

Planning Sub-Committee Agenda



To: Councillor Paul Scott (Chair)
Councillor Humayun Kabir (Vice-Chair)
Councillors Jamie Audsley, Luke Clancy, Bernadette Khan, Jason Perry,
Joy Prince, Wayne Trakas-Lawlor, Sue Winborn and Chris Wright

(Five Members selected from the Planning Committee membership above for the Planning sub-Committee: Councillors Paul Scott, Humayun Kabir, 1 more majority plus 2 minority group members)

A meeting of the **Planning Sub-Committee** which you are hereby summoned to attend, will be held on **Thursday, 2 November 2017** at **6.30 pm** in **Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX**

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

Margot Rohan
020 8726 6000 x62564
margot.rohan@croydon.gov.uk
www.croydon.gov.uk/meetings
Wednesday, 25 October 2017

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
Planning.Speakers@croydon.gov.uk or call MARGOT ROHAN 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 5 October 2017 as an accurate record.

3. Disclosure of Interest

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

4. Urgent Business (if any)

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

5. Planning applications for decision (Pages 9 - 12)

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

5.1 17/03844/FUL 1 Reddown Road, Coulsdon CR5 1AN (Pages 13 - 22)

Alterations, conversion to form 3 two bedroom and 3 one bedroom flats, erection of basement and side extensions and dormer extension in front roof slope, alterations to vehicular access, provision of associated cycle and car parking and provision of bin store.

Ward: Coulsdon East

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."

This page is intentionally left blank

Planning Sub-Committee

Meeting of held on Thursday, 5 October 2017 at 6.00 pm in Council Chamber, Town Hall,
Katherine Street, Croydon CR0 1NX

MINUTES

Present: Councillor Paul Scott (Chair);

Councillors Bernadette Khan, Maggie Mansell, Jason Perry and Chris Wright

Also Present: Councillor Yvette Hopley

Apologies: Councillors Humayn Kabir and Wayne Takas-Lawlor

PART A

61/17 Minutes of the previous meeting

RESOLVED that the minutes of the meeting held on 21 September 2017 be signed as a correct record.

62/17 Disclosure of Interest

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

Councillor Perry and Councillor Wright recused themselves from consideration of item 5.1 having explained that the property is owned by their political group and they wished to avoid the risk of a perception of bias were they to take part in the discussions and vote on this matter.

63/17 Urgent Business (if any)

There was none.

64/17 Planning applications for decision

65/17 5.1 17/02166/FUL 36 Brighton Road, Purley CR8 2LG

Erection of 1 two storey three bedroom detached house and 1 two storey detached two bedroom house at rear fronting Purley Rise Ward: Coulsdon West

Members were assured by the planning officers that, although some trees may need to be trimmed, no trees of value would be lost by this development.

The architect, Tom Vincent, spoke in support of the application, on behalf of the applicant and clarified the following issues:

- The design, with cladding in dark timber, a pitched green roof and reinstatement of the boundary treatment to act as a screen, having minimal impact on the street scene;
- Trees of good quality would be retained;
- Some small shrubs would be removed.

Members expressed concern that the form of the development is not in keeping with the street pattern. It has the appearance of a large shed and will be visible within the street scene. It was felt that two houses in a back garden development would have a distinct impact on the adjoining properties. The Chair suggested that the scale of the development should be considered by the whole Committee, particularly as two Members of the Sub-Committee were not present. The Sub-Committee has the authority to defer applications to the Planning Committee

After consideration of the officer's report and the Addendum, Councillor Paul Scott proposed and Councillor Bernadette Khan seconded **DEFERRAL** of the application to be considered by Planning Committee and the Committee voted unanimously in favour (3), so the application will be considered at the Planning Committee on 19 October.

66/17 5.2 17/04278/FUL 13 Tindale Close, South Croydon, CR2 0RT

Erection of single/two storey front/side/rear extensions and alterations for subdivision into a pair of 4 bedroom semi-detached dwellings
Ward: Sanderstead

(N.B. Cllrs Jason Perry and Chris Wright re-entered the Chamber at 6:18pm, before the presentation for this item commenced)

The planning officer highlighted that the Addendum included objections which had been omitted in the original report, now making a total of 10.

Committee Members asked for clarification regarding the scale of the extensions and the planning officer confirmed that the floor area was larger than the previously consented application, taking it to over 130 square metres, which could allow it to be converted into flats in the future.

