

## PART 5: Planning Applications for Decision

## Item 5.1

**1 APPLICATION DETAILS**

Ref: 22/05155/FUL  
Location: 27 Harewood Road, South Croydon, CR2 7AT  
Ward: South Croydon  
Description: Demolition of the existing garage and erection of a detached dwelling with associated parking.  
Drawing Nos: PL01E, PL02G, PL03F, PL04F, PL05C, PL07C, PL08A, PL10  
Applicant: HWRD Ltd  
Agent: Mr Spencer Copping  
Case Officer: Edith Leung

1.1 This application is being reported to committee because:

- The ward councillor (Councillor Gatland) made representations in accordance with the Committee Consideration Criteria.
- Objections above the threshold in the Committee Consideration Criteria have been received.

**2 RECOMMENDATION**

2.1 That the Committee resolve to GRANT planning permission

2.2 That the Director of Planning and Sustainable Regeneration is 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) Carried out in accordance with the approved drawings

*Pre-commencement*

- 3) Submission of Construction Logistics Plan

*Prior to above ground floor slab level*

- 4) Submission of materials
- 5) Submission of cycle and refuse storage details
- 6) Submission of landscaping with tree planting
- 7) Submission of biodiversity enhancement measures (minimum two bird boxes)
- 8) Submission of parking details
- 9) Submission of SUDS strategy details

*Compliance*

- 10) Windows in southern elevation to be obscurely glazed and non-opening
- 11) Accessibility and built to M4(2) standard
- 12) Removal of permitted development rights to extend the house
- 13) Provision of electric vehicle charging points (EVCP)

- 14) Energy and water efficiency requirements
- 15) Compliance with fire strategy
- 16) Any other planning condition(s) considered necessary by the Director of Planning and Sustainable Regeneration

### Informatives

- 1) CIL liable
- 2) Code of practice for Construction Sites
- 3) Compliance with Building/Fire Regulations
- 4) Construction Logistics Informative
- 5) Any other informative(s) considered necessary by the Director of Planning and Sustainable Regeneration

## 3 PROPOSAL AND LOCATION DETAILS

### Proposal

- 3.1 Demolition of the existing garage and erection of a detached two-storey dwelling with associated parking to provide a 4-bedroom 8-person home with a floor area of approximately 136sqm.



Figure 1: Proposed front elevation

### Amendments

- 3.2 The plans have been amended during the course of the application as follows:

- Removal of a proposed dormer
- Cycle and bin stores have been relocated, and bulky waste area shown
- Car parking spaces reduced from 4 to 3.
- Floor to ceiling heights increased to 2.5m
- Existing hedgerow, fence and railings to Harewood Road frontage retained
- Level access secured
- Indicative surface water drainage strategy provided

- 3.3 These amendments are minor in their nature and did not require re-consultation.

## Site and Surroundings

3.4 The application site is a two-storey semi-detached dwelling on a corner plot with an entrance located to the southern side of Harewood Road (northern edge of the application site). The semi-detached dwellings (No.25 and No.27) have a paired gable roof with central valley and are finished with pebbledashed rendered on all sides. The site sits opposite to the Emmanuel Church which is a locally listed building and mainly surrounded by various dwellings in different styles. South Croydon station is the approximately 0.7 miles away.

