length of 10m and no less than half or 200m² (whichever is the smaller) of the existing garden area to be retained for the host dwelling where new residential developments are in the grounds of an existing dwelling that is retained. There is currently approximately 415sqm of amenity space on the site and it is proposed to retain over 200sqm for the host dwelling which meets the requirement
- 8.17 Policy requires that 90% of units meet the “easily accessible and adaptable” standard M4(2) and 10% meet “wheelchair user” M4(3) standard. The proposal can comply with the M4(2) standard which can be secured by condition.

8.18 Overall, the proposed development could provide a pleasant place to live for future occupiers. The proposed provision of soft landscaping to the forecourt would contribute to a pleasant public realm.

Residential Amenity for Neighbours

8.19 Policy DM10.6 states that the Council will not support development proposals which would have adverse effects on the amenities of adjoining or nearby properties or have an unacceptable impact on the surrounding area. This can include loss of privacy, daylight, sunlight, outlook or an increased sense of enclosure. It is considered that the position of the site and siting and massing of the proposed building on the site would not have any adverse effect in terms of light, privacy, or outlook on the amenities of residents in adjacent properties. The properties bounding the site are to the east at 66 Bennetts Way, to the south at 3 The Lees and the host dwelling to the west (1 The Lees).

- **66 Bennetts Way**

8.20 The proposed dwelling would be sited approximately 4.2m to the side of the dwelling at 66 Bennetts Way, which has a vehicle access and garage adjacent to the proposed dwelling. There are some windows on the flank wall of 66 Bennetts Way, which face the site, however, given the setback of the proposal from the dwelling and the limited protection given to side facing windows in the Suburban Design Guide there would not be an unreasonable impact on the access to light for these windows. The proposal would extend slightly further to the rear than 66 Bennetts Way but not beyond a 45 degree line measured from the nearest rear facing habitable room window. Therefore, this complies with the SDG and no adverse loss of privacy, light, or outlook would result from the proposed extensions.

- **3 The Lees**

8.21 From the rear of 3 The Lees the outlook would include the two storey dwellings that are located on Bennetts Way including 66 Bennetts Way. The proposed dwelling would be located approximately 15m from the rear of the dwelling at 3 The Lees and on an angle. The proposed roof of the dwelling would slope down towards the boundary shared with 3 The Lees to a wall that is 3.45m high. Much of the dwelling would still be visible from 3 The Lees, however, the built form is appropriately reduced towards the side boundary and would not have a significant impact on the outlook and amenity of this neighbour. 1 window would be located in the roof facing this site, however, it would be obscure to provide privacy. There would not be any unreasonable amenity impact.

- **1 The Lees**

8.22 The SDG specifies that new dwellings to the rear of host dwellings should be a minimum of 15m away to prevent any unreasonable overlooking which the

proposal complies with. There is one first floor window that looks towards the host dwelling, however, given the separation distance there is not any unreasonable overlooking that would occur. There would remain a quality private amenity space for 1 The Lees and there would be an appropriate boundary treatment of a 1.8m high close board fence.

- **Other Amenity Issues**

- 8.23 In terms of noise and general disturbance it is considered that there would be noise and general disturbance result from demolition and construction works. However, a condition is recommended to ensure that a construction logistics plan is submitted for approval to manage and minimise disturbance. The development would result in noise levels from the dwellings proposed that is consistent with surrounding residential noise given the minor nature of the development.

Parking and Highway Safety

- 8.24 The site has Transport for London Ptal rating of 2 which indicates low level of accessibility to public transport links. Vehicular access to the site will be from a new vehicle access to Bennetts Way. A total of 1 car parking space will be provided in front of the dwelling which is considered to be an acceptable provision. A site visit confirmed that there is capacity for on street parking in the area and the addition of a dropped kerb would not have an unreasonable impact on this capacity.
- 8.25 Cycle storage provision within an enclosed structure is also provided for the dwelling and there appears to be sufficient area for the store to be located. Further details can be secured via condition to ensure the cycle storage is appropriately accessible and sized.
- 8.26 In terms of road safety further details can be secured via condition to ensure sightlines and visibility splays are appropriate.
- 8.27 Full details of a construction logistics plan can be secured by condition to ensure that the demolition and construction works would be undertaken in a considerate manner.

Refuse Storage

- 8.28 The refuse storage would be sited to the east side of the site. While officers are satisfied the area could provide an acceptable bin volume. Details of the waste storage structure can be secured via condition.

Flood Risk

- 8.29 The site is within an area with a medium risk of surface water flooding. A Sustainable Urban Drainage strategy (SUDs) can be secured by condition.