There were also some queries raised about access to the garages but the planning officer assumed Members that there was sufficient width for vehicles to get in and out.

Mr Brendon Hassall, an adjoining neighbour, spoke in objection, raising the following issues:

- Being out of character, having a detrimental impact and being visible from other properties;
- Undersized garages;
- Parking overspill likely to increase risk of danger to pedestrians;
- Upper storey being too near to neighbouring properties with windows without obscure glazing;

- Lack of provision for roadside waste collection.

Mr Neal MacGregor, WS Planning, spoke as the agent, on behalf of the applicant and mentioned the following:

- The applicant took the advice of Council officers and the principle of the built form had been established by previous granted applications;
- The situation regarding car movements on the site was considered satisfactory by planning officers.

Councillor Yvette Hopley, ward Member for Sanderstead, spoke in objection, on behalf of the referring ward Member, Councillor Tim Pollard, raising the following issues:

- Tindale Close and adjacent Ballards Hall are extremely tight and compact developments;
- A previous smaller application was refused and dismissed at appeal;
- This application is much closer to Ballards Hall and will have a detrimental impact on neighbours;
- Tindale and Maywater Closes are built on the same design principle and this will be out of character;
- It is an overdevelopment with detrimental impact on listed trees.

The Director of Planning and Strategic Transport assured the Committee that overall officers were satisfied with the character and that it was not an overdevelopment.

The Chair commented that consent had already been granted for the mass proposed. Protection of trees is important but there will only be a small overlap with the root area and screw piles will be used, so there will be little impact.

After consideration of the officer's report and Addendum, Councillor Paul Scott proposed and Councillor Bernadette Khan seconded the officer's recommendation and the Committee voted 3 in favour, 2 against, so planning permission was **GRANTED** for development at 13 Tindale Close, South Croydon CR2 0RT.

A second motion for **REFUSAL**, on the grounds of over-intensification and the impact on adjoining neighbours, proposed by Councillor Jason Perry and seconded by Councillor Chris Wright, thereby fell.

The meeting ended at 6.45 pm

Signed:

Date:

.....

This page is intentionally left blank

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, Resident Association or Conservation Area Advisory Panel 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 July 2011 (with 2013 Alterations)
 - the Croydon Local Plan: Strategic Policies April 2013
 - the Saved Policies of the Croydon Replacement Unitary Development Plan April 2013
 - 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.

