

**Part 5: Planning Applications for Decision**

**Item 5.1**

**1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 21/02848/FUL  
 Location: 2 Ravenshead Close, South Croydon CR2 8RL  
 Ward: Selsdon Vale and Forestdale  
 Description: Erection of a four bedroom detached dwelling with associated parking, landscaping, cycle storage and refuse storage  
 Drawing Nos: 0067\_P00, 0067\_P01 Rev A, 0067\_P02 Rev A, 0067\_P03 Rev A, 0067\_P04, 0067\_P05, 0067\_P06, 0067\_P07, 0067\_P08, 0067\_P09, Design and Access Statement 1, 2, 3.  
 Agent: Donna Walker  
 Case Officer: Carolyn Southall

	1 bed	2 bed	3 bed	4 bed	
Existing				1	
Proposed				1	

The proposed dwelling is for private sale

Number of car parking spaces	Number of cycle parking spaces
Existing 2	Not specified
Proposed 3 (For use by both dwellings)	4 – 2 per dwelling

1. This application is being reported to committee because public objections above the threshold in the Committee Consideration Criteria have been received.

**2.0 RECOMMENDATION**

- 2.1 That the Planning Committee resolve to GRANT planning permission
- 2.2 That the Director of Planning and Strategic Transport is delegated authority to issue a Grant of planning permission subject to the following conditions and informatives :-
  1. Development to be implemented within three years.
  2. In accordance with the approved plans.

Pre-Commencement Conditions

3. Submission of Construction Logistics Plan to Council for approval prior to commencement of demolition/construction works.

Pre-Commencement Conditions (except for demolition and below slab level works)

4. Full details of soft and hard landscaping, including new tree planting and biodiversity enhancements, and boundary treatment to be submitted for approval and retained as appropriate thereafter.

Pre-Occupation Conditions

5. Development to meet energy efficiency/carbon reduction targets as appropriate.
6. Sections drawing of doors, windows, junctions, reveals, roof

### Compliance Conditions

7. External materials
8. Following to be provided as specified in application prior to first occupation of new dwellings: parking areas.
9. Implementation and adherence to actionable measures of Flood Risk Assessment submitted with application.
10. Implementation and adherence to actionable measures of Planning Fire Safety Strategy
11. Implementation and adherence to actionable measures of Refuse Management Plan
12. Development to meet 105 litre per person/day water use target.
13. No windows/openings to be provided to northwestern flank elevation other than as shown on approved plans.
14. Dwelling to meet M4(2) accessibility standards as appropriate.
15. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport.

### **Informatives**

- 1) Community Infrastructure Levy
- 2) Code of practice for Construction Sites
- 3) Compliance with Building/Fire Regulations
- 4) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

- 2.3 That the Committee confirms that adequate provision has been made by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.

### **3.0 PROPOSAL AND LOCATION DETAILS**

- 3.1 The proposal includes the following:

- Erection of two-storey dwelling with private garden space
- Provision of 3 off-street parking spaces – 1 for the existing dwelling, 2 for the proposed
- Provision of private garden for the new dwelling, retention of 200m<sup>2</sup> for the existing
- Provision of associated refuse and cycle stores
- Removal of TPO protected T5
- Provision of 8 no. replacement trees along the Old Farleigh Road frontage





Figure 2: Aerial street view within the surrounding streetscene

## Planning History

3.6 The most relevant planning history associated with the site is noted below:

- 07/03280/P: Erection of detached four bedroom house; formation of vehicular access and provision of associated parking – Refused - 10.09.2007 for the following reasons:

Reasons:

1. The development would be out of keeping with the character of the locality and detrimental to the visual amenity of the street scene by reason of its form and prominent siting and would thereby conflict with Policies UD2 and H2 of the Croydon Replacement.
2. The development would not respect the form of the street in which it is a part by building to the established building line of frontages and would thereby conflict with Policy UD2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan).
3. The mature trees on this site are subject to the Old Farleigh Road and Kingswood Way Tree Preservation Order, confirmed on 25 May 1973. The proposal fails to consider the constraints placed on the site by the preserved trees and is likely to conflict with the required tree protection area, as detailed in BS5837, Trees in Relation to Construction 2005. In addition the dominance of the trees over the proposed dwelling is likely to result in continued pressure to lop or fell these trees which would have an adverse effect on the visual amenities and character of the area contrary to Policies UD2, UD14 and NC4 of the Croydon Replacement Unitary Development Plan (The Croydon Plan)

A subsequent appeal was submitted ref. APP/L5240/A/08/2070854 and was dismissed. The Planning Inspector considered the main issue to be the effect of the proposed development on the character and appearance of the area. This was largely a result of the 5 beach trees which were considered to make a significant contribution to the character and appearance of the area which made their protection a high priority in the determination of the appeal.

