

PART 6: Planning Applications for Decision

Item 6.3

1.0 APPLICATION DETAILS

Ref: 21/02692/FUL
 Location: 1A Meadow Rise, Coulsdon CR5 2EH
 Ward: Coulsdon Town
 Description: Demolition of existing dwelling and garage and erection of 4-storey building, comprising of 9 residential units with associated parking, cycle, refuse storage and landscaping.
 Drawing Nos: 20.047.001, 20.047.002, 20.047.003, 20.047.101H, 20.047.111B, 20.47.110E, 20.047.120B, 20.047.130A, 20.047.101D, 20.047.122B, 20.047.123B, 20.047.123, 20.047.114, 20.047.112A, , 20.047.113A, 20.047.121B, 20.047.140, Tree constraints plan, 2010/62/AIA, 020/5722/001, 2020/5722/002 P5
 Agent: Arjun Singh
 Applicant: New Place Associates
 Case Officer: Muhammad Saleem

	1 bed	2 beds	3 bed	4-bed	5-bed	TOTAL
Existing	0	0	0	0	1	1
Proposed (all market housing)	2 (1bed/2person unit)	1 (2bed/3person units)	6 (4x 3bed/4person units and 2x 3bed/5person)	0	0	9

Number of car parking spaces	Number of cycle parking spaces
6	18 long-stay + 3 visitor

1.1 This application is being reported to Planning Committee in accordance with the following committee consideration criteria:

- Objections above the threshold in the Committee Consideration Criteria
- Referral from Ward Councillor (Cllr Luke Clancy)

2.0 RECOMMENDATION

2.1 That the Planning Committee resolve to GRANT planning permission subject to the completion of a legal agreement to secure the following:

- A financial contribution of £13,500 for sustainable transport improvements and enhancements.
- Permits to access the road during school drop off and pick up times only for residents allocated one of the on-site car parking spaces.

- 2.2 That the Director of Planning and Strategic Transport has delegated authority to negotiate the legal agreement indicated above.
- 2.3 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. Commencement time limit of 3 years
2. Development to be carried out in accordance with the approved drawings and reports

Pre-commencement conditions

3. Submission and approval of Construction Management Plan and Construction Logistics Plan
4. Submission and approval of materials / details
5. Submission and approval of Biodiversity Enhancement Strategy
6. Submission and approval of final SUDS details

Pre-Occupation Conditions

7. Submission and approval of details of refuse and recycling store
8. Submission and approval of details of cycle storage including green roof
9. Submission and approval of details of EVCPs
10. Submission and approval of landscaping, play and amenity
11. Submission and approval of details of replacement tree planting.
12. Submission and approval of details of excavation and removal of hardstanding and re-provision of hard landscaping within and adjacent to root protection areas.

Compliance Conditions

13. Development to be carried out in accordance with the Tree Protection Plan and Arboricultural Impact Assessment.
14. Implementation of car parking as shown on plans with no boundary treatments above 0.6m in the sightlines
15. Development in accordance with accessible homes requirements; one unit to be M4(3) and others M4(2)
16. Compliance with energy and water efficiency requirements
17. Provision of obscure glazing and fixed shut for all windows on the elevation facing 121 Woodcote Grove Road, below a height of 1.7m from floor level
18. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

INFORMATIVES

1. Granted subject to a Section 106 Agreement
2. Community Infrastructure Levy
3. Code of practice for Construction Sites
4. Highways informative in relation to s278 and s38 works required

5. Compliance with Building/Fire Regulations
6. Construction Logistics Informative (in relation to condition 3)
7. Refuse and cycle storage Informative (in relation to conditions 8 & 12)
8. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The applicant seeks full planning permission for the following:

- Demolition of the existing two storey detached dwelling
- Erection of a replacement four storey building comprising of a total of 9 flats
- 6 parking spaces on the front forecourt maintain the existing crossover fronting Meadow Rise
- 20 cycle parking spaces
- Removal of 3 trees on site and replacement with 4 new trees
- Communal and private amenity space, play space and hard and soft landscaping

3.2 During the assessment of the application additional details and plans have been received on 03.08.2021 and uploaded to the website on 04/08/21. The amendments included:

- Swept Path Analysis Plan
- Visibility Splay Plan
- Tree Survey and constraints plan
- Arboricultural Impact Assessment
- Planning Statement Addendum – Fire Safety
- Visualisations

3.3 The details submitted are minor in nature, did not amend the scheme (just provided some additional details) and therefore, did not require re-consultation with residents. The scheme has however undergone a re-consultation with adjoining occupiers as the description of development has been amended to make it more specific.



Figure 1 - Visualisation of proposed buildings – view from Woodcote Grove Road

Site and Surroundings

- 3.4 The site is a rectangular shaped corner plot at the junction of Meadow Rise and Woodcote Grove Road and accommodates a large two storey (chalet bungalow) detached family dwellinghouse with roof level accommodation. The site measures approximately 0.085ha. The property benefits from a front garden with hardstanding which faces Woodcote Grove Road and provides off street car parking with a detached garage and large rear garden with a garden shed abutting the rear boundary. Pedestrian and vehicular access is via the ramped access fronting Meadow Rise. The topography of the site gently slopes upwards from the east of the site to the west side boundary shared with no. 3 Meadow Rise where the land level is approximately 400mm higher to the rear of the site. The land level also rises from the north to the south of the site where the land level is approximately 300mm higher to the southern side of the site and where Woodcote Grove Road is on an incline with it rising to the south side. The property is not listed or within a conservation area.
- 3.5 The surrounding area is suburban and residential in character, comprising of two and three storey detached properties of varying styles and materials.
- 3.6 Meadow Rise is not a classified road and the site has a PTAL rating of 1b (poor). There are a number of (14) trees surrounding the site and some on the site, none of which are protected by TPOs. The site is at very low risk of surface water flooding.