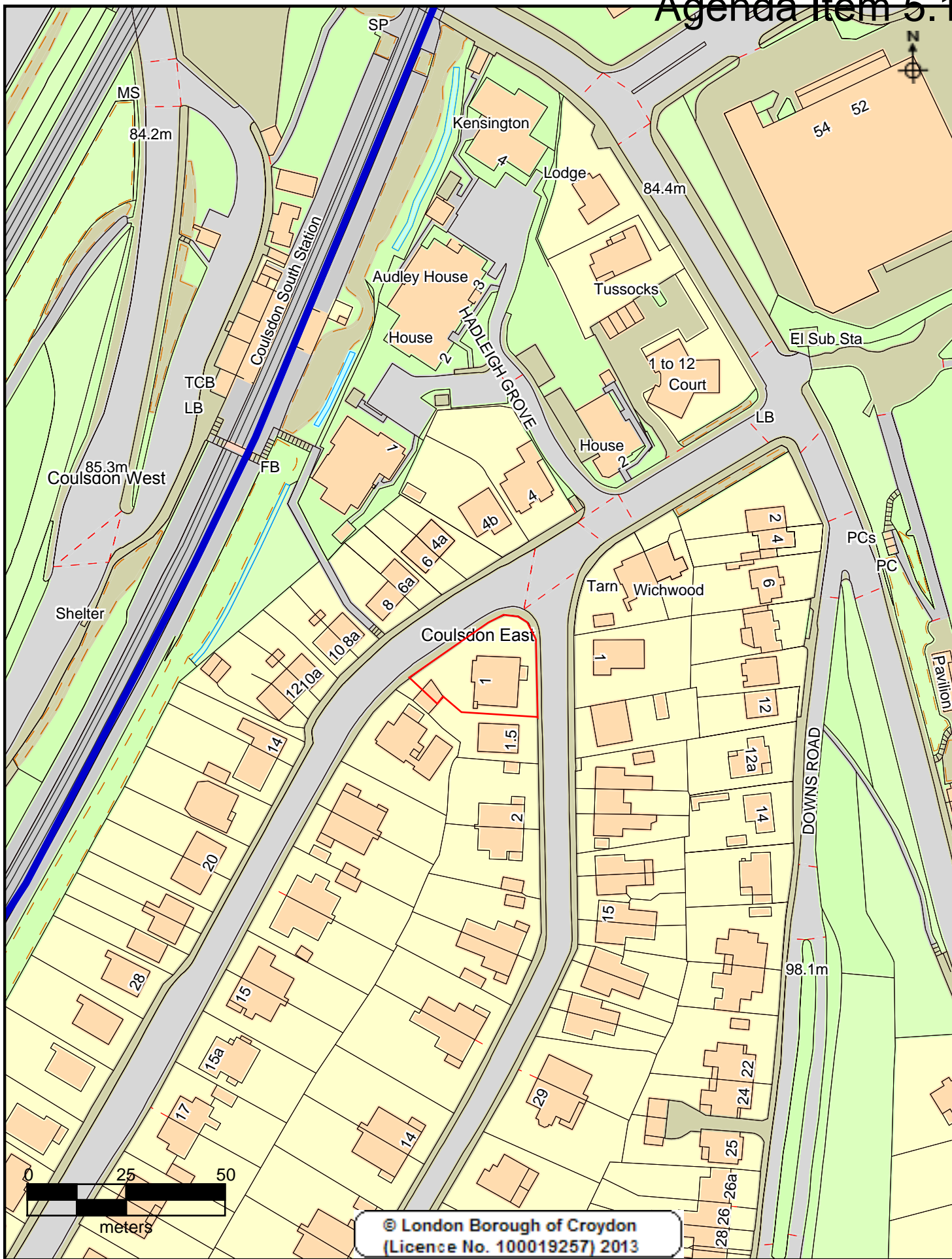
8. BACKGROUND DOCUMENTS

- 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.

This page is intentionally left blank



This page is intentionally left blank

PART 5: Planning Applications for Decision

Item 5.1

1 APPLICATION DETAILS

Ref: 17/03844/FUL
 Location: 1 Reddown Road, Coulsdon, CR5 1AN
 Ward: Coulsdon East
 Description: Alterations; conversion to form 3 two bedroom and 3 one bedroom flats; erection of basement and side extensions and dormer extension in front roof slope; alterations to vehicular access, provision of associated cycle and car parking; provision of bin store.
 Drawing Nos: 03799-MH100 Rev A, 03799-MH101 Rev L, 03799-MH102 Rev L, 03799-MH103 Rev N, 03799-MH104 Rev M, 03799-MH105 Rev M, 03799-MH106 Rev A, 03799_MH107 Rev F
 Applicant: Mr Broad
 Agent: Mr Drew
 Case Officer: Dan Hyde

	1 bed	2 bed	3 bed	4 bed
Houses				
Flats	3	3		
Totals	3	3		
Number of car parking spaces		Number of cycle parking spaces		
3		6		

1.1 This application is being reported to committee because the Ward Councillor (Cllr Maragret Bird) made representations in accordance with the Committee Consideration Criteria and requested Committee Consideration.

2 RECOMMENDATION

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

Conditions

- 1) The works shall be carried out wholly in accordance with the submitted plans
- 2) A landscaping plan should be submitted and approved prior to commencement of works and to incorporate SUDs where possible
- 3) Visibility splays should be submitted and approved prior to occupation of the development
- 4) Matching materials to be used
- 5) Commence the development within 3 years of the date of this decision
- 6) Any other planning condition(s) considered necessary by the Director of Planning & Strategic Transport

Informatives

- 1) Site notice removal
- 2) Community Infrastructure Levy
- 3) Any other informative(s) considered necessary by the Director of Planning & Strategic Transport

3 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The applicant seeks full planning permission for the:

- Alterations;
- Conversion to form 3 two bedroom and 3 one bedroom flats;
- Erection of basement and side extensions;
- Dormer extension in front roof slope;
- Alterations to vehicular access;
- Provision of associated cycle and 3 car parking spaces;
- Provision of bin store.

3.2 This proposal differs from previously refused application 16/03094/P through:

- Removal of single storey extension facing Fairdene Road;
- Flat 1 reduced to 1 bedroom;
- Larger communal amenity space;
- Reduction in car parking spaces;
- Smaller hard standing area.