Trees, Landscaping and Biodiversity

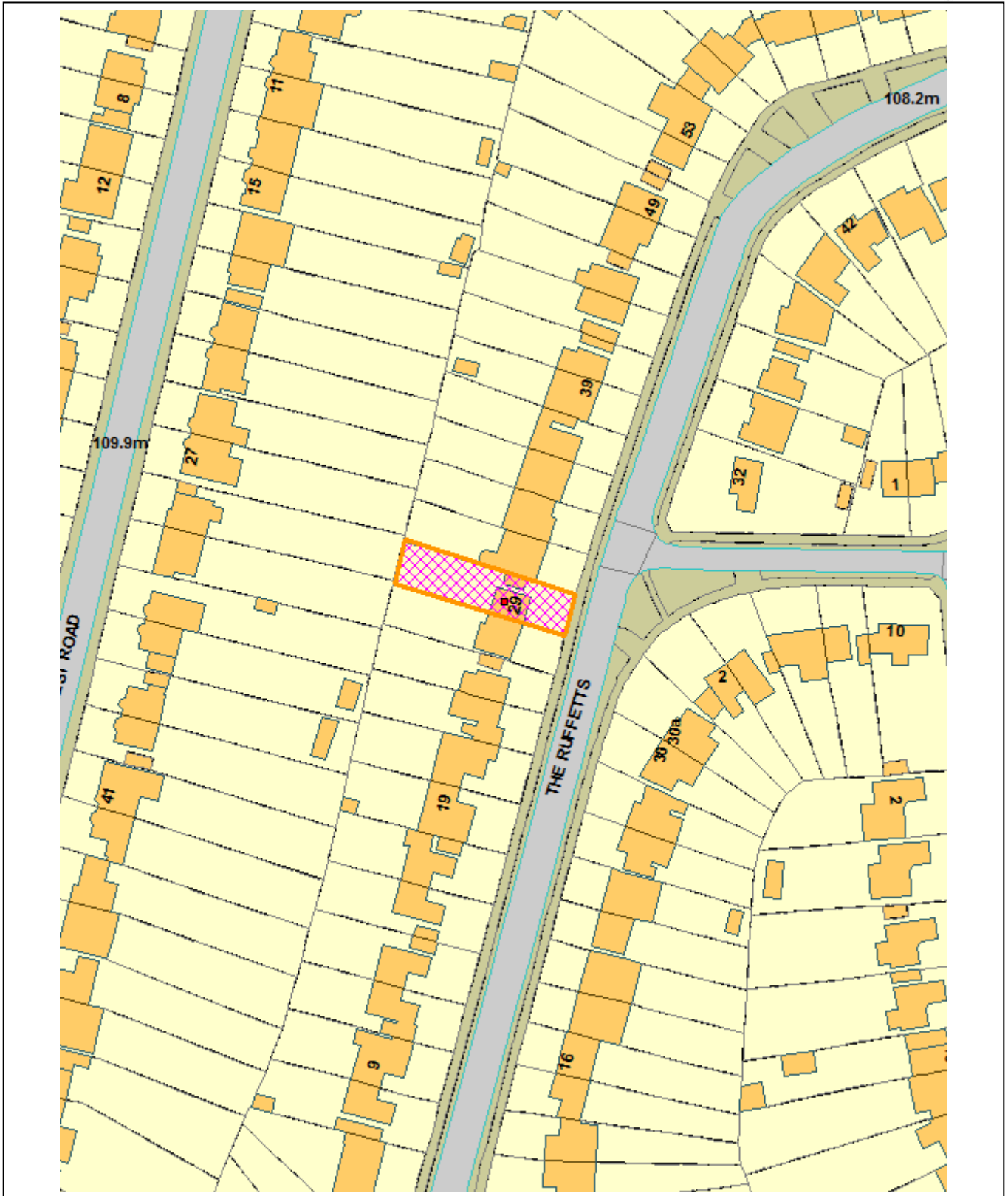
- 8.30 Some low mature trees are proposed to be removed, while some small trees between the host dwelling and the proposed dwelling would be retained on the site. The trees are considered to have low biodiversity or amenity value. A private garden to the side of the proposed dwelling would be provided and there would be an opportunity to provide additional trees and planting on the site. Further details of the hard and soft landscaping can be secured via condition. Full details of tree planting and other planting could be secured as part of the recommended landscaping condition.

Other Matters

- 8.31 The development will be liable for a charge under the Community Infrastructure Levy (CIL). This payment will contribute to delivering infrastructure to support the development of the area, such as local schools.

Conclusions

- 8.32 Given the significant need for housing within the Borough, the principle of this residential development is considered acceptable within this area. The proposed design would respect the character and appearance of the residential area and would represent a sensitive and sustainable redevelopment of the site. Whilst it is acknowledged that this would provide mass to the rear of neighbouring dwellings, the proposal would be in context with the transition of the surrounding environment. The proposal would have no significantly harmful impact on the amenities of the adjacent properties. Officers are satisfied that the scheme is worthy of planning permission.
- 8.33 All other relevant policies and considerations, including equalities, have been taken into account.