Figure 2 - Aerial view of site

Planning History

3.7 Site history is set out below.

Reference	Description	Decision	Date
02/03343/P	Erection of detached double garage	Granted	18.12.2002

3.8 Relevant planning history of nearby properties

Reference	Address	Description	Decision	Date
20/02795/FUL	78 Smitham Bottom lane	Demolition of a garage and outbuildings and erection of detached chalet bungalow with associated landscaping and landscaping structures, car parking, refuse and cycle storage	Granted	01.10.2020
18/06195/FUL	117 Woodcote	Demolition of garage, tow storey rear extension, dormer roof extensions and	Granted	23.04.2019

	Grove Road	front and rear roof lights and the conversion of the existing building (including roof space) to provide 5 flats and associated provision of parking, cycle and bin storage		
19/06006/HSE	117 and 117a Woodcote Grove Road	Erection of side extension and reconfiguration/enlargement and extensions to existing roof serving the detached dwelling at the rear of 117 Woodcote Grove Road	Granted	05.03.2020
14/00837/P	107 Woodcote Grove Road	Erection of detached house with accommodation in roof space; alterations to existing vehicular access and provision of associated parking	Granted	06.05.2014

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the intensified residential development is acceptable given the residential character of the surrounding area and the need for housing nationally and locally.
- The proposal provides 66.6% 3-bed units, the scheme provides an acceptable level of family sized units with the remaining units being a mix of 1 and 2 bed units and provides a good quality of accommodation and amenity space for residents.
- The design and appearance of the development is of a high quality, and would not harm the character of the surrounding area.
- The proposed landscaping scheme will result in an enhancement to the street scene.
- The living conditions of adjoining occupiers would be protected from undue harm.
- The level of parking and impact upon highway safety and efficiency would be acceptable.
- Tree removals are to be mitigated by replacement tree planting/landscaping and retained trees within and around the site will be protected.

5.0 CONSULTATIONS

- 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 was initially publicised by 25 letters of notification to neighbouring properties.
- 6.2 The number of representations received in response to the public consultations are as follows. It should be noted that there are instances of multiple / duplicate entries submitted by the same objectors and these have been counted individually. Many of the supporting representations are from outside the borough.
- 6.3 No of individual responses: 208; Objecting: 206; Supporting: 2
- 6.4 The following issues were raised in representations. Those that are material to the determination of the application, are addressed in substance in the Material Planning Considerations section of this report.

Objection	Officer comment
<i>Character and design</i>	
Overdevelopment of the site on a school street	Addressed in paragraphs 8.2, 8.10 – 8.19 of this report
Out of keeping, fails to respect the local development pattern, dominates the plot, too close to boundaries and appears overbearing	
4 storey building is not in keeping with the area	
Unattractive design and dominant on corner plot. Needs redesign	
Flats are not in keeping with the character local area.	
The contemporary design of the new houses are not in keeping with character of the area	
The roof design results in an unsymmetrical profile which is out of keeping with the local context which consists of symmetrical roofs	Addressed in paragraph 8.19
<i>Highways impacts</i>	
6 car parking spaces for 9 flats insufficient the overspill would result in parking stress along a busy school road. Current restrictions are in place to reduce traffic with all the extra families within the development.	Addressed in paragraph 8.67 of this report
The addition of 9 units increased on street parking on a busy road and junction would further reduce visibility	Addressed in paragraph 8.64 of this report.

and the increased highway movement would result in the turning becoming more dangerous for children of nearby schools	
Neighbouring amenity impacts	
Overdevelopment of site with number of windows results in overlooking of neighbouring properties	Addressed in paragraphs 8.44 – 8.47 It is not considered that noise from the proposed residential use would be out of the ordinary in comparison to other residential uses in the area.
The height and siting of the development would result in loss of daylight and sunlight and overshadowing of neighbouring properties	
Overdevelopment would result in noise and parking stress	
Balconies would overlooking neighbouring properties	Addressed in paragraph 8.46
Impacts on trees and ecology	
Loss and damage of trees impacting the local environment	Addressed in paragraphs 8.56 – 8.59 of this report. The proposal would provide replacement trees within the communal garden and a detailed landscaping plan would be secured via condition.
Hard surfacing over garden space	
Quality of accommodation	
Loss of green space	The proposal would maintain adequate landscaped and rear gardens for each dwelling in accordance with London Plan size standards.
Inadequate small gardens for size of property	
Other matters	
Increased dwellings will impact on local already strained amenities such as schools & GPs.	Addressed in paragraphs 8.2 - 8.4 of this report
Inadequate waste and recycling provision	Addressed in paragraph 8.75 – 8.76 of this report

Insufficient infrastructure to support increased population (schools, GPs etc)	The development will make a CIL payment to contribute towards infrastructure and services
Not compatible with the rural / peaceful feel of the area	The proposal is for a residential use in a residential area, which is not considered to significantly alter the nature of the area.
Need houses not flats	The proposal is for a significant proportion of new family sized dwellings and exceeds the Council's strategic requirement for family sized units (30%) within a development.
Dust impact on residents and their well being	This is not a planning matter. However a CLP would be required via condition outlining details of dust suppression.
Support	
No comments made	

6.5 Councillor Luke Clancy made the following representation:

- Overdevelopment of site
- Concerns regarding parking stress
- Overlooking of neighbouring properties

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 New London Plan (2021), the Croydon Local Plan (2018) and the South London Waste Plan (2012).

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF) (2021). 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 latest version of the NPPF has an increased focus on good design.

7.3 The main planning Policies relevant in the assessment of this application are:

London Plan (2021):

- D3 Optimising site capacity through the design-led approach

- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- D12 Fire Safety
- H1 Increasing housing supply
- H2 Small sites
- H10 Housing size mix
- S4 Play and informal recreation
- G5 Urban Greening
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- S11 Improving air quality
- S12 Minimising greenhouse gas emissions
- S13 Energy infrastructure
- S112 Flood risk management
- S113 Sustainable drainage
- T4 Assessing and mitigating transport impacts
- T5 cycling
- T6 car parking
- T6.1 Residential parking
- T7 Deliveries, servicing and construction

Croydon Local Plan (2018):

- SP2 Homes
- DM1 Housing choice for sustainable communities
- SP4 Urban Design and Local Character
- DM10 Design and character
- DM13 Refuse and recycling
- SP6 Environment and Climate Change
- DM23 Development and construction
- DM25 Sustainable drainage systems and reducing floor risk
- DM27 Protecting and Enhancing our Biodiversity
- DM28 Trees
- SP8 Transport and communications
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development

Supplementary Planning Documents/Guidance

- Croydon Suburban Design Guide SPD (2019)
- Section 106 Planning Obligations in Croydon and their Relationship to the Community Infrastructure Levy (2019)
- London Housing SPG (Mayor of London, 2016)
- Accessible London: Achieving an Inclusive Environment SPG (Mayor of London, 2014)
- Play and Informal Recreation SPG (Mayor of London, 2012)

- Character and Context SPG (Mayor of London, 2014)
- Sustainable Design and Construction SPG (Mayor of London, 2014)

8.0 MATERIAL PLANNING CONSIDERATIONS

8.1 The main planning issues relevant in the assessment of this application are as follows:

- Principle of development
- Design of the proposal and the impact on the character of the area
- Quality of accommodation
- Impact on neighbouring residential amenity
- Impacts on trees
- Landscaping
- Impacts on ecology and biodiversity
- Access, parking and highways impacts
- Waste / Recycling Facilities
- Sustainability and Flood Risk

Principle of Development

8.2 The existing use of the site is residential and as such the proposed redevelopment of the site for residential purposes is acceptable. Policy SP2.1 of the Croydon Local Plan (2018) applies a presumption in favour of development of new homes and Policy SP2.2 states that the Council will seek to deliver 32,890 homes between 2016 and 2036, with 10,060 of said homes being delivered across the borough on windfall sites. London Plan Policy D3 encourages incremental densification to achieve a change in densities in the most appropriate way and policy H3 seeks to significantly increase the contribution of small sites to meeting London's housing needs. Given the above, the principle of intensifying the residential use of the existing site to provide a net increase of 9 homes is acceptable.