In relation to trees;

19/04960/TRE: T2 Beech- Fell to ground level due to declining condition of crown. T3 Beech - Remove dead wood from upper canopy and crown lift to 2.5m. T5 Beech- Crown lift to 2.5m. Tree planting proposals- See report- Plant 3 x replacement Carpinus betulus- "Common Hornbeam" with a 10-12cm girth (Select standard) within the current planting season – Granted subject to condition requiring 3 x replacement Common Hornbeam. Felled but no replacement trees.

17/05578/TRE: T1 Beech- Fell – Granted subject to condition requiring 3 x replacement Common Hornbeam. Felled but no replacement trees.

#### 4. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the development is acceptable given the residential character of the surrounding area.
- The design and appearance of the development is appropriate for its setting.
- The living conditions of adjoining occupiers would be protected from undue harm subject to conditions.
- The living standards of future occupiers are acceptable and Nationally Described Space Standard (NDSS) compliant.
- The level of parking and impact upon highway safety is considered acceptable.

#### 5.0 CONSULTATION RESPONSE

5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

#### 6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by 9 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours in response to notification and publicity of the application are as follows:

No of individual responses: 18    Objecting: 18    Supporting: 0    Comment: 0

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

Objection	Officer comment
<b><i>Principle of development</i></b>	
Overdevelopment of this type of development in the area	This is addressed in section 8.2 to 8.5 of this report.
<b><i>Design and appearance</i></b>	
Out of keeping with existing housing	This is addressed in section 8.6 to 8.9 of this report.
Building lines not respected	This is addressed in section 8.6 to 8.9

<b><i>Impact on amenities of neighbouring properties</i></b>	
Impact on neighbouring amenity	This is addressed in section 8.15 to 8.18 of this report.
<b><i>Environment</i></b>	
Impact on environment, loss trees	This is addressed in section 8.23 of this report.
Air, noise and water pollution	This is a residential development in a residential area. There is no reason to expect that this proposal would have additional adverse impacts not expected in this area.  A Construction Logistic Plan would be required by condition.
<b><i>Highways and parking</i></b>	
Insufficient parking	This is addressed in section 8.19 to 8.24 of this report.
Impact on road safety	This is addressed in section 8.21 of this report
Already a problem with refuse in the area	Adequate bin storage is proposed in an area that is accessible by refuse collectors.
<b><i>Other material considerations</i></b>	
Application breaches restrictive covenants	Restrictive covenants are a civil matter which do not form a material planning consideration.

## **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 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in February 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:

- Delivering a sufficient supply of homes
- Promoting healthy and safe communities

- Promoting sustainable transport;
- Achieving well designed places;
- Conserving and enhancing the natural environment

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

#### London Plan 2021

- D2 Infrastructure requirements 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
- D12 Fire Safety
- S4 Play and informal recreation
- H1 Increasing housing supply
- H10 Housing size mix
- HC1 Heritage conservation and growth
- SI 2 Minimising greenhouse gas emissions
- SI 12 Flood risk management
- SI 13 Sustainable drainage
- T2 Healthy Streets
- T3 Transport capacity, connectivity and safeguarding
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6.1 Residential Parking

#### Croydon Local Plan 2018

- SP2 - Homes
- SP6.3 - Sustainable Design and Construction
- DM1 - Housing choice for sustainable communities
- SP4 – Urban Design and Local Character
- DM10 - Design and character
- DM13 - Refuse and recycling
- DM16 – Promoting healthy communities
- SP4.13 – Character, Conservation and Heritage
- DM23 - Development and construction
- DM25 – Sustainable drainage systems and reducing floor risk
- SP7 – Green Grid
- DM27 – Biodiversity
- DM28 – Trees
- SP8 – Transport and communications
- DM29 - Promoting sustainable travel and reducing congestion
- DM30 - Car and cycle parking in new development

