

1.0 SUMMARY OF APPLICATION DETAILS

Ref: 21/03908/FUL
 Location: 66 Pollards Hill North, Norbury, SW16 4NY.
 Ward: Norbury and Pollards Hill.
 Description: Demolition of existing dwellinghouse building and provision of residential accommodation (Class C3) comprising the erection of 9 two storey houses with rooms in roof space facing onto Pollards Hill North and Beech Road, with associated landscaping, refuse and recycling storage and cycle and car parking.
 Drawing Nos: 3130_GA-P-L00 100_REV P3 ; 3130_GA-P-L00 200_REV P3 ; 3130_GA-P-L00 LOWER 100_REV P3 ; 3130_GA-P-L00 LOWER 200_REV P3 ; 3130_GA-P-L01 100_REV P3 ; 3130_GA-P-L01 200_REV P3 ; 3130_GA-P-L02 100_REV P3 ; 3130_GA-P-L02 200_REV P3 ; 3130_GA-P-ROOF 100_REV P3 ; EX-E Rev V ; EX-P-L00 100 Rev V ; EX-P-L01 100 Rev V ; EX-P-L02 100 Rev V ; EX-P-Roof 100 Rev V ; GA-FS-01 Rev P1 ; GA-FS-02 Rev P1 ; GA-FS-03 Rev P1 ; GA-E-H1-H5 Rev P1 ; GA-E-H6-H9 Rev P1 ; GA-P-L00 500 Rev P1 ; GA-HT-01 Rev P1 ; GA-HT-02 Rev P1 ; GA-HT-03 Rev P1 ; GA-HT-04 Rev P1 ; GA-HT-05 Rev P1 ; GA-S-01 Rev P1 ; GA-S-02 Rev P1 ; 13/12 ; EX-SP ; GA-FS-03 Rev P1 ; TM-508-LA-101.
 Applicant: Regent Land and Development Ltd.
 Case Officer: D Gibson.

Residential Accommodation

	4 bedroom	Total
Existing	1	1
Proposed Market Housing	9	9
Total Proposed	9	9

Car Parking and Cycle Storage Provision

Car Parking Spaces	9
Cycle Spaces	18

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.

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:

- Sustainable transport contribution of £13,500
- Monitoring fees as appropriate.

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.

Pre-Commencement Conditions

3. Submission of detailed Construction Logistics Plan for approval prior to commencement of demolition/construction works.
4. Implementation of (prior to demolition and construction works) and adherence to actionable measures of arboricultural report and specified tree protection measures set out in approved arboricultural report and addendum note.
5. A construction environmental management plan regarding biodiversity to be submitted to and approved in writing by the local planning authority. Retention thereafter as appropriate.

Pre-Commencement Conditions Except for Demolition and Below Slab Level Works.

6. Full details of external facing materials.
7. Full details of windows reveals (minimum depth of 225mm) and window frame profiles drawn to scale of 1:20.
8. Full details of soft and hard landscaping, including green roof details to cycle and refuse storage structures and flat roof areas of the houses, and new tree planting details and biodiversity enhancements, and boundary treatment to be submitted for approval and retained as appropriate thereafter.
9. Finished Floor Levels.
10. Submission of SUDs scheme for approval.
11. Biodiversity Enhancement Strategy for Protected and Priority species to be submitted to and approved in writing by the local planning authority. The locations of enhancements should be included on any landscape and planting plans which will include the use of native species of benefit to wildlife as part of the mitigation / enhancements.
12. Full details of structural stability and foundations and retaining walls to be submitted for approval and retained as appropriate thereafter.

Pre-Occupation Conditions

13. Following details to be submitted to Council for approval and prior to first occupation of dwellings : security lighting (siting/manufacturer) ; visibility splays to each parking space ; full details electric charging point/s for car parking ; cycle storage enclosure appearance ; security lighting

- siting/manufacturer. Once approved, items listed to be implemented and retained as such.
14. Following to be provided as specified in application prior to first occupation of new dwellings : refuse storage structures ; parking layout/egresses.
 15. Development to meet energy efficiency/carbon reduction targets as appropriate.

Compliance Conditions

16. Implementation of and adherence to mitigation/enhancement measures as appropriate as set out in ecological report. Retention thereafter as appropriate.
 17. Development to meet 105 litre per person/day water use target.
 18. No windows, other than shown on the approved plans, to be provided to western facing flank elevation of House 1 as numbered on the approved plans.
 19. Flat roof areas of houses not to be used as balconies, terraces, etc.
 20. Withdrawal of householder permitted development rights.
 21. All dwellings to meet accessibility standards as appropriate.
 22. Adherence to fire safety strategy.
 23. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport.
- 2.3 That, if within 3 months of the issue of a draft planning permission decision notice, the legal agreement to secure the sustainable transport contribution of £13,500 has not been completed, the Director of Planning and Strategic Transport has delegated authority to refuse planning permission.

Informatives

1. Granted subject to a Legal Agreement
2. Community Infrastructure Levy
3. Code of practice for Construction Sites
4. Compliance with Building/Fire Regulations
5. 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:

3.2 The proposal includes the following:

- Demolition of the existing house at 66 Pollards Hill North.
- Erection of a terrace of 8 semi-detached four bedroom houses and 1 detached four bedroom house storey houses with third storey (second floor) set in roof pods. These are 4 bedroom / 6 person houses.
- Provision of 9 off-street parking spaces (one per house).
- Provision of associated covered cycle storage for residents and covered refuse storage for residents.
- Provision of associated tree planting and soft and hard landscaping.