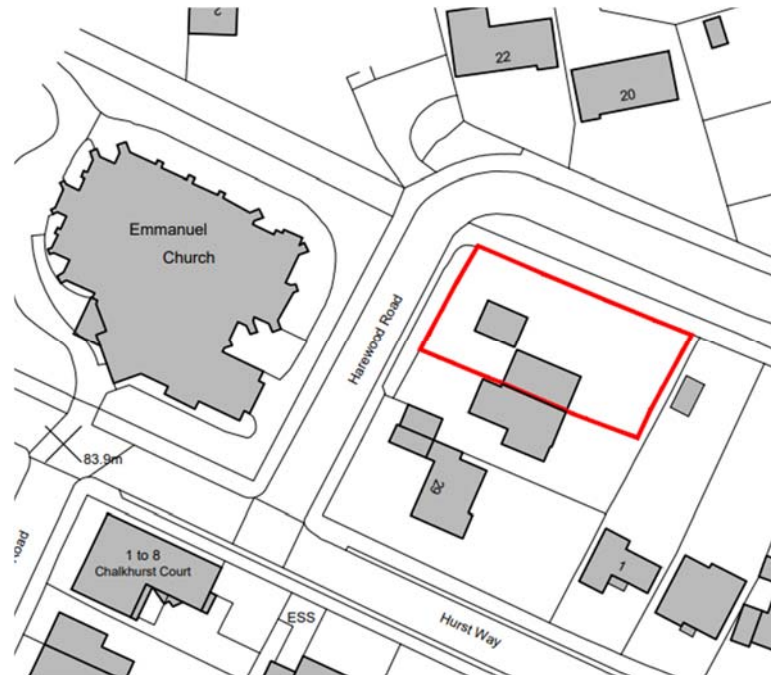


Figure 2: Location Plan

## Planning Designations and Constraints

3.5 The site is subject to the following formal planning constraints and designations:

- PTAL: 1b
- Flood Risk Zone: 1 and is at very low surface water flood risk
- No trees are subjected to Tree Preservation Orders
- Emmanuel Church to the west is a locally listed building

## Planning History

3.6 The following planning decisions are relevant to the application:

22/05050/HSE	Alternation and removal of window openings at ground and first floor. Internal reconfiguration. Granted 10.01.2023
74/2162	Extensions and Garage. Granted 25.10.74
74/1699	Extensions and Garage. Refused 06.09.74
60-395	Garage. Granted 11.03.60

#### 4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of residential development is acceptable given the residential character of the surrounding area and the need for housing.
- The proposed development would be acceptable in terms of its design.
- One family sized dwelling would be created, with good sized garden and would provide a high standard of residential accommodation.
- Both the donor property and new development would have sufficient parking provision and the development would not impact upon highway safety and efficiency.
- The proposal would not result in significant harm to neighbouring amenity.
- The proposal's impact on trees and biodiversity is acceptable subject to conditions.
- All remaining sustainability aspects can be controlled by conditions.

#### 5 CONSULTATION RESPONSE

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

#### 6 LOCAL REPRESENTATION

6.1 A total of 18 neighbouring properties were notified about the application and invited to comment. A site notice was put up on 18.01.23. The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 33      Objecting: 32      Supporting: 1

6.2 The following Councillor made representations which are summarised below:

Councillor Maria Gatland (objecting)

- The original scheme was too big and higher than the host property
- It would look more integrated to the street scene by removing the dormer

6.3 The following issues were raised in representations that are material to the determination of the application, and they are addressed in substance in the next section of this report:

Objection	Officer comment
Overdevelopment	This is addressed in para. 8.2-8.5 of the report
Not in keep with the area	
Obtrusive by design	
Loss of garden	This is addressed in para. 8.10, 8.15 of the report
Loss of light	This is addressed in para. 8.20-8.29 of the report
Overlooking	
Noise	This is addressed in para. 8.29 of the report

Detrimental impact on tree	This is addressed in para. 8.30-8.32 of the report
Increase in Traffic	This is addressed in para. 8.33-8.36 of the report

Support	Officer comment
Increase the housing stock	Noted

## 7 RELEVANT PLANNING POLICIES AND GUIDANCE

### Development Plan

7.1 The Council's adopted Development Plan consists of the London Plan (2021), the Croydon Local Plan (2018) and the South London Waste Plan (2022). Although not an exhaustive list, the policies which are most relevant to the application are:

#### London Plan (2021)

- D1 London's form, character and capacity growth
- 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
- G6 Biodiversity and access to nature
- G7 Trees and Woodlands
- SI 2 Minimising Greenhouse Gas Emissions
- SI 8 Waste Capacity and Net Waste Self-Sufficiency
- SI 12 Flood Risk Management
- SI 13 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
- SP4 Urban Design and Local Character
- SP6 Environment and Climate Change
- DM1 Housing Choice for Sustainable Communities
- DM10 Design and Character
- DM13 Refuse and Recycling
- DM16 Promoting Healthy Communities
- DM19 Promoting and Protecting Healthy Communities

- DM23 Development and Construction
- DM25 Sustainable Drainage Systems and Reducing Flood Risk
- DM28 Trees
- DM29 Promoting Sustainable Travel and Reducing Congestion
- DM30 Car and cycle parking in new development
- DM46 South Croydon

7.2 The Development Plan should be read as a whole, and where policies conflict with each other, the conflict must be resolved in favour of the policy contained in the last document to be adopted, approved or published as part of the development plan, (in accordance with s38(5) of the Planning and Compulsory Purchase Act 2004).

## **Planning Guidance**

### National Planning Policy Framework (NPPF)

7.3 Government Guidance is contained in the NPPF, updated on 20 July 2021, and accompanied by the online Planning Practice Guidance (PPG). 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 Sustainable Transport
- Achieving Well Designed Places

### SPDs and SPGs

7.4 There are also several Supplementary Planning Documents (SPD) and Supplementary Planning Guidance (SPG) documents which are material considerations. Although not an exhaustive list, the most relevant to the application are:

- London Housing SPG (March 2016)
- Technical Housing Standards: Nationally Described Space Standard (2015)
- National Design Guide (2021)
- National Model Design Code (2021)

## **8 MATERIAL PLANNING CONSIDERATIONS**

8.1 The main planning issues raised by the application that the committee must consider are:

1. Principle of development
2. Design and impact on character of the area
3. Quality of residential accommodation
4. Impact on neighbouring residential amenity
5. Trees, landscaping and biodiversity
6. Access, parking and highway impacts
7. Flood risk
8. Environment and sustainability
9. Conclusions

## **Principle of development**

- 8.2 The Croydon Local Plan (2018) sets out a housing target of 32,890 homes over a 20-year period from 2016-2036 (1,645 homes per year). The London Plan requires 20,790 of those homes to be delivered within a shorter 10 year period (2019-2029), resulting in a higher target of 2,079 homes per year.
- 8.3 The Croydon Local Plan (2018) also sets out a target for development on Windfall sites of 10,060 homes (approximately 503 per year). The London Plan (2021) requires 6,410 net completions on small sites (below 0.25 hectares in size) over 10 years, with a small-sites housing target of 641 per year.
- 8.4 London Plan (2021) policy H2 promotes incremental intensification with PTAL 3-6 or within 800m distance of a station or town centre boundary. This site has a PTAL 1b and lies over 800m from a station or town centre boundary, so is not one which benefits from support in the context H2. Notwithstanding, the meets the definition of a small site, with H2 requiring them to make a substantially greater contribution to supply of homes. The development is also modest in scope, and compliant with policy in all other respects. Therefore, the principle of a new home can be supported, subject to details covered below.
- 8.5 Policy SP2.7 of the Croydon Local Plan (2018) sets a strategic target for 30% of all new homes over the plan period to have 3 or more bedrooms. The proposed development would positively contribute to borough's provision of three bed or more homes and is therefore in accordance with Policy SP2.7. The type and occupancy of the original donor home remains unaffected by the development.

## **Design and impact on character of the area**

- 8.6 Policy D3 of the London Plan (2021) states that development should make a positive contribution to the local character, public realm and streetscape. It should incorporate the highest quality materials and design appropriate to its context. Policy DM10 of the Croydon Local Plan (2018) requires the siting, layout and form of new development to respect the character and appearance of existing areas, whilst seeking to achieve a minimum height of 3 storeys. Policies SP4.1 and SP4.2 of also require development to be of a high quality which respects and enhances local character.