There is relevant Supplementary Planning Guidance as follows:

- London Housing SPG March 2016
- The Suburban Design Guide 2019



## **8.0 MATERIAL PLANNING CONSIDERATIONS**

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

1. Principle of development
2. Townscape and visual impact
3. Housing quality for future occupiers
4. Amenity of neighbouring properties
5. Access and parking
6. Landscaping
7. Flood Risk and sustainability
8. Archaeology
9. Other 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 The London Plan 2021 Policy D2 on Small Sites advises that for London to deliver more of the housing it needs, small sites (below 0.25 hectares in size) must make a substantially greater contribution to new supply across the city. Therefore, increasing the rate of housing delivery from small sites is a strategic priority. The London Plan Policy D3 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.

8.4 The application is for an additional family home within the borough, which the Council is seeking to provide. 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.

8.5 Local Plan Policy DM1.2 requires there to be no loss of 3 bedroom homes as originally built or homes under 130m<sup>2</sup> and Policy SP2.7 sets a strategic target for 30% of all new homes to have three or more bedrooms. The existing 4 bedroom dwelling is to be retained and the proposed dwelling provides 4 bedrooms



contributing to the strategic target (Policy SP2.7) for 30% of all new homes up to 2036 to have three or more bedrooms.

### **Townscape and Visual Impact**

- 8.6 The National Planning Policy Framework (NPPF) attaches great weight to the importance of design in the built environment. London Plan Policy D3 seeks to optimise site capacity through the design-led approach and Policies D4 and D5 require high quality architecture which contributes to the local architectural character. Policy SP4 and DM10 of the Croydon Local Plan (2018) reinforce these policies by confirming that the Council will require development to be of a high quality and be informed by the distinctive qualities, identity, topography and opportunities of the relevant places of Croydon.
- 8.7 Ravenshead Close is an infill development derived from the amalgamation of four substantial houses resulting in the modern estate. Architecture is of its time, offering limited architectural detailing within a uniform layout of detached houses set within regular sized plots. Number 2 Ravenshead Close maintains the separation between dwellings maintaining through views, but, being a corner plot, benefits from a substantially larger side garden more than doubling the overall area when compared to its neighbours, lending itself to some form of intensification.
- 8.8 The site benefits from being in relatively close proximity to the locally listed flint wall running between no's 84 and 122 Old Farleigh Road. In order to respect its presence, the proposed dwelling is set approximately 10m back from the edge of the Old Farleigh Road pavement, and separated by a new hedge. Therefore the locally listed wall would retain its significance within the streetscene.
- 8.9 Having considered the previous appeal, the applicant has provided a robust Design and Access Statement carefully showing the progression of design through its evolving stages the proposal takes on a contemporary reinterpretation of the traditional dwelling to which it will abut. For example the scale of the dwelling maintains the same eaves and ridge heights as the existing while the massing drops significantly towards the Old Farleigh Road boundary, subservient to its neighbours. The pitch of the roof has been carefully considered, matching its western profile with that of no.2, window size/proportion are derived from Ravenshead Close original proportions and it is to be finished in brick. In order to ensure design quality it is essential that suitable conditions requiring scaled drawings of window, door, roof juncture etc. are secured prior to commencement of development and maintained throughout construction, and to be compliant with policy D4 of the London Plan.
- 8.10 New developments are generally required to sit on/maintain an established building line - the proposed development does neither. However, due to its unique form with descending scale and contemporary design, its location within the plot, it is considered, would represent a subservient addition within the streetscene. The site would be bordered by mature planting, and whilst the intention is not to mask high quality architecture, when regarded as a whole, the proposal would result in a suitable and subservient addition within the streetscene when viewed from both Ravenshead