3.3 Amended plans and information were submitted during the course of the application to address the following issues :

- House 1 – Off-street car parking space and vehicle crossover route located to west by a further 1 metre which also moves the pedestrian hardstanding route to the west by 1m, which allows for a 6 metre length on-street parking space to be retained.
- Cycle stores placed on hardstanding, with the door opening onto hardstanding. Respective hard-surfaced routes through the rear gardens to the respective stores will be provided. This is ensure cycles can be wheeled conveniently to the cycle stores.
- Refuse Stores - Double doors to bin stores have been replaced with 3 panels/doors. This to ensure ease of access and reduce conflicts with boundary walls.
- Foundation Impact report to respond to clarify soil and drainage conditions in relation to the structural methodology of the proposed development.
- An amended tree planting scheme was submitted in response to advice from officers that taller more prominent trees (at maturity) be alternatively mixed into tree planting arrangements within the frontage garden areas and that any tree being planted within the frontage of proposed properties, be situated in purpose built soil cell structures, so they can be integrated with the potential hardscaping and parking arrangement requirements.
- Addendum to Arboricultural report to provide Information in relation to the proposed vehicle crossovers in relation to the highway trees surveyed within the report.
- Bat Survey report, as requested by the Council's Ecology consultants to supplement the preliminary ecological appraisal.
- Updated Parking Stress Survey undertaken February 2022.

Site and Surroundings

3.4 The site at 66 Pollards Hill North is a steeply sloping plot with a plan area of around 0.27 hectares. The ground level significantly slopes down from south to north at a gradient of 1:10 and from west to east at a gradient of 1:20. The site is occupied by a two storey red brick vicarage building facing south onto Pollards Hill North. It is not in use as a vicarage any more but had most recently been used as a low cost shared accommodation dwelling by patrons connected to a prior ecclesiastical ownership. From the rear elevation of the building there is a steep 4 metre drop cloaked in trees and undergrowth to an extensive grassed (fallow) area which forms the main part of the site. There are individual trees on site and groups of trees/saplings (none of the trees are subject to a tree preservation order). There are also trees in the adjacent property at 68

Pollards Hill North which have canopies which overhang the western boundary fence of the site. There are street trees on the highway outside the site on Pollards Hill North and Beech Road. Although briefly used as a school playing field between c.1920 and 1932, the grassed area is really too steep for this purpose with a fall of 1:25. Heavily overgrown formal steps lead down from the vicarage into this terraced area and then down again to adjacent the church hall (to the north of the site). This results in the church hall floor level being 7 metres below ground floor in the vicarage.

- 3.5 Pollards Hill North forms the southern boundary of the site. This road forms a continuous series of reflex curves, ultimately forming two tear drops when combined with Pollards Hill East and West and Pollards Crescent. Houses built along the roads are set off parallel to a series of chords or tangents to the curves. This means there is no clearly defined building line, with the existing vicarage building at 66 Pollards Hill North at an angle to houses on both sides.
- 3.6 The eastern boundary of the site is formed by Beech Road. The upper part of Beech Road drops steeply alongside the garden and gable wall of 60 Pollards Hill North before gradually levelling out at the junction with Beatrice Avenue. Only two houses face directly across Beech Road into the main body of the site: numbers 7 and 9. The rear garden of 61 Beatrice Avenue is also opposite the lowest part of the site, mainly facing the access road to the new vicarage.
- 3.7 The northern boundary of the site is formed by the hall of St Philip's Anglican Church with the main body of the church beyond. Ground level at the front of both church and hall is 2 metres lower than the lowest level of the site, ensuring that the northern aspect from the site is one of a massive roof scape, with the church roof rising above the hall roof to a height of over 16 metres. St Philips Church is a Locally Listed Building built in a neo-Gothic perpendicular style, predominantly in red brick with sandstone detailing, weathered red tile roof and tall campanile. The main west door is at the end of the nave remote from Beech Road. The nave roof is significantly higher than the choir roof fronting Beech Road, helping to conceal the full size of the building when seen from Beatrice Avenue to the east. Its Church Hall is fronted by a curious arts and crafts style cottage that was the original vicarage, built in 1907 along with the church choir. With a combination of Tudor and Romanesque features including oversized chimney stacks and steeply pitched gables, the cottage is quite different from the church with its sandstone detailing. The huge bulk of the church hall behind is only disguised when viewed head on from Beech Road.
- 3.8 The majority of other buildings surrounding the site are of white render with some token Tudor style timberwork. Another common feature is the use of weathered red or brown roof tiles, mostly plain but including some with modern profiles. Crested ridge tiles are popular as are bonnet tiles for hips. Slates and traditional pantiles are entirely absent from the local area.
- 3.9 Facing the site directly across Pollards Hill North is the entrance to Hill Drive. The slope of the ground ensures that corner properties on each side of Hill Drive have ground floors at the same level as the first floor of the vicarage. Although 57 Pollards Hill North has a car port at road level the main part of the ground

floor is screened by a substantial walled garden. While 59 Pollards Hill North is only a bungalow it is set well back from the road giving a total separation distance from the existing vicarage building of about 28 metres. It is also one of the few buildings in the area to be red brick like the church and vicarage, rather than being white render.

- 3.10 The boundaries of the site are formed by various materials ranging from a low brick wall facing Pollards Hill North to close boarded and panel fencing on Beech Road and chain link fencing elsewhere. There are street trees outside the site on both frontages.

Transport and Accessibility

- 3.11 Transport for London Ptal Rating is 1b (poor).
3.12 There are 3 electric charging point parking bays sited on the highway of Beech Road. These are directly adjacent to 66 Pollards North.
3.13 There are nearby bus routes on London Road.
3.14 The site is within 800 metres of Norbury District Centre.

Figure 1 - Site Location



Relevant Planning History

- 3.15 21/00538/Pre – Demolition of existing building and erection of 10 houses.
3.16 19/00663/FUL - Withdrawn – 02/12/2020.
Demolition of house, outbuildings and hardstanding , construction of part 2 storey / part 3 storey building comprising lower ground floor, upper ground floor, first floor and rooms in the roofspace, to provide 60 bed care home for the elderly, provision of associated off-street car parking, and bicycle, refuse and garden stores , Alterations (widening) of existing vehicular accesses from Pollards Hill North and provision of vehicular access from Beech Road.