8.3 Policies SP2.7 and DM1.1 set a strategic target for 30% of all new homes over the plan period to have 3 or more bedrooms in order to meet the borough's need for family sized units and ensure that a choice of homes is available in the borough.

8.4 The proposal provides 6 x 3bed units (67%) in compliance with the strategic target. The existing property on the site is 1 x 5bed family house, so the proposal would result in a net uplift 5 x family-sized dwellings in compliance with policy DM1.2.

Design and impact on the character of the area

8.5 Policies SP4.1 and DM10.1 of the Local Plan state that the Council will require development of a high quality, which respects and enhances Croydon's varied local character and contributes positively to public realm, landscape and townscape to create sustainable communities. Proposals should respect the

development pattern, layout and siting; the scale, height, massing, and density; and the appearance, existing materials and built and natural features of the surrounding area.

- 8.6 Policy DM10.2 seeks to create well defined and designed public and private spaces and advises that forecourt parking should only be allowed where it does not cause undue harm to the character or setting of the building and it large enough to accommodate parking with sufficient screening to prevent vehicles encroaching on the public highway.
- 8.7 The existing building is a traditional suburban 2 storey detached chalet bungalow property in white render and timber panelling with a hung tile pitched roof and dormer windows. It does not hold any significant architectural merit and there is no 'in principle' objection to its demolition.
- 8.8 The site is generous in its size and is a rectangular shaped plot. The property on the site fronts Woodcote Grove Road with a large rear garden and vehicular crossovers fronting Meadow Rise, leading to a large front forecourt for parking and a detached pitch roofed garage, with soft landscaping, including trees along the front and side boundaries. There is fencing along the stretch of this road including the boundary fronting Woodcote Grove Road. The property benefits from a shared pedestrian and vehicle access. The site is adjacent to 121 Woodcote Grove Road and no. 78 Woodcote Grove Road is separated from the site by Meadow Rise. The rear boundary is shared with no. 3 Meadow Rise.
- 8.9 The scheme has evolved through two rounds of pre-application discussions with the applicant and their architect.

Site Layout

- 8.10 The proposed development would provide a flat roofed, four storey building located in a similar location as the existing property, with the proposal facing onto Meadow Rise, accessed directly from Meadow Rise, with landscaping to the front and side boundaries. The proposal includes 6 car parking spaces on the forecourt to the eastern side of the site (adjacent to Woodcote Grove Road), accessed via the existing crossover fronting Meadow Rise, along with an area of landscaping being maintained to the boundary fronting Woodcote Grove Road and a pedestrian pathway leading to the front entrance of the building. The existing crossover would also allow pedestrian access leading to a pathway adjacent to Meadow Rise which leads to the front entrance of the building. A ramped access would also be provided from Meadow Rise to the front entrance. The proposal would also provide a pedestrian access closer to the western boundary of the site which is accessed via Meadow Rise leading to the cycle storage and the secondary entrance from the rear of the building.
- 8.11 The private gardens for the proposed ground floor units would be situated on the south and west of the building adjacent to a soft landscaped communal garden area to the rear of the and a soft landscaped buffer to the east between the hard landscaped car parking area and the front elevation of the building. The bin storage area is situated adjacent to the existing access from Meadow Rise close to the junction with Woodcote Grove Road.

- 8.12 The position of the proposed building line fronting Woodcote Grove Road is not considered to project substantially beyond the front building lines established by the existing adjacent houses along Woodcote Grove Road. The proposed building would be in a similar position to the existing house and continues to front beyond the existing building line of no. 3 Meadow Rise given the site curtilage and it is considered to continue to respect the established building line. The depth and width of the proposed building would not breach the 45 degree angle taken from nearest front and rear habitable room windows of the adjacent properties at nos. 121 Woodcote Grove Road and 3 Meadow Rise.
- 8.13 The width of the building measures 13.6m in comparison to the existing width of approximately 10.5m and a depth of 25m in comparison to the depth of 12m and 7m along the northern and southern sides respectively whilst maintaining an acceptable set back from the shared site boundaries in accordance with the relevant SDG guidance regarding relationships to neighbouring boundaries. In addition, the proposed fourth floor setback from the eastern side of the building creates a more transitional relationship with these properties along this section of Meadow Rise.
- 8.14 The introduction of a new four storey building with an increased depth would be considered efficient use of this large plot. As mentioned above, the proposed building facing Meadow Rise would be set forward of the established building line of no. 3 Meadow Rise however given the plot size, existing site curtilage with the existing building being set forward of the established building lines of Meadow Rise along with the proposed rear gardens being provided for this new building the siting is considered acceptable and would not appear overly dominant within the streetscene of Meadow Rise.



Figure 3 - Proposed site layout

8.15 The proposed building responds to the shape of the site with appropriate separation distances from the site boundaries and due to its corner location does not impact on any neighbouring properties which is discussed in greater detail below.