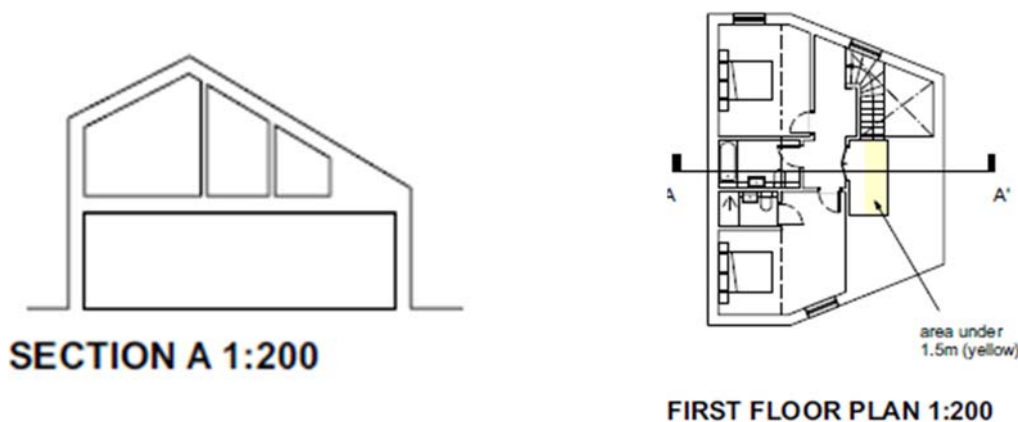


Figure 3: Proposed Front Elevation

- 8.11 The parking area incorporates 3 off-street parking spaces for the two dwellings, each with separate bin and cycle storage. The building sits at the same level as the existing dwelling with parking area enclosed by low-level hedging. It is noted that a covenant requires front gardens to remain open plan, but there is evidence of established hedging to front boundaries, therefore its presence would not be out of character with the area. A landscaping condition would be attached to any permission granted.
- 8.12 The proposed scheme, being a modern reinterpretation of the host building, and the estate in which it is situated, and does not have any adverse impact on the appearance of the streetscene.

### Housing Quality for Future Occupiers

- 8.13 The proposed dwelling has 4 bedrooms accommodating up to 7 people and would need to achieve a gross internal floor area of 115m<sup>2</sup> to comply with policy D6 of the London Plan. There is a limited area of useable space at first floor that would be under 1.5m high which is allocated as storage, therefore the gross internal floor area of 132m<sup>2</sup> exceeds the national space standards in terms of its overall size as well as individual room sizes and benefits from having a dual aspect.



- 8.14 DM10.4 of the Croydon Local Plan requires all proposals to provide a minimum amount of private amenity space of 5m<sup>2</sup> per 1-2 person unit and an extra 1m<sup>2</sup> per

extra occupant thereafter. The requirement is exceeded offering a 254m<sup>2</sup> good sized wrap-around garden for the family-sized dwelling and is considered acceptable.

- 8.15 In terms of accessibility, Policy D7 and H2 of the London Plan set out that to provide suitable housing and genuine choice for London's diverse population, including disabled people, older people and families with young children. The house is intended to comply with M4(2) compliant accessibility requirements, which is supported.
- 8.16 Overall, the development is considered to result in development with acceptable quality for future occupiers.

### **Amenity of neighbouring properties**

- 8.17 The properties most likely to be affected by the development is no. 2 Ravenshead Close, the host building to the west, and no. 10 Ravenshead Close to the south.