Site and Surroundings

- Residential in character
- Properties that surround the site are mixed in character consisting of detached, semi-detached and flatted properties
- The land levels on site fall from north east to south west
- The site is subject to Archaeological Priority Zone, Flood Risk Surface Water Critical Drainage area and Flood Risk from surface water 1 in 1000 year event.

Planning History

3.3 16/03094/P

Alterations; conversion to form 4 two bedroom and 2 one bedroom flats; erection of basement and side extensions and dormer extension in front roof slope; alterations to vehicular access, provision of associated cycle and car parking; provision of bin store

Refused on grounds of – Overdevelopment, impact on street scene, sub-standard accommodation, impact on neighbouring occupiers

Appeal dismissed

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The scheme overcomes the previous refusal reasons and dismissed appeal.
- The proposal would not have a detrimental impact on the street scene given that the extensions would be subordinate to the existing dwelling, and the larger extensions proposed would be well set back from the street.
- The proposal would accord with the Technical Housing Standards – Nationally Described Space Standards, and would have acceptable living conditions for the future occupiers.
- The proposal would not prejudice highway safety or the parking situation in surrounding streets given the acceptable levels of parking that is proposed on site.
- There would be no significant harm from the proposal on the neighbouring occupiers given location of windows and the acceptability of the relationship as per the inspector's dismissal report with 1½ Fairdene Road. There are adequate separation distances to surrounding properties, utilising the changes in land levels and appropriate boundary landscaping.

5 CONSULTATION RESPONSE

- 5.1 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 one or more site notices displayed in the vicinity of the application site. The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 13 Objecting: 13 Supporting: 0

Referral from Cllr Margaret Bird [objecting].

- 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:

- Overdevelopment of the site
- Detrimental impact to the neighbouring occupiers residential amenities
- Not in keeping with the surrounding area

- Noise and disturbance during construction
- Impact on flooding
- Sewage and infrastructure incapable of handling development
- Impact on parking (lack of provision of off street parking)
- Unsuitable development for the area
- Unacceptable loss of garden space and wildlife habitats
- Increase in traffic on surrounding roads
- Poor location of bin store
- Cycling not relevant in local area due to relief of land
- Flat 5 is undersized

6.3 The following matters were in representations which are not material to the determination of the application:

- Safeguarding of shared access to no 1½ Fairdene Road
- Impact on neighbouring occupiers garage

OFFICER COMMENT: Both of the abovementioned issues relate to the Party Wall Act which cannot be secured through the planning process.

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: Strategic Policies 2013 (CLP1), the Croydon Replacement Unitary Development Plan 2006 Saved Policies 2013 (UDP) and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in March 2012. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

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

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

- Consolidated London Plan 2015 (LP):
 - 3.5 on Quality and design of housing developments
 - 6.13 on Parking
 - 7.4 on Local Character
 - 7.6 on Architecture

- Croydon Local Plan: Strategic Policies 2013 (CLP1):
 - SP1.2 Place Making
 - SP2.1 Homes
 - SP2.6 Quality and Standards
 - SP4.1 & 4.2 Urban Design and Local Character
 - SP6 Waste and Climate Change
 - SP8.15 Parking
- Croydon Replacement Unitary Development Plan 2006 Saved Policies 2013 (UDP):
 - UD2 Layout and Siting of New Development
 - UD3 Scale and Design of New Buildings
 - UD8 Protecting residential amenity
 - T8 Parking
 - H2 Supply of New Housing
 - H7 Conversions
- There is relevant Supplementary Planning Guidance as follows:
 - SPD2 Residential Extensions (LBC)
 - Technical Housing Standards – Nationally Described Space Standards

7.4 The Partial Review of Croydon Local Plan: Strategic Policies (CLP1.1) and the Croydon Local Plan: Detailed Policies and Proposals (CLP2) have been approved by Full Council on 5 December 2016 and was submitted to the Planning Inspectorate on behalf of the Secretary of State on 3 February 2017 and the examination took place in May/June this year. Policies which have not been objected to can be given some weight in the decision making process. However at this stage in the process no policies are considered to outweigh the adopted policies listed here to the extent that they would lead to a different recommendation.