### *Height and layout*

- 8.7 The application site's main entrance faces onto and is accessed from a private access road to the southern side of Harewood Road. The rear of the donor property faces onto the eastern part of Harewood Road, opposite Emmanuel Church, which is locally listed. The property is unusual in that it turns it back on main public road and is inward facing. The area is residential in character and is comprised of a mix of detached and semi-detached dwellings, with varying relationships to the street.
- 8.8 Harewood Road slopes up when accessed from Hurst Way and the land level continues to rise from the west to east. The proposed dwelling would have the finished floor level as the pair of semi-detached dwelling (see figure 1). The size and the mass of the new dwelling would have an appropriate relationship with the pair of the semi-detach dwellings, having the same ridge height, and a degree of subordination created by having a less bulky roof form and the detached property being narrower than the combined width of the semi-detached pair. To the front, the new dwelling is set back

from its donor house which causes a variance to its front and rear building line. However, given the variety in the surrounding area in terms of building line, frontage relationships and the fact that No. 25 and 27 have a large two storey flat roof extension to the rear (but fronting Harewood Road), combined with the increased reward mass being offset by the softer hipped roof form, it is considered acceptable.



Figure 3: Street photo of 25-27 Harewood Road opposite to Emmanuel Church

- 8.9 To the west is a locally listed church named Emmanuel Church, which was built between 1890 and 1910. The main entrance to the church is from the west off Normanton Road with additional pedestrian access to the church halls on the southern side from Hurst Way. The proposed new dwelling would not be visible from the main public entrance points. In any event, any background views of the development would not be harmful to the setting of the locally listed building, given the modest form of the development, its appropriate design and the varied build form already around it.
- 8.10 The property is well set in from its boundaries, and provides occupiers with a good sized garden that will allow it to blend in with its suburban green location, whilst also ensuring an appropriate spatial relationship to surrounding properties.

#### *Architectural Expression*

- 8.11 The area predominately consists of family sized dwellings, with hipped or gabled roofs, with large and wide windows to the front. Along Hurst Way mock Tudor style dwellings can be found. The materiality around the area varies, however predominately are of white rendered, clay hung tiles and red multi-stock bricks.
- 8.12 The proposed materials for the new dwelling would be red multi stock brick with projecting header course, a clay tile roof, white window frames and black rainwater goods. Albeit the host dwelling is a white rendered property, which looks different from the proposed dwelling, the materiality would match the surrounding properties. Full details of the external materials and finishes would be secured via condition to ensure that they are of a suitable quality.



8.13 In summary, the design approach is considered to respect the character around Harewood Road and Hurst Way, in terms of design, height, scale, massing and layout.

### Quality of residential accommodation

8.14 London Plan (2021) 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. The new dwelling would exceed the minimum internal space standard and would have adequate layouts with windows to all four external walls, with all bedrooms meeting size standards.

Size (bedroom/person)	GIA (sqm) proposed	Min. GIA (sqm)	Amenity Space (sqm)	Min. Amenity Space (sqm)	Built in storage space (sqm)	Min. built in storage space (sqm)
4b/8p	136	124	102	11	3	2.5

*Table 1: scheme considered against London Plan (2021) Policy D6 and Table 3.1*

8.15 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 proposed dwelling would have generous sized garden, significantly exceeding the minimum standard.

8.16 London Plan (2021) Policy D6 'Housing quality and standards', states that housing development should be of high quality design and provide adequately-sized rooms, with comfortable and functional layouts which are fit for purpose and meet the need of Londoners without differentiating between tenures. Housing developments are required to meet the minimum space standards. It also requires double bedrooms to have a minimum floor area of 11.5sqm and single bedrooms to be 7.5sqm. All the bedrooms would meet the size of being a double bedroom.

8.17 The London Plan (2021) requires new residential units to achieve a floor to ceiling height of 2.5m for 75% of the gross internal area (GIA). According to the elevation and section plan provided, the ground floor to ceiling height for both floors would be 2.5m. This would meet the London Plan (2021) standards.