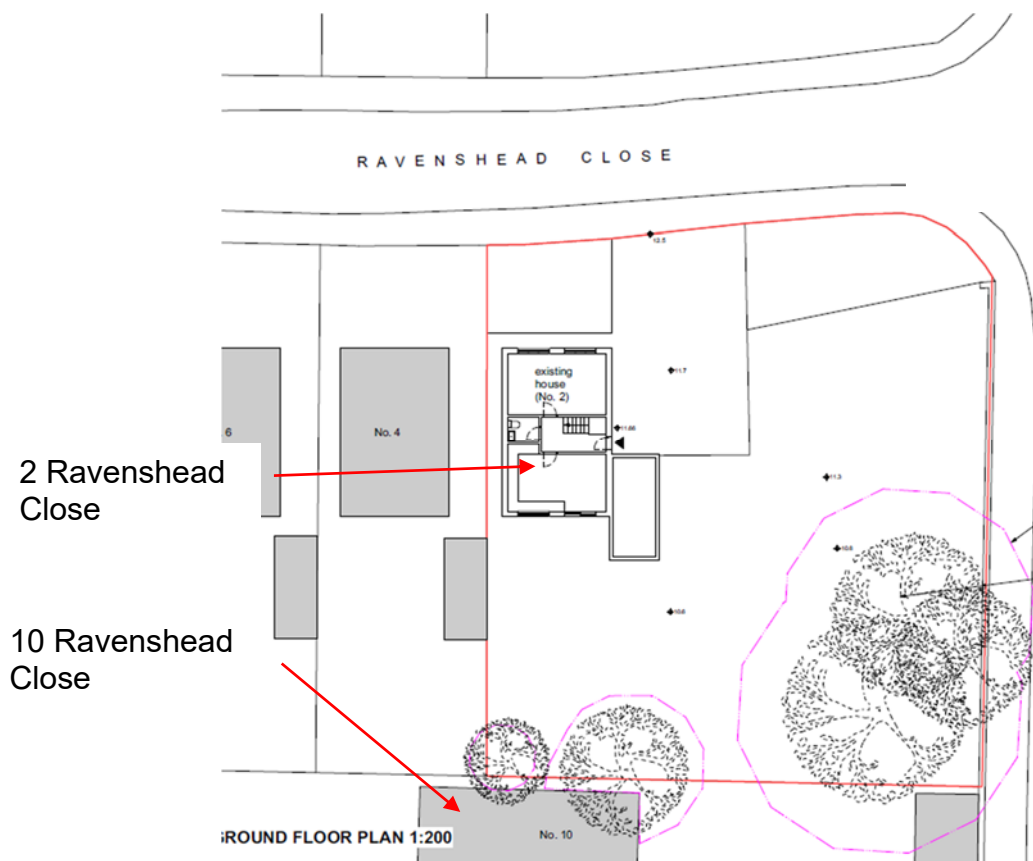


Figure 6: Existing Site Location Plan showing neighbouring properties

### **2 Ravenshead Close**

- 8.18 The existing house at no. 2 has a larger than average side garden due to it being a corner plot. Typical of the building design, dwellings on the estate have side-facing front doors, with the front door facing the application site. The house is dual aspect with a glazed door and window at ground floor, at first floor there appears to be a window to a single aspect bedroom (information taken from planning reference

17/01713/HSE) at first floor. The flank elevation of the proposed building has been set approx. 3.1m from the north east facing façade of the host building, and while there may be some reduction in light and outlook from the bedroom, it is a secondary bedroom with the remaining three bedrooms retaining current levels of light and outlook.

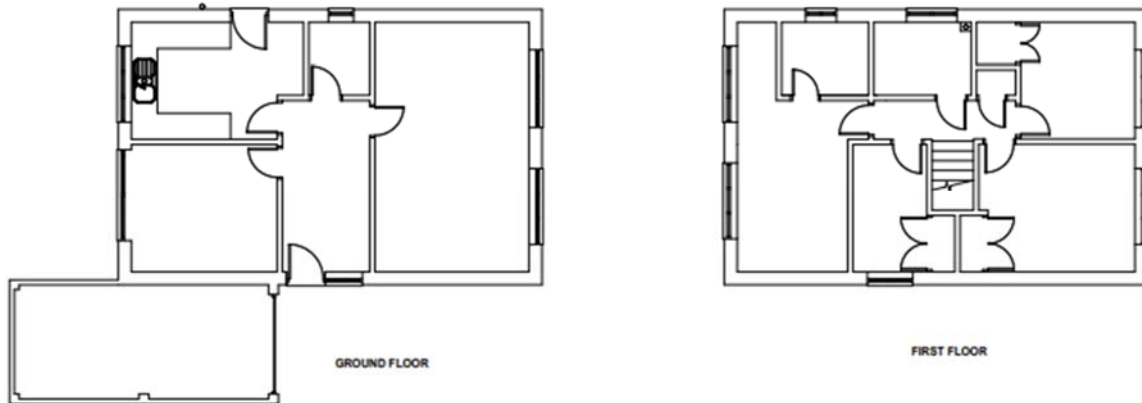


Figure 7. layout of no. 2 Ravenshead Close

- 8.19 The proposed dwelling's siting has been carefully considered. It does project beyond the established rear building line, however the proposed development would not encroach over a 45 degree angle from the rear windows of no.2 (as outlined in the Suburban Design Guide). As such it is considered that the development would not cause any harmful loss of outlook or light to this adjacent property.