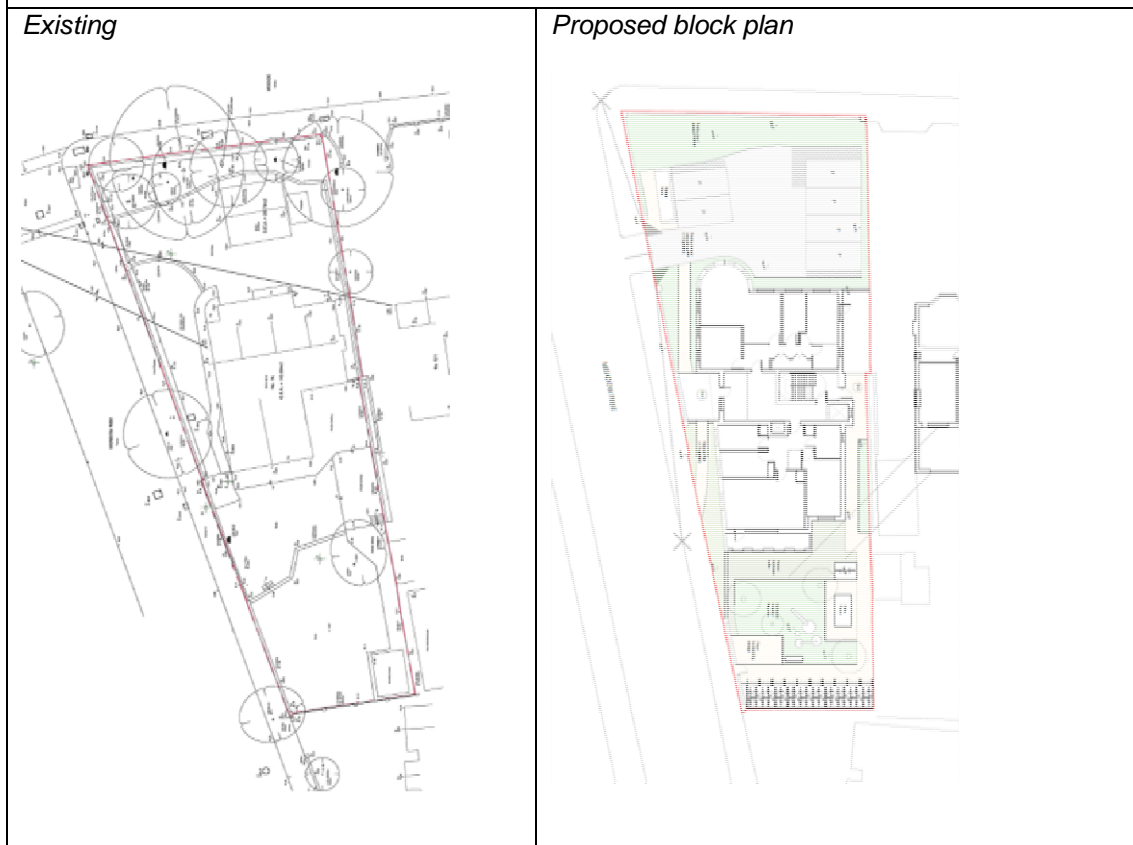


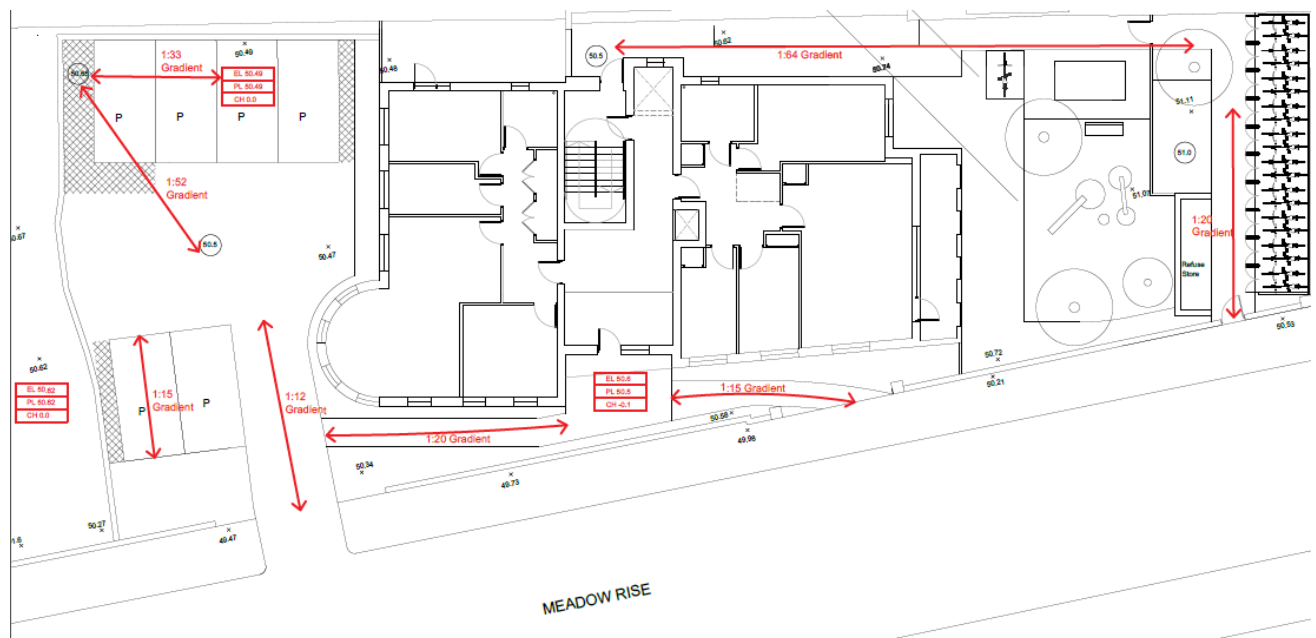
Figure 4 – SDG guidance on corner plots and existing/proposed block plan

8.16 On the basis of the above assessment, the site layout is considered appropriate on this corner plot.

Scale, Height and Massing

8.17 Local Plan policy DM10.1 seeks to achieve a minimum height of 3 storeys on new developments and the Suburban Design Guide SPD indicates that where surrounding buildings are predominantly detached dwellings of 2 or more storeys, new developments may be 3 storeys with an additional floor contained within the roof space. In addition, the site is a corner plot and a further additional storey and potentially additional mass is encouraged on corner plots. Section 2.14.2 of the Councils' SDG stipulates that redevelopment of corner plots to provide new dwellings, including extensions or conversions should seek to include an (1) additional storey to the 3 storeys recommended in the Croydon Local Plan Policy DM10.1 and some corner plots may be able to accommodate further height provided the massing is responsive to neighbouring properties

8.18 The site is a corner plot with gentle elevated land levels to the south and west of the site. The proposal would maintain the majority of the existing land levels. The submitted site plan outlines the marginal land level change to the front of the site from 5.6m to 5.5m where the land level would be reduced by only 0.1m. The gradients throughout the site are also considered appropriate.



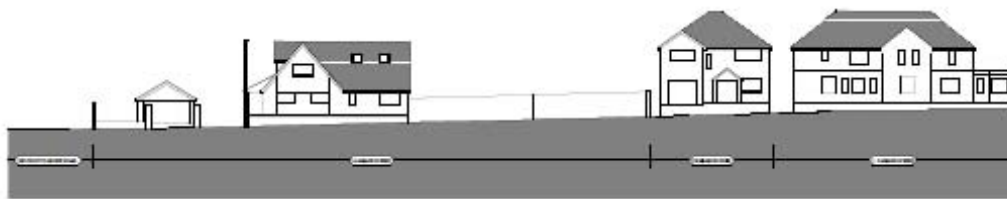
Land level changes outlined in section and site plan

8.19 The proposed flat roofed four storey building with the fourth storey set back would create a marker building which would be supported by the Council. The proposed building with a stepped in fourth floor level would increase the height by approximately 650mm in comparison to the existing dwellings.