- 3.17 14/02311/P – Planning Permission 04/08/2014 (part-implemented). Demolition of existing vicarage (No. 66 Pollards Hill North) and erection of replacement 4 bedroom vicarage (**the erection of the vicarage and formation of vehicular access from Beech Road has been implemented**). Erection of 3 four bedroom detached houses (not implemented). Erection of 4 bedroom semi-detached houses (not implemented). 16 parking spaces (2 per dwelling) (not implemented).

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 existing residential status of the land.
- The proposal is for all 9 houses to be four-bedroom family unit dwellings.
- The design and appearance of the development is appropriate. The form, height and massing of the houses would be of a contemporary re-interpretation character and would reference the existing appearance of the houses in the area. The overall form, massing and height of the new houses would be in context with the overall size of the site and gradient of the land and would not result in harm to the setting of adjacent and nearby heritage assets. The living conditions of adjacent occupiers would be protected from undue harm due to the layout and design of the building and subject to conditions.
- 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 amount of off-street parking would be acceptable. The site is also within a short walk of local bus routes and is a short walk to local shops and services in Norbury District Centre.
- Sustainability aspects have been properly assessed and their delivery can be controlled through planning conditions.

5.0 CONSULTATION RESPONSE

- 5.1 Lead Local Flooding Authority (LLFA): No objection - The submitted strategy and overall approach generally meet LLFA requirements and demonstrate that appropriate Sustainable Urban Drainage Scheme (SUDS) measures have been considered and implemented where feasible.
- 5.2 Place Ecology: No objection subject to securing biodiversity mitigation and enhancement measures through suggested conditions.
- 5.3 Historic England (Archaeology). No archaeological requirement required.
- 5.4 Street Trees: No objection.
- 5.5 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 20 letters of notification to neighbouring properties in the vicinity of the application site.

6.2 The number of representations received from neighbours in response to notification and publicity of the application are as follows:

No of individual responses: 61 Objecting: 61

6.3 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 Objection Comments

Objection	Officer Comment
Housing	
1. Existing house should be retained/converted. 2. Overdevelopment. 3. Incremental development on 2014 planning permission.	See paragraphs 8.2 to 8.8 below.
Townscape	
4. Out of character. 5. Excessive height. 6. Cumulative impact of developments in local roads.	See paragraphs 8.9 to 8.20 below.
Amenity of Adjacent Residents	
7. Impact on adjacent church congregation. 8. Loss of privacy	See paragraphs 8.26 to 8.31 below.
9. Increased noise during construction works.	See paragraph 8.33 below.
Transport and Highways	
10. Increased traffic 11. Increased parking 12. Highway safety.	See paragraphs 8.35 to 8.41 below
Trees and biodiversity	
13. Loss of trees. 14. Impact on wildlife.	See paragraphs 8.49 to 8.55 below.
Flooding / Drainage	
15. Increased flooding risk due to ground conditions.	See paragraphs 8.44 to 8.46 below.

16. Increased subsidence risk to adjacent church.	
Other Matters	
17. Fire safety access.	See paragraph 8.42 below.
18. Cyclists will have to go uphill. 19. Pedestrians with shopping/children will have to go uphill.	Officer Comment: The hill is existing and therefore does not change as a result of this application. Officer Comment: The hill is existing and does not prevent pedestrian movements.
20. Impact of local infrastructure.	See paragraph 8.57 below.
21. Not sustainable development.	See paragraphs 8.46 and 8.47 below.
22. Misleading application submission.	The information submitted with the application is acceptable for consideration.
23. Not advised of planning application.	See paragraphs 6.1 and 6.2 above. The Council has fulfilled its statutory duty for consultation on this application.

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 London Plan 2021, the Croydon Local Plan 2018 and the South London Waste Plan 2012.
- 7.2 Policy H1 of the London Plan 2021 sets out ten-year net housing completion targets for which boroughs should plan. The ten-year overall housing completion target set for Croydon is 20,970 new homes (2019-2029).
- 7.3 In this instance the site area is 0.27 hectares and so the site would not be regarded as a 'small site'.
- 7.4 It is important to note that in the London Plan 2021, the overall housing target per annum of 2,079 new homes (2019 – 2029) as compared with 1,645 in the Croydon Local Plan 2018. Therefore, Croydon is required to deliver more new homes than our current Croydon Local Plan 2018.
- 7.5 For clarity, London Plan 2021, the Croydon Local Plan 2018, and South London Waste Plan 2012 are the primary consideration development plans when determining planning applications.
- 7.6 Policy H1 of the London Plan 2021 recognises the pressing need for more homes in London and Policy H10 promotes a varied housing mix to provide different

sizes and types of dwellings in the highest quality environments. The impact of the London Plan 2021 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 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 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 London Plan 2021

- GG1 Building Strong and Inclusive Communities
- GG2 Making the Best Use of Land
- GG3 Creating a Healthy City
- GG4 Delivering the Home London Needs
- GG6 Increasing Efficiency and Resilience
- D1 London's Form Character and Capacity for Growth
- D2 Infrastructure Requirement's for Sustainable Densities
- D3 Optimising Site Capacity Through the Design-Led Approach
- D4 Delivering Good Design
- D5 Inclusive Design
- D6 Housing Quality and Standards
- D7 Accessible Housing
- D11 Safety, Security, and Resilience to Emergency
- D12 Fire Safety
- D14 Noise
- H1 Increasing Housing Supply
- H8 Loss of Existing Housing
- H10 Housing Size Mix
- HC1 Heritage Conservation
- G1 Green Infrastructure
- G4 Open Space
- G6 Biodiversity and Access to Nature
- G7 Trees and Woodland
- SI 1 Improving Air Quality
- SI 2 Minimising Greenhouse Emissions
- SI 5 Water Infrastructure
- SI 12 Flood Risk Management

- SI 13 Sustainable Drainage
- T1 Strategic Approach to Transport
- T2 Healthy Streets
- T4 Assessing and Mitigating Transport Impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential Parking
- T7 Deliveries, Servicing and Construction
- T9 Funding Transport Infrastructure
- DF1 Planning Obligations