#### 10 Ravenshead Close

- 8.20 No 10 is obliquely located to the south of the site separated by 12m. Owing to this separation/orientation/juxtaposition between the built forms, landscaping, levels and form of development, it is considered that the proposal would not have any adverse impact upon the amenities of this properties.
- 8.21 There is no doubt the new dwelling will be visible from other properties in the area, especially from opposite at 1 Ravenshead Close and those on Old Farleigh Road. However, due to the separation distance of approximately 23m in respect of 1 Ravenshead Close, and 33m with a change in levels in Old Farleigh Road, the proposed development would not adversely impact on the amenities of adjoining occupiers, in accordance with policy.

#### **Access and Parking**

- 8.22 The application site is not located within a controlled parking zone and has a PTAL rating of 1b indicating poor access to public transport. London Plan (2021) standards suggest that up to a maximum of 1.5 spaces per unit should be provided. Three spaces are proposed to serve 2 units. Given this achieves maximum requirement, it is considered acceptable.
- 8.22 Despite the poor PTAL, there are bus stops within 33m of the site on Old Farleigh Road, Selsdon District Centre is located 0.7km from the site and cycle storage is

provided at the site to encourage other means of travel. Therefore this is an area that should be considered appropriate for infill residential development.

- 8.241 Concerns have been raised by residents with regard to resultant highway safety on the Ravenshead Close. The submission demonstrates that the required visibility splays for vehicles and pedestrians sightlines are achieved at the site access. Maneuvering tracking is also provided which demonstrates that vehicles can access and egress the site in forward gear.
- 8.25 London Plan (2021) Policy T5 requires a minimum of 2 cycle parking spaces per 4 bedroom dwelling (4 spaces in total). The plans show cycle storage for existing and proposed dwellings area to the rear of the building to accommodate 4 cycles set behind garden gates accessed by pathways in excess of 1.2m wide. Drawing no. 0067\_P09 shows suitable storage provision.
- 8.26 The refuse/recycling store is located within 25m of the highway. There is no specific provision for bulky waste storage, but given the amount number of units and the layout of the parking area, this is not considered to be of a significant concern in this instance.

### **Landscaping**

- 8.27 There is a Tree Preservation Order on the site, protecting the remaining, mature beech tree. The tree has limited longevity, and its felling is appropriate subject to a robust condition to ensure replacement trees, 6 hornbeam and 2 yew trees are proposed. Hedging is provided to the front boundaries and around the parking areas, retaining the open nature of the site.

### **Flood Risk and sustainability**

- 8.28 The site is within Flood Zone 1, in an area at low risk of surface water flooding with the exception being the highway area and some parts of the property frontage and limited potential for groundwater flooding.
- 8.29 Policy seeks high standards of design and construction in terms of sustainability and sets out Local and National CO2 reduction targets. Conditions can be used to ensure CO2 reduction compliance and to ensure water use targets have been met following construction.

### **Other matters**

- 8.30 London Plan Policy D12 requires all development proposals to achieve the highest standards of fire safety. A Planning Fire Safety Strategy has been provided which satisfactorily addressed the requirements of Policy D12.
- 8.31 Representations have raised concerns that local services will be unable to cope with additional residents moving into the area and the impact on local infrastructure. 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.

8.32 The site is located in an Archeological Priority Area. Having considered the proposal, Historic England advise that as the development is largely focused above an area of previously disturbed ground, the archaeological potential of the ground is considered to be limited and no further assessment or conditions are necessary.

### **Conclusion**

8.32 The principle of development is considered acceptable within this area. The design of the scheme is of an acceptable standard and would not harm the visual amenities of the area or adjoining occupiers. The proposed impact on the highway network and parking provision is acceptable, having taken into consideration the existing situation within the surrounding area and its location. The proposal is therefore overall considered to be accordance with the relevant polices.

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