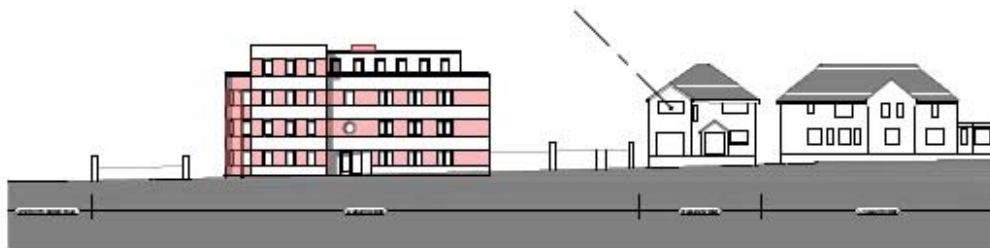
8.20 The proposed building with a flat roofed design in conjunction with a stepped fourth floor would give the building some height variation and along with the high quality design approach and landscaping along the boundaries which front streetscenes of Woodcote Grove Road and Meadow Rise helps to ensure the proposed building would not appear obtrusive within the streetscene. Therefore the height and scale of the proposed building is considered appropriate when

viewed from the streetscene of Meadow Rise and Woodcote Grove Road and the building would not appear overbearing within the streetscene. As such, the proposed height complies with guidance and is supported.

- 8.21 The existing soft landscaping to the eastern boundary of the site would help enhance the street frontages.
- 8.22 In regards to the footprint and massing, the stepped fourth floor with stepped front and side elevations ensures that the building is not overbearing on the frontage of Meadow Rise and Woodcote Grove Road.



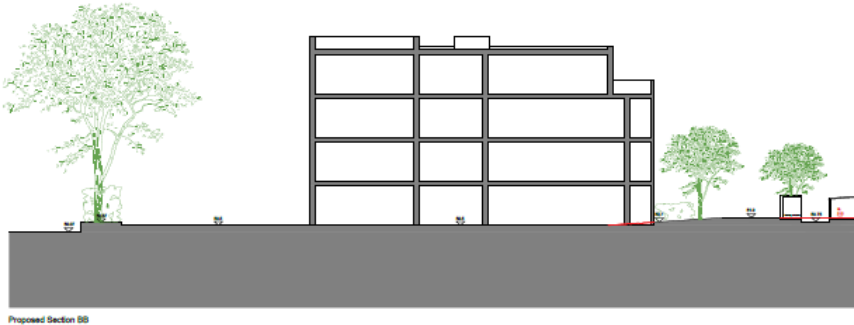
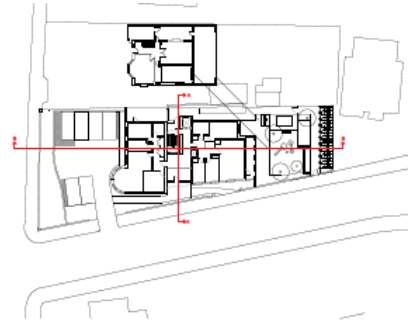
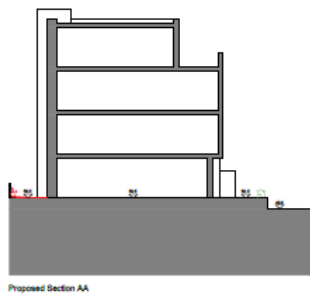
Existing Meadow Rise Street Elevation (landscape and boundary treatments removed for clarity)



Proposed Meadow Rise Street Elevation (landscape and boundary treatments removed for clarity)

Existing and proposed streetscene of Meadow Rise

- 8.23 In regards to the topography and land levels, the site would maintain its existing land levels with a marginal reduction in the land level of 0.1m to the front of the site and the proposed low level brick site boundary walls would be considered acceptable given its minimal visual impact on the streetscene. The proposed four storey building given its setbacks within the elevations and at fourth floor level as the building projects to the east where the land level is gradually gently elevated along this section of Meadow Rise along with the building being set back from the boundaries would be considered acceptable given its minimal visual impact on the streetscene.



Proposed site sections

8.24 The front, side and rear elevations would be visible from the rear gardens of properties along the western side of Meadow Rise (nos. 1b, 3 and 5) and nos. 121 Woodcote Grove Road and 78 Smitham Bottom Lane. However given the distance to these properties and the positioning of the proposed building with stepped elevations and a stepped fourth floor level it is not considered to be overbearing when viewed from neighbouring properties. A gap of approximately 12m would be retained between the western side elevation of the building and the site boundary shared with no. 1b Meadow Rise. The separation distance from both nos. 121 Woodcote Grove Road and 78 Smitham Bottom Lane (which is situated on the opposite side of the street from the site) would be 6m and 15m respectively.

Appearance and Materials

8.25 A character analysis has been undertaken and various features from the two and three storey houses within the surrounding area have been referenced including red and white horizontal banding, bay windows, timber and aluminium windows and brick work in varying tones. Whilst these elements have been incorporated into the proposed building a contemporary interpretation design approach has been taken where the proposed flat roofed building references 1930s residential blocks within the borough and wider area. The submission demonstrates a clear rationale for the design approach referencing 1930s buildings and details examples within the borough and other parts of London with similar relationships existing between larger residential flatted blocks and two and three storey residential dwellinghouses in suburban locations.

8.26 Given the corner location of the site, this allows for an opportunity for a townscape marker and high quality feature building and it is considered

appropriate for the introduction of an interesting and bold architectural design and finish which would enhance the character of the street. The flat roofed design helps reduce the scale of the building. A pitch roofed design was explored at pre-application stage and this was considered inappropriate given its additional massing and that it created a more visually complex building. The referencing of 1930s flat roofed buildings with horizontal banding features is considered appropriate and supported by the Council.