7.10 Croydon Local Plan 2018

- SP1 Place
- DM41 – Norbury
- SP2 Homes
- DM1 Housing choice for sustainable communities
- SP4 Urban design and local character
- DM10 Design and character
- DM13 Refuse and recycling
- DM18 Heritage and conservation
- DM18.5 Locally listed buildings
- DM18.6 Local heritage areas
- DM18.9 Archaeology
- SP6 Environment and climate change
- SP6.3 Sustainable design and construction
- DM23 Development and construction
- DM25 Sustainable drainage systems and reducing flood 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

8.0 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development
2. Family Housing
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. Sustainability
10. Trees, landscaping and biodiversity
11. 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 2021 to deliver a number of residential units within a specified plan period. Croydon's overall housing target per annum is 2,079 new homes (2019 – 2029). The Croydon Local Plan 2018 states 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. 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 This presumption includes the Place area of Norbury, which is identified in the 'Places of Croydon' section of the CLP (2018) as being an area for '*Sustainable growth of the suburbs with some opportunity for windfall sites, and limited infilling, with dispersed integration of new homes will respect existing residential character and local distinctiveness*'. 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 existing residential sites. As is demonstrated above, the challenging targets will not be met without small windfall sites coming forward, in addition to the large developments within Central Croydon and on allocated sites.
- 8.4 The London Plan Policy D3 does not set out specific density ranges for new development. Instead, it requires new development to optimise site capacity through a design-led approach. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. Higher density developments should generally be promoted in locations that are well connected to jobs, services, infrastructure and amenities by public transport, walking and cycling. Officers consider that the density of the scheme would be appropriate and that the proposed development has taken a design-led approach.

- 8.5 The locality is formed of varied residential plots, but semi-detached and detached houses set within rectangular land plots are common and the locality is generally seen as an acceptable location in principle for intensive residential development of a minimum of three storeys height as sought by policy. While there are other intensification developments coming forward in the area at Pollards Hill South and Pollards Hill West, the proposed application site is well separated from those roads and so it is considered there would be no cumulative impact of development arising from the proposed development.
- 8.6 The application is for a residential development providing new and additional homes within the borough, which the Council is seeking to provide. The site previously benefitted from a 2014 planning permission (Ref: 14/02311/P) that included provision for 7 houses (3 x four bedroom detached houses and 4 x four bedroom semi-detached houses), as well as a replacement four bedroom vicarage on an adjoining site (behind 68 to 74 Pollards Hill North). The replacement vicarage 2014 subject of that scheme was erected but the new houses were not provided. 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 and moreover the previous 2014 planning permission has established that the site would be suitable for an intensification scheme. The existing dwelling at 66 Pollards Hill North was formerly the vicarage but it is understood that it has not been in use for that purpose for a number of years, but was used to provide low cost ad-hoc residential accommodation for several individuals at the discretion of the diocese. It was used solely for residential use and not as a community use or facility and the replacement 2014 vicarage is also used solely for residential purposes. So the loss of the dwelling at 66 Pollards Hill North does not result in the loss of a community facility.

Family Housing

- 8.7 Policy SP2.7 of the Croydon Local Plan 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 and for the type of development proposed in this location Policy SP2.7 sets out a strategic target of 30% of the proposed accommodation to have 3 bedrooms or more. Policy DM1.2 states 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. In terms of character the Council's Suburban Design Guide (SDG) advises that *'The built character of an area is not defined by the people who live there, but rather the physical characteristics that it is composed of. Character can change over time and it should be acknowledged that well-designed proposals can have a positive effect on an area. This means that new types of dwelling can be integrated into an existing community'*. Therefore, the definition of character would not preclude new housing development within a residential area and especially in this case as the design follows a traditional character approach.
- 8.8 The development would result in a net increase of large family dwellings on the site (all would be 4 bedroom houses). The existing house has a floor area of 316.90 square metres and its detached garage has a floor area of 14 square

metres. The development proposes 9 family dwellinghouses all laid out as 4 bedroom houses. The proposal would make provision for 100% of the accommodation as family (4 bedroom) accommodation. This would exceed the strategic target of 30% for family homes set out in policy. Therefore, the amount of family accommodation proposed is considered acceptable and moreover would exceed the strategic target for much needed family homes set out in policy. The development falls below the threshold for requiring affordable housing provision.

Townscape and Visual Impact

- 8.9 The existing vicarage on site (66 Pollards Hill North) is not in itself subject to any heritage designations so there is no objection to its demolition. On optimising sites the Suburban Design Guide (SDG) advises that in order to make efficient use of sites new development should ensure they make the best use of the site. This may include the provision of higher density housing, such as semi-detached and detached dwellings. It further advises that new development should seek to evolve the character in a manner that enhances the neighbourhoods as enjoyable places to live, work and play in. This can be achieved through pursuing development that references and reinforces existing architectural styles or introduces new well-designed architectural styles that add interest to the area. This does not exclude increased building sizes.

Figure 2 – Proposed Site Layout

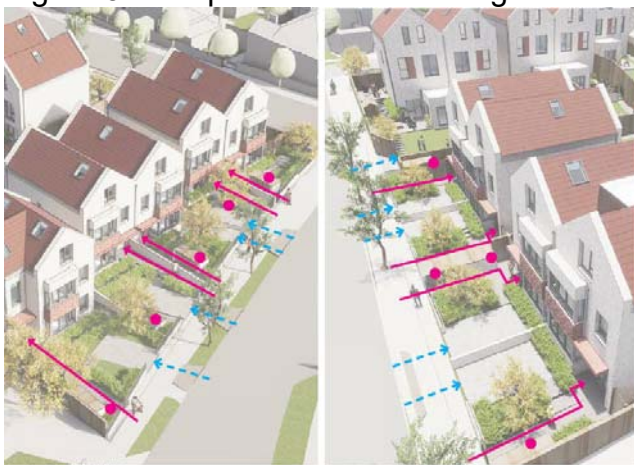


- 8.10 The proposed arrangement of dwellings on the site, 5 houses facing Pollards Hill North and 4 houses facing Beech Road is considered to be in keeping with the surrounding area. Such an arrangement, albeit with two fewer houses, was considered acceptable under the previous part-implemented 2014 planning

permission (14/02311/P) for re-developing the site and the previous planning permission also established the site for suitable for an intensification scheme. As the 2014 planning permission has been part implemented, it is considered to still be an extant permission that could be implemented and the 7 houses that were granted by that permission could be constructed on site. This is a material consideration in the assessment of this planning application.