8.18 London Plan (2021) policy D7 states that 10% of new build housing should meet Building Regulation requirement M4(3) 'Wheelchair User Dwellings'; and all other dwellings should meet the Building Regulation requirement M4(2) 'Accessible and Adaptable Dwellings' which requires step free access to all units and the facilities of the site. The house is step-free and would have a paved pedestrian access to the front door, and as such would be able to comply with M4(2). A condition is recommended to secure this.

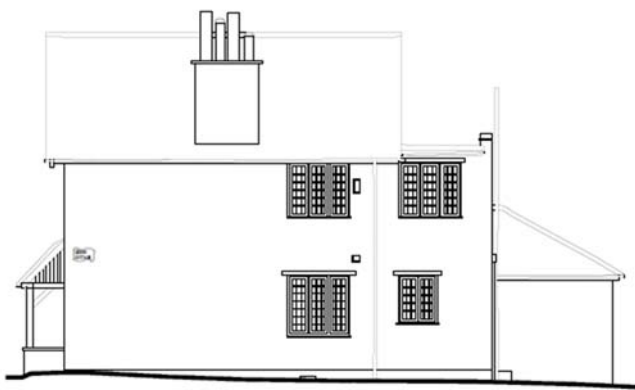
8.19 London Plan (2021) policy D12 Fire Safety requires all development proposal to achieve the highest standards of fire safety. Paragraph 3.12.1 states that fire safety of developments should be considered from the outset and D12 sets out six requirements that should be achieved on all developments. A Fire Statement has been submitted which addresses this policy.

## Impact on neighbouring residential amenity

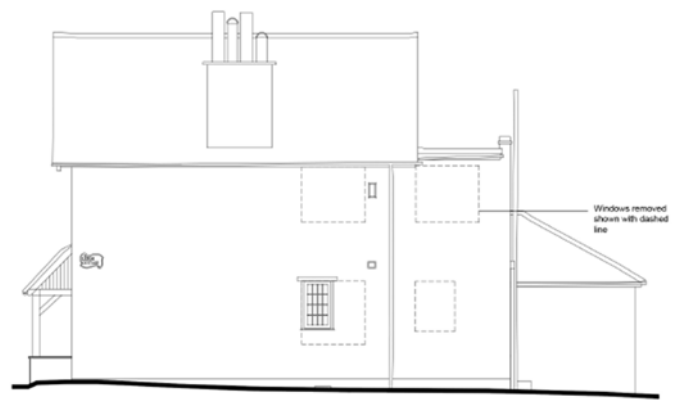
8.20 Policy D3 of the London Plan (2021) indicates that in their neighbourhoods, people should have a good quality environment. Policies SP4.1 and SP4.2 of the Croydon Local Plan (2018) seek to respect and enhance character, to create sustainable communities and enhance social cohesion and well-being. Policy DM10.6 of the Croydon Local Plan (2021) 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.

### *27 Harewood Road (donor property)*

8.21 This property is a two-storey semi-detached dwelling located to the south of the proposed new dwelling. The proposed dwelling would set in from the front building line of this property by 2m. The proposed dwelling would have two side windows facing towards No.27's first floor habitable room. However, the proposed side windows would serve a landing area and an ensuite bathroom. As such these windows are recommended to be conditioned to be obscurely glazed and non-opening below 1.7 metres to protect privacy. Furthermore, it is noteworthy that a planning permission was granted (ref: 22/05050/HSE) for 'alternation and removal of window openings at ground and first floor. Internal reconfiguration.' at No.27.