- 8.27 The proposed building would be predominantly built of a red brick with striped white brick which makes reference to the banding within houses in the local area and those found within 1930s residential buildings. This material articulation with the contrast given by the finish of the brick and banding would be considered acceptable and helps contribute to the architectural interest created by the overall design approach and its building form. The bay feature finished in red brick would provide some relief from the banding.
- 8.28 The use of circular windows within the building is considered an appropriate feature along with the curved bay feature facing Woodcote Grove Road. The proposed building references the way contrasting materials are used at ground floor level in neighbouring properties and those within 1930s flatted buildings. The proposed material palette ensures the materials response appropriately to the surrounding properties.
- 8.29 The use of materials, banding, window reveals and circular window along with the flat roof would reduce the dominance of the proposed building. As proposed, the design of the building is considered to add interest and have a positive impact on the streetscene and would accord with relevant guidance of the SDG. However a condition shall be imposed to ensure samples and the specification of the final materials along with detailed drawings of the reveal depths and key junctions/features are submitted to and approved in writing by the Council prior to any works commencing on site.
- 8.30 On this basis, the proposal is considered to comply with policies SP4.1 and DM10 as it has an appropriate height, mass and siting on this corner plot and is of a high quality design which is considered to respect and enhance the character of the area and contribute positively to the streetscene.

Quality of Accommodation

- 8.31 London Plan policy D6 states that housing developments should be of a high quality and provide adequately sized rooms with comfortable and functional layouts. It sets out minimum Gross Internal Area (GIA) standards for new residential developments.
- 8.32 All proposed units exceed the minimum space standards and internal layouts have been well thought with adequate storage space. All proposed units are dual aspect and will receive good levels of light. Where windows are proposed on the rear elevation adjacent to neighbouring property at no. 121 Woodcote Grove Road these would serve bathrooms, secondary bedrooms and the lift shaft which would be fitted with obscure glazing up to a height of 1.7m to avoid overlooking

of neighbouring gardens to the south (secured via condition), these habitable rooms within the proposed development are served by other large windows to ensure adequate light.

- 8.33 London Plan policy D7 states that 10% of new build housing should meet Building Regulation requirement M4(3) 'Wheelchair User Dwellings'.
- 8.34 The ground floor unit (3-bed) would be wheelchair user dwelling. The remaining units meet Building Regulation requirement M4(2) 'Accessible and Adaptable Dwellings' which requires step free access to all units and the facilities of the site. There is level access to the front entrance to each of the dwellings within the two blocks. Step-free access to the amenity space is provided from the units. The proposal complies with accessibility requirements.
- 8.35 Policy DM10.4 of the Local Plan requires provision of high quality private amenity space at a minimum of 5sqm per 1-2 person unit and an extra 1sqm per extra occupant thereafter. Private amenity space is provided in the form of private gardens for the ground units and inset and projecting balconies for the first and second floor level units along with a terrace above the projecting bay and a roof terrace for the third floor level units which measure between 50 and 5sqm which is considered appropriate for the 1bed, 2bed and 3bed dwellings. The private amenity spaces at ground floor level are screened by the boundary fences and a soft landscaped buffer to ensure adequate levels of privacy being maintained for future occupiers. The details of this would be secured via condition.
- 8.36 Communal amenity space of approximately 51sqm is also provided to the western side of the site. This space comprises formal and informal areas including lawn, planting, seating and play. Details of this will be secured by condition.
- 8.37 Policy DM10.4 also requires provision of children's play space calculated using the Mayor of London's population yield calculator. Play space is incorporated within the communal garden as part of the landscape strategy. The requirement according to Table 6.2 of policy DM10.4 would be for 13.9 sqmand the proposal provides an informal play space integrated within the communal area which measures 51.07sqm. Officers consider this approach acceptable and proposed playspace would be acceptable.
- 8.38 The applicant has provided details in relation to fire safety, specifically in relation to fire appliance positioning, evacuation assembly point, safety features and access. This matter will be finalised through the Building Regulations regime.
- 8.39 The proposal would provide good quality accommodation for future occupiers internally and externally in accordance with Local Plan Policies SP2 and DM10 and the London Plan policies D6 and D7.

Impacts on Neighbouring Residential Amenity

- 8.40 Policy DM10.6 of the Local Plan states that the Council will ensure proposals protect the amenity of occupiers of adjoining buildings and will not result in direct overlooking into their habitable rooms or private outdoor space and not result in significant loss of existing sunlight or daylight levels.
- 8.41 The nearest residential properties are those adjacent to the site to the west (no. 3 Meadow Rise) and to the south (no.121 Woodcote Grove Road). There are no adjoining properties to the north.
- 8.42 The width of the proposed building would not project substantially beyond the rear elevation (approximately 3.5m) of no. 121 Woodcote Grove Road and does not breach the 45 degree line taken from the nearest ground floor and first floor level habitable room window within the front and rear elevations of this property at no. 121 Woodcote Grove Road. There are 6x side facing windows of this property facing the site. The use of these windows has been verified using recent submitted plans for an extension in 2016 under planning ref: 16/00310/P where only 2x windows serve habitable areas including the front reception room, breakfast room at ground floor level. The remaining windows serve a kitchen, garage at ground floor level and bathroom at first floor level. The ground floor reception room is served by a large bay window within the front elevation and the side window is a secondary opening and this space is considered to receive ample light and outlook from the large bay window. Whilst the breakfast room is the only room which is served by a single side window. However given the separation distance of approximately 6m from the rear elevation of this building is considered sufficient and there would not be any significant impact on this window in terms of loss of light, outlook or an increased sense of enclosure.
- 8.43 The proposal would not overlook the first 10m of the rear garden of this property. Therefore given the height, scale, siting and relationship with this property at no. 121 Woodcote Grove Road it is considered that the proposed building would not result in any significant harmful impact on the amenities of this property in terms of loss of light, outlook or an increased sense of enclosure.
- 8.44 The proposed building would be situated approximately 12m from the western boundary shared with the adjacent property at no. 3 Meadow Rise. In addition, the property at no. 3 Meadow Rise is substantially set back from the front boundary of the site and given the relationship between the proposed building being set within the existing site which is set forward of the adjacent site at no. 3 Meadow Rise the proposed building would not have any harmful impact on this property at no. 3 Meadow Rise in terms of loss of loss of light, outlook, increased sense of enclosure or loss of privacy. The proposed building would not breach a 45 degree line taken from the nearest ground and first floor level habitable room windows in plan or elevation. Therefore the proposal would comply with policy outlined above.
- 8.45 The proposed rear elevation adjacent to the side boundary shared with the property at no. 121 Woodcote Grove Road provides openings which serve bedrooms, bathrooms and the communal stairwell of the building which would be fitted with obscure glazing and fixed shut. A condition would be imposed to

ensure the windows are fixed shut and fitted with obscure glazing up to a height of 1.7m above floor level to safeguard neighbouring amenities in terms of overlooking and loss of privacy.