- 8.11 The applicant has undertaken a thorough contextual analysis of the surrounding area, looking at; plot widths, historic evolution, landscape character, roof forms, architectural expression, materiality, detailing and fenestration. It is clear how the design has been informed by the contextual analysis and the proposals appear place-specific to Norbury. The proposed development would provide a character approach that would respect the existing pattern and form and appearance of other housing found in the vicinity. As with the previous 2014 planning permission the proposal uses the gradient of the site to create the new dwellings. The semi-detached and detached nature of the proposed dwellings would allow views across the site and assist with providing space between and around the built form.
- 8.12 The scale and siting of the proposed houses would reinforces the uniform development patterns and plot widths found along both Pollards Hill North and Beech Road. In line with the principles set out by policy the new development would be three storeys in height (i.e. two storeys plus rooms in the roofspace). The top floor of each house would be contained within an extruded gable end roof form and this is considered an acceptable design. The ridge heights step up in response to the topography of Pollards Hill North and Beech Road respectively. The houses proposed on Pollards Hill North would be set slightly higher than those proposed on Beech Road, but their ridge heights would remain subservient to that of St. Philip's Church. The 3 metre land level change across the site (from north to south) is partly dealt with internally, through a split level houses on Pollards Hill North, and partly dealt with through terracing and stepping the landscaping within their rear gardens. This approach is supported.

Figure 3 – Proposed Street Frontages



- 8.13 The proposal adopts a 'Contemporary Reinterpretation' approach to character and the architectural expression proposed for the houses would clearly draw influence from the surrounding context, which is supported. The houses would predominantly be formed of white-grey bricks and first floors would be formed

of a buff coloured brick (reclaimed bricks) and on the façade each house would have bespoke pigmented concrete panel between the ground floor and first floor bay windows (which re-interprets the hung tile found commonly between windows) and a complimentary canopy above the main entrance. The proposed choice of white-grey bricks would respond to the white render finish of houses in the locality and it is considered that brick would provide a much more durable and high quality finish. The proposed windows would have aluminium frames and deep reveals to provide form and shadow to the facades and the Council would ensure through the use of a condition that the frames have slim profiles to ensure a high quality contemporary finish. The details of the houses, such as the arrangement and size of windows and bay design to facades would reference the appearance of houses in the locality. Also, the roof of each house would have a traditional pitched form with red clay tiles and would thereby be in keeping with the locality. High quality, contemporary detailing such as no eaves overhangs, recessed gutters and deep window reveals (minimum depth 225mm) are noted. The Council would ensure the intention of the architectural details is followed through to the construction stage as a condition of planning permission. The proposed choice of materials is considered high quality and would be acceptable subject to full detail of it being secured as a condition of planning permission.

- 8.14 Therefore, the overall massing and height of the proposed development would sit well in the surrounding townscape and the architectural expression of the proposed houses and its traditional approach to character is acceptable its choice of materials would result in a high quality finish to the houses.
- 8.15 The siting of the houses would provide a proportionate footprint of built form in relation to the land itself. A traditional grid pattern, common in local roads, would result and a good amount of space would remain to the front, rear, and flanks of the built forms and it would enable the provision of good sized family gardens and off-street parking for each of the new houses. The setback position of the end unit on Pollards Hill North (where it meets Beech Road) would provide generosity at the junction and the 'bookending' layout of the proposed houses would be characteristic of the area.
- 8.16 The scheme proposes a hardstanding parking area either in front or to the side of each house, however, extensive frontage planting is also proposed and this would be in keeping with the verdant character to the frontage of houses in the locality. The rear of the houses have areas of decking or terrace and provision for lawn areas. As such, the position of the hardstanding would not dominate the areas around the proposed terrace. Although, soft landscaping would be provided predominantly in the form of lawn areas, the Council would ensure through a condition that a significant amount of new tree, shrub and border planting is provided to enhance ecology and promote biodiversity. Therefore, the proposed landscaping scheme would provide an opportunity to offer a variety of different planting as well as practical and pleasant private amenity spaces for the occupiers of each new house. A number of other measures to assist flora and fauna are also indicated, such as bat boxes, fence gaps to assist hedgehogs, and log piles and pollinating plants to attract insects and the

Council would also secure those enhancements and other actionable measures of the submitted ecological appraisal through a condition.

- 8.17 The site is adjacent to and near heritage assets. The proposal would not harm the setting of the adjacent St. Philip's Church, which is a Locally Listed building facing Beech Road and adjacent to the northern boundary of the application site. The church's significance is derived in part from its scale and architecture which deviates from the otherwise fairly uniform development patterns along Beech Road. It also terminates long views, when looking west along Beatrice Avenue. The proposed row of semi-detached houses along Beech Road would be subservient in scale, expression and materiality to the church. The existing Beech Road access to the new vicarage (behind 68 and 70 Pollards Hill North) also provides natural separation between the proposed end house on Beech Road and St. Philip's Church, and this will help to maintain the prominent setting of the Church and dominance in comparison to the new houses proposed on Beech Road. The position and height of the proposed 4 semi-detached houses facing Beech Road is also comparable to those houses which can be built out under the 2014 planning permission, as illustrated below:

Figure 4 - 2014 Planning Permission – 4 Houses Facing Beech Road

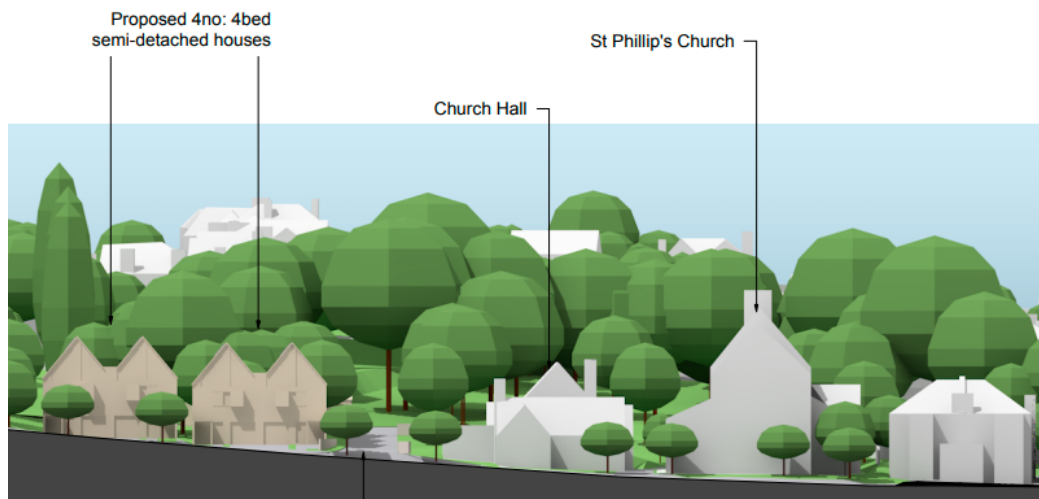


Figure 5 - Current Proposal – 4 Houses Facing Beech Road



- 8.18 The proposed houses which would face Beech Road would also be near to (opposite) the Beatrice Avenue Local Heritage area, which consists of well-preserved late Victorian and early Edwardian houses which are characterized by their Arts and Crafts styles, hip and gable roofs and decorative architectural

features. The scheme would not be considered detrimental to the setting of that Local Heritage Area.

- 8.19 Overall it is considered that the proposed development site layout, mass, height and scale of the proposed development would respond well to the circumstances of the site and would make efficient use of the land in line with guidance set out by the CLP 2018 and the SDG. The application site is within an established residential area and is a site where the principle of an intensification scheme has already been established by a previous planning permission. The individual and cumulative impact of the development on the local character is considered to be acceptable as assessed above. The impact of the development on the neighbouring highway network (including car parking capacity) is acceptable, as considered in detail further on in this report. The proposal would make a more effective use the site and it would accord 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.
- 8.20 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 providing a high quality sustainable development and optimising land use through new development.

Housing Quality for Future Occupiers

- 8.21 All of the proposed new houses would comply with or exceed the internal dimensions required by the Nationally Described Space Standards (NDSS) and London Plan and all of the habitable rooms would have acceptable outlooks and natural light and all would have dual aspects, which is supported. All of the new houses would have private external amenity spaces in the form of private garden areas. While the size of rear gardens would vary this is common in the locality as houses in local roads do not have uniform garden sizes. The houses would have ground floor rear projections with flat roofs so it would be prudent to ensure the flat roofs of those projections are not used as terraces or similar to protect the privacy of future residential occupiers and this can be secured as a condition of planning permission.
- 8.22 The London Plan Policy D7 states that new development must ensure that 10% of new dwellings within a scheme (which are created via works to which Part M volume 1 of the Building Regulations applies) must meet Building Regulation requirement M4 (3) 'wheelchair user dwellings'. All other dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) must meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'. Policy SP2.8 of the CLP (2018) states that the Council would ensure that new homes in Croydon meet the needs of residents over a lifetime.
- 8.23 The access to the houses has been designed in line with Part M of the Building Regulations to provide level approach thresholds to private dwellings. Access into each house is via level thresholds and from the street. As such the houses are fully accessible to wheelchair users or anyone else who uses mobility aids.

- 8.24 All the house can achieve M4(2) compliance. Policy D7 requires 10% of units to be M4(3) compliant, which for this 9 unit scheme would equate to 0.9 of a unit. Therefore, house 9 has been designed in a way so it can be easily adapted to a wheelchair accessible house and meet the requirements of Part M4(3), depending on the user's needs. All of the parking spaces to the houses are designed to be compatible with disabled use.
- 8.25 Overall, the proposed development could provide an interesting and pleasant place to live for future occupiers.

Residential Amenity for Neighbours

- 8.26 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 houses on the site would not have any adverse effect in terms of light, privacy, or outlook on the amenities of residents in adjacent properties.

Privacy

- 8.27 All of the houses would face towards either Pollards Hill North or Beech Road. There are no windows proposed to the western end flank elevation wall of House 1 and this arrangement would be further secured by condition to ensure the privacy of occupiers at 68 Pollards Hill North is maintained. While rooflight windows are proposed in the western roof slope of House 1, it is considered they would not result in adverse loss of privacy to the occupiers of 68 Pollards Hill North.

- 8.28 The windows proposed on the rear western facing elevations of the Houses 5 to 9 (facing Beech Road) would be in excess of 40 metres distance from the nearest rear elevation windows of 68 Pollards Hill North, and in excess of 45 metres distance from the eastern facing flank windows of the new vicarage sited behind 70 and 72 Pollards Hill North. There is also an extensive mature tree line on the western boundary of the site. Therefore, no adverse loss of privacy would result to the occupiers of 68 Pollards Hill North or the new vicarage. It is considered that no adverse loss of privacy would result to facing properties on Pollards Hill North or Beech Road.

Outlook

- 8.29 No adverse loss of outlook would result from the proposed development to the properties at 68 Pollards Hill North, the new vicarage, or to facing properties on Pollards Hill North or Beech Road.

Light

- 8.30 The applicant has submitted a daylight/sunlight report with the application and it details the effects of the proposed development on the adjacent house at 68 Pollards Hill North and nearby houses at 57, 59 and 60 Pollards Hill North, and at 7 and 9 Beech Road. Of the windows surveyed the results show that the windows achieve a Vertical Sky Component (VSC) daylight retention of above

80%. Together with the sunlight values this would respectively exceed BRE guidance for daylight and for sunlight hour values.

- 8.31 In this case officers concur with the outcomes of the daylight/sunlight analysis that no adverse loss of light would result to adjacent residential occupiers from the proposed siting and massing of the proposed development.