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1.0 SUMMARY OF APPLICATION DETAILS

Ref:	20/04170/HSE
Location:	29 The Ruffetts, South Croydon, CR2 7LS
Ward:	Selsdon and Addington Village
Description:	Erection of single/two storey front/side/rear extension.
Drawing Nos:	Location Plan, AH/PD/01, AH/PD/02, AH/PD/03, AH/PD/04, AH/PD/05, AH/PD/06.
Applicant:	Mr Anwar Hossain
Case Officer:	Nathan Pearce

- 1.1 This application is being reported to Planning Committee because it has been referred by the Croham Valley Residents' Association.

2.0 RECOMMENDATION

- 2.1 That the Planning Committee resolve to **GRANT** planning permission.
- 2.2 That the Director of Planning and Strategic Transport is delegated authority to issue a Grant of planning permission subject to the following conditions and informatives:
1. Development to be implemented within three years.
 2. In accordance with the approved plans.
 3. Materials to match existing.
 4. No first floor windows in north side elevation.
 5. Installation of a water butt.

3.0 PROPOSAL AND LOCATION DETAILS

- 3.1 The proposal is an application for householder planning permission for the erection of a two-storey side extension with single-storey front projection and a single-storey rear extension.

Site and Surroundings

- 3.2 The application site concerns a two-storey semi-detached house. It is situated on the west side of The Ruffetts. The area is primarily residential and comprising of similar dwellinghouses with large rear gardens. The site is not within a conservation area and is

not a listed building. The site lies within an area at risk of surface water and critical drainage flooding.



Relevant Planning History

3.3 16/03626/P - Erection of part single/two storey side and single storey rear extension – Granted 03.10.2016

17/01823/HSE - Erection of single/two storey front/side/rear extension – Granted 23.08.2017 (Permission expired on the 23rd August 2020 and does not appear to have been implemented)

A hip-to-gable roof extension and rear dormer window have recently been constructed on the property.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The design and appearance of the development is appropriate. Whilst acknowledged that the extension would add to the mass of built form, the massing and height of the development would be in context with the surrounding built environment.
- The living conditions of adjacent occupiers would be protected from undue harm subject to 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 5 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours in response to notification and publicity of the application are as follows:

No of individual responses: 5 Objecting: 5 Supporting: 0

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

Summary of objections	Response
<i>Principle of development</i>	
Overdevelopment	Addressed in the report at paragraphs 8.2 – 8.3
<i>Design</i>	
Out of character	Addressed in the report at paragraphs 8.4 – 8.5
Harm of character of the original dwelling	Addressed in the report at paragraphs 8.4 – 8.5
Excessive massing	Addressed in the report at paragraphs 8.4 – 8.5
Visual impact on the street scene (not in keeping)	Addressed in the report at paragraphs 8.4 – 8.5
<i>Amenities</i>	
Adverse impact neighbouring amenities	Addressed in the report at paragraphs 8.6 – 8.12
Disturbance (noise, pollution etc.)	Addressed in the report at paragraphs 8.6 – 8.12
<i>Traffic & Parking</i>	
Negative impact on parking, access and traffic in the area	Addressed in the report at paragraphs 8.10
<i>Other matters</i>	
Impact on trees	Addressed in the report at paragraphs 8.11

6.3 Croham Valley Residents' Association referred the application to committee and objected on the following grounds:

- Overbearing impact on the neighbouring occupiers at no.31.
- Loss of outlook from no.31 due to its size and change in levels.
- Visual intrusion for no.31 in the rear garden and conservatory.

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 2016, the Croydon Local Plan 2018 and the South London Waste Plan 2012.

8.0 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development
2. Townscape and visual impact
3. Residential amenity for neighbours
4. Flood risk