- 8.46 The side openings featured within the western side elevation would serve bedrooms, living/dining rooms with projecting balconies. The proposed building would be set forward of the adjacent property at no. 3 Meadow Rise and would achieve a 45 degree line taken from the nearest habitable room openings at ground and first floor within the front and rear elevations. Therefore the proposed building would not result in any harmful impact on this property in terms of loss of outlook, increased sense of enclosure.
- 8.47 The amount of overlooking of adjacent rear gardens of neighbouring properties from the upper level windows of the proposed front building would be no greater than currently experienced from the first floor windows of the existing house.
- 8.48 Balconies are proposed on the western elevation however these are all inset so do not raise overlooking concerns towards neighbouring properties or the first 10m of neighbouring gardens. The outlook would be over the communal amenity space of the site with a separation distance of 12m from the shared boundary with no. 3 Meadow Rise which is substantially set back from the site.
- 8.49 The inset balconies and the balcony above the bay feature and roof terrace serving the third floor level units would look over the public highway and do not raise any amenity concerns.



Figure 5 - Proposed site plan showing relationship with neighbouring properties at nos. 121 Woodcote Grove Road and no. 3 Meadow Rise

- 8.50 Policy DM10.6 seeks to avoid overlooking of the first 10m of private outdoor space but does not specially offer protection of the rear part of garden areas.

Whilst it is acknowledged that the proposed building given its scale and height could have some impact in the rear portion of this garden, this part of the garden does not have strong protection in policy as outlined above and in a suburban environment such as this relationship is considered acceptable.

- 8.51 The area along the shared boundary between the site and 3 Meadow Rise, would provide an enclosed cycle storage along with an access. Given the siting of the house at no. 3 Meadow Rise where the boundary of the application site abuts the front area of this property it is considered that the proposed garden and access would not result in any harmful impact in terms of noise disturbance, overlooking or loss of privacy. The amount of noise generated from the proposed communal garden would be comparable to the existing garden of the property.
- 8.52 In addition, the amount of noise from the new development would be domestic in nature and would be considered unreasonable to warrant a refusal on this basis.
- 8.53 The relationship between the proposed building and opposite side of Meadow Rise, Woodcote Grove Road (no.121) given the openings within the side and front elevations of the proposed building and separation distance from the property at no. 78 Smitham Bottom Lane the proposal would not result in any harmful impact on the amenities of this properties.
- 8.54 As the proposed building is located to the south and south-west of the nearest adjoining occupiers, there would be negligible impact on daylight and sunlight levels to the properties on Meadow Rise, Woodcote Grove Road and Smitham Bottom Lane.
- 8.55 It is considered that any potential amenity impacts have been adequately mitigated and the proposal complies with policy DM10.6.

Trees and landscaping

- 8.56 Policy DM10.8 and DM28 seek to retain existing trees and vegetation. There are 14 trees on or around the site and are classified as category B, C and U trees. The proposal seeks to remove a group of hedge planting (G10) from the site which is situated along the front boundary fronting Meadow Rise, an apple tree (T11) situated within the rear garden and Leyland Cypress trees (G12) situated along the northern corner of the front boundary fronting Meadow Rise which are all classified as category C trees. The proposal also seek minor pruning to the southern side of the crown of the Alder street tree (T13) which is situated adjacent to the front boundary fronting Meadow Rise and overhangs the site and would reduce the lateral spread of the crown by approximately 1.5m. The removal and pruning of these trees outlined above would be required to facilitate the construction of the development and allow for the front access and landscaping areas to the front and rear of the site.
- 8.57 The removal of these trees has been agreed by the Council's Trees Officer where the Cypress Trees are considered to be planted for screening which have been regularly pruned and have a limited life expectancy. The proposal would also seek to provide replacement native shrub planting along the front boundary and

4x new trees which would be a mix of Field maple and Multi stern Juneberry trees are proposed, which have been illustrated within the submitted landscaping plan. The details of these trees would be secured via condition).

- 8.58 The remaining 11 trees which include 7 trees on site (T3, T4, G5, T6, T7, T8, T9) and 2 street trees (T1, T2) adjacent to the front boundary fronting Meadow Rise along with 2 trees (T13 and T14) within the site curtilage of no. 121 Woodcote Grove Road would be retained and a tree protection plan is proposed to ensure these trees are protected during construction. Given the existing hard landscaping for car parking to the east fronting Woodcote Grove Road it is considered that with an appropriate arboricultural method statement and tree protection plan there is suitable distance between the proposed building and the RPAs of trees being retained. The Council's Tree Officer has also stipulates that non-dig methods of providing the vehicle parking within the radius of the trees to retained both on and off site would be essential to ensure the scheme is acceptable in safeguarding the trees. These details shall be secured by condition and implemented prior to commencement of development including demolition to protect the trees to be retained both during and after the development is complete.
- 8.59 There would be an overall net loss of 3 trees from within the site, but when considered in terms of their quality alongside the replacement trees and the wider proposed landscaping plan including the new landscaping proposed to the eastern and western sides of the site, this is appropriate to mitigate their loss and provide enhancements to the area.
- 8.60 Policy 10.8 which requires proposals to incorporate hard and soft landscaping. The landscaping plan includes permeable paving at the front, with a different style of paving shown to demarcate the pedestrian footpaths to the main front entrance and round to the cycle store and bin store. The proposed site layout would provide a landscaped area to the eastern boundary fronting Woodcote Grove Road adjacent to the car parking and hard surfacing and a communal garden with areas of soft landscaping to the front and rear of the site. The details of planting and soft landscaping shall be secured via condition.
- 8.61 The Council recommend a green roof to the extensive flat roofed cycle storage in order to enhance the greening factor on site and soften the appearance of the cycle store. A condition shall be imposed to ensure this is provided.



Figure 6 – Landscaping plan

Impacts on ecology and biodiversity

8.62 No habitats of conservation concern are located on the site itself.

8.63 In terms of site enhancements, it is recommended that the proposed development includes a more diverse range of flora is introduced to the site including a native wild meadow, as well as a bumblebee box and bug hotel to attract invertebrates to the site. These enhancements will secure net gains for biodiversity and will be required by condition.

Access, Parking and Highway Safety

8.64 The site has a Public Transport Accessibility Level (PTAL) of 1b which indicates very poor access to public transport. Woodcote Grove Road is a bus route and a classified road. There are no parking or waiting restrictions in proximity to the site.

Access arrangements

8.65 The site currently has a vehicle crossover located to the northern side fronting Meadow Rise. The proposal is to maintain the existing crossover. There is a separate pedestrian pathway to the main front entrance to the building.

8.66 The appropriate pedestrian visibility splays can be achieved within the site, and the vehicle visibility splays can also be achieved from the relocated crossover.