Other Amenity Issues

- 8.32 The Council would seek to further protect the amenities of adjacent properties and future occupiers by attaching a condition to a planning permission to withdraw householder permitted rights for the occupiers of the new houses.
- 8.33 In terms of noise and general disturbance it is considered that some temporary noise and general disturbance can result from demolition and construction works. A detailed construction logistics plan, with for example specific detail of construction hours and delivery hours and a specific details of unloading/loading and storage areas, would be required in order to ensure that the proposed demolition and construction works can be carried out in a considerate manner. The matter can be secured by condition. It is not considered that the development would result in any adverse increased noise from the number of dwellings proposed on the site given the form and layout of the proposed development as a detached and semi-detached dwellings.
- 8.34 In terms of safety and security it is considered that increased natural passive surveillance would result from the proposed development, so it is likely to provide a safer environment than the current arrangement. Details of security lighting to the external access, and external circulation areas, and parking area will be secured as a condition of planning permission.

Parking and Highway Safety

- 8.35 The site has a PTAL rating of 1b which means that it has poor access to public transport links. A total of 9 off-street parking spaces, one for each house, is proposed and all would be compatible with disabled use. The London Plan sets out maximum car parking standards for residential developments based on public transport accessibility levels for 3+ bedroom units no more than 1.5 spaces per unit should be provided. Taking all this into account the maximum provision for this development could be 13.5 parking spaces. It is considered the proposed level of car parking at a total of 9 spaces (one space per dwelling) is appropriate, as it does not exceed the maximum car parking standards set out in the London Plan. A Transport Statement was submitted with the application and it included a Parking Stress Survey (PSS) undertaken in February 2021. At the request of officers another PSS was undertaken in February 2022. This demonstrates to the Council's satisfaction that there is sufficient on-street overspill parking space available on local roads. Furthermore, the TRICs data submitted with the application demonstrates that demonstrates the number of vehicle trips that the proposal is likely to generate, is small, being no more than ten extra vehicle trips during each day.

- 8.36 The site is also located 800 metres from a District Centre (Norbury). Therefore, given this circumstance and the proposed amount of off-street parking it is considered the surrounding roads would be able to comfortably accommodate the potential additional demand.
- 8.37 The development would make provision for three vehicle crossovers from Pollards Hill North and three vehicle crossovers from Beech Road to serve the proposed parking spaces. Some of the vehicle crossovers would be double width to allow access to two individual parking spaces for different properties. The total provision of six vehicle crossovers is a net decrease of one vehicle crossover in comparison to the previous planning permission 14/02311/P. None of the existing street trees would be removed to facilitate the vehicle crossovers and the Council's Street Trees team are satisfied with the proposed vehicle egress points.
- 8.38 Cycle storage sheds are proposed within the rear garden area of each house. Each shed would provide capacity for a minimum of 2 bicycles which would accommodate the long-stay cycle parking requirement as necessary. As visitor cycle storage only needs to consist of stands (rather than an enclosure) than it is considered 2 cycle stands can be provided within the extent of the site.
- 8.39 Notwithstanding the acceptability of the car parking provision and cycle provision, to further encourage sustainable transport methods and discourage car ownership, it is recommended that a financial contribution of £13,500 is sought through a legal agreement. This would assist provision of a car club bay and would assist in improving walking and cycle routes in the vicinity of the site. The applicant has agreed to enter into a legal agreement as such.
- 8.40 Taking into account the sites location, amount and layout of off-street parking and cycle storage, alongside the sustainable transport contribution proposed to be secured via legal agreement overall the proposal is not considered to have an unacceptable impact upon traffic generation, parking capacity, and road safety to warrant refusal.
- 8.41 As advised in paragraph 8.32 above a detailed Construction Logistics Plan can be secured as a condition of planning permission.

Fire Safety

- 8.42 The applicant has submitted a fire safety statement with the application. It clarifies that the proposed houses would be fitted with smoke detector alarm systems regulations and will be constructed to accord with building control fire safety as appropriate. In case of emergency, fire service tenders will be able to access the site via the two main roads (Pollards Hill North and Beech Road) and each individual property from the outside and via the internal staircase. The fire safety strategy would be secured as a condition of planning permission.

Refuse Storage

- 8.43 Enclosed brick and timber refuse storage structures, with provision for landfill

and recycling bins, would be provided on the forecourt of each house. Such provision of forecourt refuse storage is common on local roads and the proposed refuse storage enclosures would be acceptable.

Flood Risk

- 8.44 The site is within a Flood Zone 1 area with only a low risk of surface water flooding, fluvial flooding, and ground water flooding. The site is not within a critical drainage area. In this case as the underlying geology of the locality is clay and therefore an infiltration method for providing a Sustainable Urban Drainage Scheme (SUDS) cannot be used here. Notwithstanding that circumstance, the SUDS strategy has been informed by the hierarchy set out in Policy SI 13 of the London Plan 2021. The proposed cellular attenuation makes provision for water storage on site and indicates that flow controls would be used ensuring that greenfield runoff rates would be achieved. In line with the London Plan SUDS hierarchy the provisional strategy for managing surface water run-off from the various parts of the development site would be as follows:
- Proprietary Devices (i.e. water butts in the gardens).
 - Discharge surface water runoff at a rate of 1.2 l/s to the Thames Water surface sewer. there would be controlled rainwater discharge to the local surface water sewer and/or drain network and Thames Water have confirmed sufficient discharge capacity can be achieved for the proposed development.
 - Cellular attenuation.
 - Permeable paving.
- 8.45 Full details of a SUDS strategy can be secured by condition to ensure that an acceptable sustainable urban drainage system would be implemented and retained.
- 8.46 A resident objection raised concern about soil stability/subsidence impacting on adjacent property. Subsidence is not a material planning consideration, nevertheless, a Structural Foundation proposal report was submitted by the applicant during the course of the application to address the issue. It advises that the site slopes upwards slightly from South to North, with a total level drop of 5 metres along approximately 60 metres in length, equating to approximately a 1 in 12 slope. The site would be re-landscaped as part of the proposed works leading to a relatively flat surface area. It is not envisaged that this area will present any slope stability issues and while there might be some retaining walls required to account for any level differences, they can be designed and built to limit ground movements, thus not adversely affecting any adjacent structures. This detail can be secured by planning condition.