8 MATERIAL PLANNING CONSIDERATIONS

- 8.1 The main planning issues raised by the application that the committee must consider are:
1. Principle of development
 2. Townscape and visual impact
 3. Residential amenity
 4. Amenities of future occupiers
 5. Parking and cycle storage
 6. Waste and refuse
 7. Other matters

Principle of development

- 8.2 The principle of converting existing single family dwellings into flats is established across the borough, and is acceptable. In addition, the principle of flatted developments in the surrounding area is also established with flatted developments being recently completed or currently under construction. The original dwelling is

over 130m² in internal floor space and therefore does not result in the loss of a small family dwellinghouse.

Townscape and visual impact

- 8.3 The proposal would not have a detrimental impact on the townscape or have a visual impact on the street. The dismissed appeal addressed facets of the original scheme that have been rectified in this new proposal. The flat roof area to the single storey extension facing Fairdene Road has been removed, as per the comments in the inspectors report. The inspector also highlighted the balcony area in the previous application as being incongruous in the street scene, this has also been removed to allow for more space internally for the proposal flats.
- 8.4 The inspector also found the parking area in the previous application too large, this has also been rectified in this application with a smaller hard standing area. Furthermore, the inspector also highlighted the previous location of the bin store on the highest part of the site at the junction of Fairdene Road and Reddown Road to be inappropriate. This has been replaced by a garage facing Reddown Road. All of the above are acceptable alterations and are supported.

Residential amenity

- 8.5 In the dismissed appeal report, the inspector concluded that “I am satisfied that the proposed development would safeguard the living conditions of the neighbouring occupiers of One and a Half Fairdene Road, with regards to outlook.”
- 8.6 There would be no other harm on other neighbouring occupiers to the site.

Amenities of the future occupiers

- 8.7 All of the 6 proposed flats would be over the Nationally Described Space Standards for two and one bedroom units. All units would be dual aspect allowing for acceptable levels of light into proposed units.
- 8.8 Due to the layout of the site in its unique location on the corner of Reddown Road and Fairdene Road, only one of the proposed units would have a private amenity space. However this in itself would be an acceptable size and would satisfy the requirements of the London Plan. The remaining units would share a communal garden, which is an improved space from the previous application where the inspector stated the communal space “essentially comprises the residual space around the front of the property, and which I note would also be adjacent to the bedroom windows of flat 1.” The communal space is now larger and no longer directly outside a bedroom for Flat 1, therefore this space is now more usable and is acceptable.
- 8.9 The landscaping of this area, and particularly for the boundary treatment around the site is to be conditioned to secure an area that can be kept private from the public realm.

Parking and cycle storage

- 8.10 The Public Transport Accessibility Level for the site is 2, which is considered poor, with the site being in short walking distance of Coulsdon South train station and bus services. Policy T8 outlines maximum parking provisions for flatted schemes,

however it should be noted these are maximum. It is considered that the provision of 3 car parking spaces is acceptable due to the proximity to public transport services and the need to promote sustainable transport options.

- 8.11 The applicant has provided 30 metre sight lines, ensuring that when exiting the site it is possible to have clear unobstructed views up to the nearby junction with Fairdene Road. It would be possible to turn on site in order to be able to exit the site in forward gear. Visibility splays have been suggested to be included as a condition to be submitted and approved by the Council and retained thereafter prior to the commencement of development.

Waste and refuse

- 8.12 The proposed bin store has been reduced in its size and relocated to allow for manoeuvring space for the parking area. This would still allow for 2 no. bin stores for each unit which is considered to be acceptable. The bin store itself would adequately replace the existing garage and would be an acceptable addition to the site.

Other matters

- 8.13 Representations have raised concern that the development will increase the risk of flooding in the local area. The site does not fall within a Flood Zone defined by the Environment Agency. The site is subject to a low risk of surface water flooding, which has been addressed as part of condition 2, to incorporate SUDs where possible.
- 8.14 A number of representations raised concern that the development will have an overbearing impact on the ability of the sewerage system locally. This provision is outside the scope of planning regulations and as such cannot be negotiated in through this application.
- 8.15 The application is subject to Community Infrastructure Levy which will be used to pay for the improvement of infrastructure.
- 8.16 A further representation detailed how cycling is less relevant in the local area due to the relief of the land. Whilst it is appreciated the relief in the local area is hilly, the application must still comply with the London Plan and due to the cycling provision proposed this would be acceptable.

Conclusions

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

This page is intentionally left blank