8.67 Representations have raised concerns about entering and egressing the site in proximity to the junction. The existing crossover being maintained would allow the egress and access of vehicles allowing appropriate movement which is

similar to the current arrangement. The layout of the parking area is such that vehicles would be able to enter and leave the site in forward gear. It is also noted that given the residential nature along Meadow Rise it is considered that vehicles would not be travelling fast in this area and the appropriate visibility splays are achieved. As such, the access arrangements are not considered to represent a danger to highway safety.

Car parking

- 8.68 In areas of PTAL 1 in outer London, London Plan policy T6 requires up to 1.5 car parking spaces per 1-2 bed unit and up to 1.5 spaces per 3+ bed unit which would equate to a maximum of 13.5 car parking spaces. The proposal would provide 6 car parking spaces for the 9 flats.
- 8.69 It is often not desirable to deliver the maximum amount of parking on site as this can, amongst other things, promote unsustainable travel patterns. Whilst the site has a low PTAL, it is located close to the bus route which travels along Woodcote Valley Road and Smitham Bottom Lane and is a 20min walk from both Reedham and Coulsdon Town railway station. The London Plan car parking standards are maximums and, given the need to support sustainable travel, the proposal for 6 spaces could be considered acceptable. The Council generally seeks 1:1 car parking on suburban sites such as this and anything less than 1:1 should be justified with a parking survey. The applicant scoped and submitted the parking survey with the Council. This sets out that the parking stress in the area surrounding the site is 9.9% and that there is significant spare capacity of 97 spaces in the surrounding area. In addition, Meadow Rise benefits from access controls and future residents would only be allowed access via the school road resident permit access scheme which would be secured as part the s106 agreement. This would take the form of exemption from the scheme rather than a permit for parking on the school road. Therefore the future parking demand could also be managed through this permit arrangement with only 6 permits for the development (one for each of the spaces on site).
- 8.70 The development is located in an area with very low parking stress and it is considered that the proposed development would not have a significant impact. Therefore on this basis the Council supports the proposed car parking provision.
- 8.71 Swept paths for the parking spaces are provided (using a 4.8m car as required), demonstrating that the spaces are accessible for ingress and egress in forward gear. 20% active and 80% passive electric vehicle charging points would be provided in line with London Plan requirement and this can be secured by condition.
- 8.72 A contribution of £13,500 will be secured via S106 agreement to contribute towards sustainable transport initiatives in the local area including on street car clubs with electric vehicle charging points (ECVPs) within the South Croydon / Purley area as well as general expansion of the EVCP network in the area in line with Local Plan policies SP8.12 and SP8.13. The funding will go towards traffic orders at around £2500, signing, lining of car club bay, EVCP provision including electrics and set up costs for the car club. Every residential unit to be provided with a minimum 3-year membership to a local car club scheme upon 1st

occupation of the unit. Funding will also be used for extension and improvements to walking and cycling routes in the area and improvements to local bus stops to support and encourage sustainable methods of transport.

- 8.73 Details of the condition of the surrounding footways, carriageway and street furniture prior to the start of any works on site will be required as part of the CLP (Construction Logistics Plan) condition. This would need to be accompanied by photos and a report of any areas which may be of concern.
- 8.74 The car parking arrangements comply with Local Plan policy DM30 and London Plan policy T6.

Cycle parking

- 8.75 Policy DM30 and London Plan policy T5 and Table 10.2 would require provision of a total of 19 cycle parking spaces for residents. A total of 20 residents cycle parking spaces where 2 cycle spaces is proposed for visitors along the western boundary within a sheltered cycle store which is accessed via gates fronting Meadow Rise, plus an external 1 visitor cycle parking next to the communal garden. The siting of the cycle parking is considered appropriate. Details are acceptable and a condition will be attached to ensure compliance with the approved details.

Waste / Recycling Facilities

- 8.76 Policy DM13 requires the design of refuse and recycling facilities to be treated as an integral element of the overall design. The bin store is situated adjacent to the pathway to the western site boundary and accessed from the gated access from Meadow Rise with a dedicated 10sqm bulky goods area adjacent to the communal garden. The size and siting is considered acceptable.
- 8.77 The details of refuse storage along with adequate bin capacity sizes of 1280L (given the ample space within the bin store area) this shall be secured via condition.

Flood Risk and Energy Efficiency

Flood risk

- 8.78 The site is located within an area at very low risk of surface water flooding. The site is also in area where there is potential for groundwater flooding at the surface but there has been no instances of groundwater flooding within the vicinity of the site.
- 8.79 The applicant has submitted a Flood Risk and Surface Water Management Statement in support of the application. The site is situated within Flood Zone 1 which is considered to have a very low probability of fluvial or tidal flooding. Whilst the site does lie within a Critical Drainage Area as well as a location which has the potential for groundwater flooding to occur at surface, it should be noted that due to the site's topography the site is at low risk from surface water flooding and groundwater flooding.

- 8.80 The applicant proposes sustainable drainage measures for the proposed development in accordance with Policy DM25 of the Local Plan with all surface water runoff from hardstanding areas managed through a combination through of permeable paving and planting strategy and site wide SuDs.
- 8.81 A condition shall be imposed to require further details of the proposed sustainable drainage measures in accordance with Local Plan policy DM25 and London Plan policy SI13.

Energy efficiency

- 8.82 In order to ensure that the proposed development will be constructed to high standards of sustainable design in accordance with Local Plan policy SP6, a condition will be attached requiring the proposed development to both achieve the national technical standard for energy efficiency in new homes (2015) which requires a minimum of 19% CO2 reduction beyond the Building Regulations Part L (2013) as outlined in the submitted Energy Statement by BASE Energy, and meet a minimum water efficiency standard of 110 litres/person/day as set out in Building Regulations Part G.

Conclusion

- 8.83 The provision of 9 dwellings in this location is acceptable in principle. The proposed design, massing, site layout and quality of accommodation is acceptable, with good quality landscaping, private amenity space proposed. Some tree losses are proposed but compensatory planting, landscaping would be provided. Amenity impacts on neighbouring properties are minimal and where present have been successfully mitigated. The proposed 6 car parking spaces are considered acceptable. The proposal is also acceptable on ecology, flooding and sustainability grounds.
- 8.84 All material considerations have been taken into account, including responses to the public consultation. Taking into account the consistency of the scheme with the Development Plan and weighing this against all other material planning considerations, the proposal is considered to be acceptable in planning policy terms.

Other matters

- 8.85 A Fire Safety Strategy has been submitted as required by policy D12 of the London Plan
- 8.86 The development would be liable for a charge under the Community Infrastructure Levy (CIL).
- 8.87 All other planning considerations including equalities have been taken into account.