Sustainability

- 8.47 Policy seeks high standards of design and construction in terms of sustainability and sets out Local and National CO2 reduction targets.
- 8.48 Conditions can be used to ensure CO2 target reduction compliance and to ensure water use targets have been met following construction. Therefore, the

development could comply with the CO2 reduction and water consumption targets requirements as outlined within the policies from both Croydon Council and The London Plan. To further promote sustainability the flat roof area of the ground floor rear projections to the houses can be provided as green roofs and the matter can be secured by condition.

Trees, Landscaping, Ecology and Biodiversity

8.49 An arboricultural report, landscaping scheme, and an ecology assessment were submitted with the application.

The scheme involves the removal of trees as follows :

Tree No.	Common Name	BS5837 Category	Tree Works	Reasons for works
T1	Ash	C	Fell to ground level and grind out stump	To facilitate development
T2	Lime	C	Fell to ground level and grind out stump	To facilitate development
T3	False acacia	C	Fell to ground level and grind out stump	To facilitate development
T4	Lime	C	Fell to ground level and grind out stump	To facilitate development
T5	False acacia	C	Fell to ground level and grind out stump	To facilitate development
T6	Sycamore	C	Fell to ground level and grind out stump	To facilitate development
T7	False acacia	C	Fell to ground level and grind out stump	To facilitate development
G8	4 x Sycamore / Oak False Acacia / Mixed species saplings	C	Fell to ground level and grind out stump	Further to hazard assessment
T9	Ash	C	Fell to ground level and grind out stump	To facilitate development
G10	2 x Sycamore / 1 x Ash / Apple / Ash saplings	C	Fell to ground level and grind out stump	To facilitate development
T14	Goat willow	C	Fell to ground level and grind out stump	To facilitate development
G20	Ash	C	Fell to ground level and grind out stump	To facilitate development
T22	Plum	C	Fell to ground level and grind out stump	To facilitate development
T23	Damson	C	Fell to ground level and grind out stump	To facilitate development

8.50 To mitigate against the loss of trees a total of 14 replacement trees would be re-provided on the site, consisting of 10 trees re-provided within the site to frontage garden areas and 4 trees re-provided in a group in the some of the rear gardens of three of the houses. This is considered acceptable to offset the loss of trees from the site. An amended landscaping scheme was submitted in response to advice from officers that taller more prominent trees (at maturity) be alternatively mixed into tree planting arrangements within the frontage garden areas and that any tree being planted within the frontage of proposed properties, be situated in purpose built soil cell structures, so they can be integrated with the potential hardscaping and parking arrangement requirements. Officers are satisfied that the loss of low quality trees from the site would be acceptable with regard to the mitigation replacement tree planting. The implementation of the replacement tree planting would be ensured as part of a landscaping scheme to be secured as a condition of planning permission.

Figure 6 – Planting Strategy



- 4
- 8.51 No street trees would be removed from either Pollards Hill North or Beech Road to facilitate the proposed vehicle crossovers to the site. Furthermore, the proposed vehicle crossovers would not incur on the root protection areas of any of the street trees.
- 8.52 Tree protection measures would also be put into place for trees on the site, adjacent to the site, and for street trees directly adjacent to proposed vehicle crossovers, and such protection will be secured as a condition of planning permission.
- 8.53 The Council's ecology consultants have reviewed the ecology information submitted with the application. They consider that due to the overgrown nature of the site, there is low risk of causing a wildlife related offence on reptiles, nesting birds, badger, bats, stag beetle and hedgehog during vegetation clearance as well as air pollution to the nearby Site of Nature Conservation. A Construction Environment Management Plan (Biodiversity), with specific method statements aimed at clearance, lighting and controlling air born pollutants, would be secured as a condition of planning permission to further protect flora and fauna.
- 8.54 A number of beneficial biodiversity enhancements have been recommended within the ecology information which would secure measurable net gains for biodiversity. This indicatively includes a minimum 2 integrated bat boxes, 2 integrated sparrow terraces, a sensitive lighting scheme, and proposed landscaping with native species, wildlife planting, log piles and hedgehog connectivity measures. Provision for external bat boxes on retained trees and a minimum of 3 integrated bat boxes and 3 integrate sparrow terraces would be secured as condition of planning permission. The Council would also seek to secure the provision of green roofs to cycle and refuse storage.
- 8.55 It is considered the proposed landscaping strategy coming forward as part of the development proposal, while more formalised than the existing fallow nature

of the site, would represent an uplift in the greenery of the site, including additional native tree planting. It would bring about additional planting and measures to assist local wildlife and this would assist in tackling climate change and promoting a net gain in biodiversity as required by the London Plan. The implementation of the proposed landscaping scheme including full details of the tree planting can be secured by condition.

Other Matters

Archaeology

- 8.56 Historic England (Archaeology) were consulted on the planning application and do not require any archaeological investigation in this instance.

CIL

- 8.57 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

- 8.58 Given the significant need for housing within the Borough and the existing residential status of the site and the previous planning permission for developing the site for seven houses, then the principle of a more intensive residential development is considered acceptable. The proposed design would bring forward a contemporary re-interpretation design of development on a residential site in a residential area and would represent a sensitive and sustainable re-development of the site and would place particular emphasis on providing large family friendly accommodation. Whilst it is acknowledged that the mass of built form would be greater than the existing house currently on site, the proposal would be in context with its location and surroundings. The proposal would have no significantly harmful impact on the amenities of the adjacent properties and the application demonstrates that the impact on the highway network would be acceptable. Officers are satisfied that the scheme is worthy of a planning permission and would deliver a high quality residential development as sought by policy.
- 8.59 All other relevant policies and considerations, including equalities, have been taken into account.