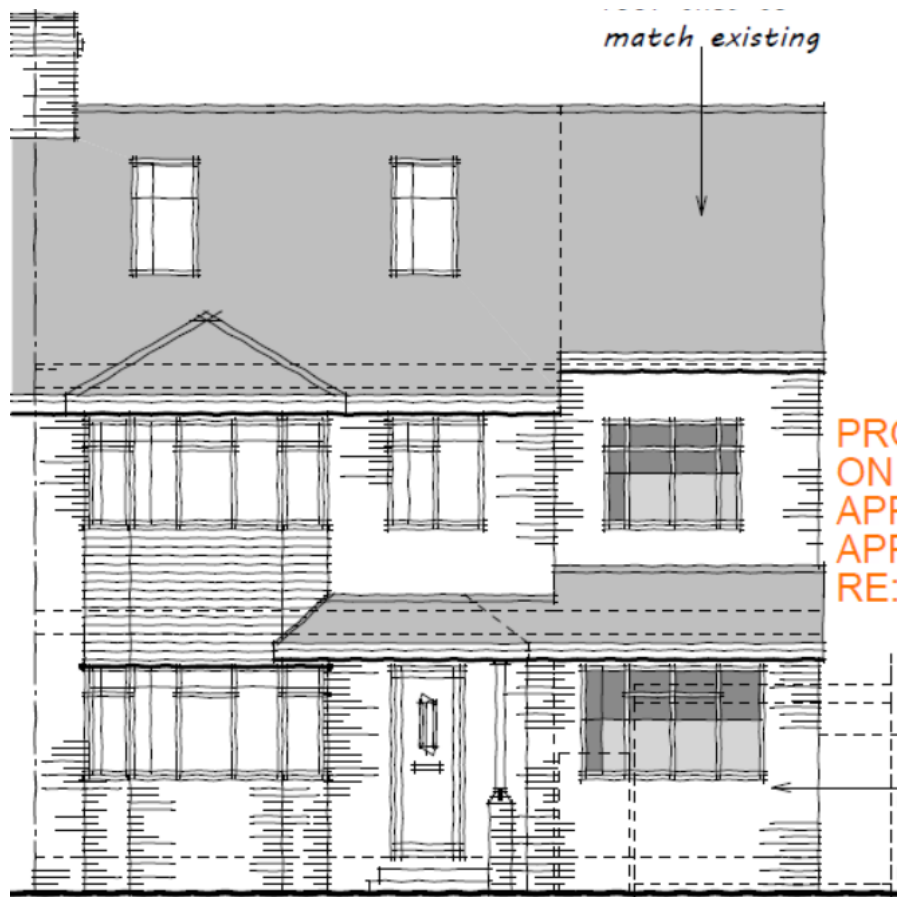
Principle of Development

8.2 The Croydon Suburban Design Guide (2019) sets out how suburban extensions can be achieved to high quality outcomes.

8.3 The site is located within an existing residential area and as such providing that the proposal accords with all other relevant material planning considerations, the principle of development is supported.

Townscape and Visual Impact

- 8.4 The single/two storey front/side/side extension would measure less than two thirds the width of the original property while the ground floor would project forward of the main front wall to be in line with the bay window. The first floor front elevation would be set back 1.5 metres. The design of the extension would comply with the detailed design guidance of SPD2 and is considered to appear well designed and subservient to the original building. The two-storey side extension would have a gable end, this would match with the existing gable end that the property has.
- 8.5 The single storey rear extension would be subservient in appearance due to its scale and design and would have limited visibility from the wider area. Given the limited visibility of the rear extension and residential nature of the extension this aspect of the development is not considered to harm the character and appearance of the surrounding area.



Proposed front elevation



Proposed rear elevation

Residential Amenity for Neighbours

- 8.6 The two storey side extension would not project beyond the rear of the adjoining occupiers while the single storey rear element would have a depth of 3.5 metres; no windows are proposed in the northern or southern elevations.
- 8.7 The principle of a 3 to 5 metre rear extension has been accepted through 17/01823/HSE, which is an important consideration for this application.
- 8.8 The relationship with 31 The Ruffetts is acceptable due to presence of an existing garage and attached conservatory at the property. While it is noted that there is a change in land levels between No's 29 and 31 this is minor and would not result in an overly intrusive extension when viewed from the conservatory at No31.
- 8.9 The nearest part of the extension adjacent to 27 The Ruffetts would project 3.5 metres beyond the rear wall of No27. As such the proposed extension would not appear visually intrusive or result in a loss of privacy.

8.10 Although there may be some increased parking on the public highway, it is considered that this would not result in significant harm in terms of parking stress.

8.11 The development would not be in close proximity to any mature trees.

8.12 The development would therefore have an acceptable relationship with both neighbouring properties.

Flood Risk

8.13 The site is within Flood Zone 1 however there is potential for groundwater flooding to occur at surface. A Flood Risk Assessment has been submitted which proposed the installation of a soakaway. The development should be undertaken in accordance with the submitted Flood Risk Assessment. The installation of a Water Butt can also be secured by condition.

Conclusions

8.14 The proposed design would respect the character and appearance of the host dwelling and residential area. Whilst it is acknowledged that the mass of built form would be greater than the existing building currently on site, the proposal would be in context with the transition of the surrounding environment. The proposal would have no significantly harmful impact on the amenities of the adjacent properties. Officers are satisfied that the scheme is worthy of a planning permission.

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

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