North Elevation



North Elevation



West Elevation



West Elevation

*Figure 4: Existing north and west elevation of No. 27 Harewood Road (left) and proposed north and west elevation of No. 27 Harewood Road, approved under ref: 22/05050/HSE (right)*

- 8.22 To the north elevation, there are two windows on each of the floor of No.27 facing to the proposed new dwelling. The applicant has planning permission (22/05050/HSE) to remove two side windows on the first floor and one ground floor window. The existing window for the dining room would be replaced with a smaller size window which is designated for a proposed cupboard. To the rear, the door and the window on the ground floor would be replaced with a new bi-fold door. The obscured window on the first floor would be replaced with a clear-glazed window. A new clear-glazed window would be installed for a proposed bedroom. When implementing this proposal with the new dwelling having the main open plan kitchen/living/dining room and main bedrooms orientated towards the north-west with large format windows, privacy would be safeguarded.
- 8.23 The proposed dwelling would project 3m beyond No.27's rear building line. Given that the two dwellings would have a gap of 2.5m and the window alterations secured, the relationship would be appropriate. Furthermore, the rear garden is northwest facing where occupants would benefit from daylight in the evening. The proposed dwelling would be of similar height to No.27 and the separation distance of 2.5m would also mitigate any impact of loss of daylight and sunlight as the 45-degree rule would not be breached.
- 8.24 Currently the application site is surrounded by nice hedges, railing and lower fence which would be retained to provide a soft appearance. In the event of approval, a condition would be attached to ensure details of the boundary treatment being submitted prior to any occupation.
- 8.25 Overall, there would be no significant harm to the amenities of this neighbour with regards to overlooking, privacy, outlook or light.

#### *25 Harewood Road*

- 8.26 This property is to the south, the attached semi-detached to the donor property. The proposed new dwelling would have a similar rear building line to this property given No.25's single storey rear extension. The new house would be set 8.5m away and being away from the boundary for approximately 8m, with no windows that could cause any overlooking. Therefore, the impact on overlooking, privacy, outlook or light would be minimal.

#### *Emmanuel Church*

- 8.27 To the west is the locally listed Emmanuel Church. Given that the main access to the church site is from Normanton Road on the western side of the building and the church is 34m away from the proposed dwelling, in combination with the proposed house being entirely consistent in height with 25 and 27 Harewood Road, it is considered there would be no adverse impact in terms of loss of light, outlook or privacy.

#### *No. 20 and No.22 Harewood Road*

- 8.28 To the north of the proposed dwelling is No.20 and No.22 Harewood Road which are large detached bungalows. The proposed dwelling would have side windows on the first floor facing in a northern direction. However, the bungalows are at least 26m away from the flank wall of the new dwelling, and the bungalows are screened by existing tall trees to the front, so it is considered the overlooking and loss of light impact would be insignificant.

8.29 It is acknowledged that with any build, whilst there may be limited disturbances and inconveniences for neighbouring properties, there are no grounds to refuse planning permission based on construction impacts. A Construction Logistics Management Plan can be secured through condition which would seek to protect neighbouring amenities as far as possible during this time.

### **Trees, landscaping and biodiversity**

8.30 London Plan (2021) Policy G7 and Croydon Local Plan policy DM10.8 and DM28 seek to retain existing trees and vegetation and seek biodiversity net gain.

8.31 The existing hedging and the tree near to the access road from the south of Harewood Road are to be retained, although some pruning is required. The Council's Tree Team raised no objection to the arboricultural method statement. Two trees would be planted to the rear of the new dwelling, which would add visual amenity value, whilst also contributing to biodiversity, with full details recommend to be secured by conditioned.

8.32 The existing property sits within a largely grassed, manicured garden which has limited ecological value. The hedge and mature tree near the access would be retained. Two new semi-mature tree specimens are proposed with two bird boxes to encourage biodiversity.

### **Access, parking and highway impacts**

8.33 The site has a PTAL (Public Transport Accessibility Level) of 1b (very poor) on a scale of 0-6b. The site is not in a Controlled Parking Zone.

8.34 There is an existing there is a crossover serving No.27, which would be utilised by both No.27 and the new dwelling. The existing house No.27 is a 3-bedroom property, and 1 car parking space is proposed, while 2 car parking spaces would be provided for the 4-bedroom new dwelling. London Plan (2021) Policy T6.1 sets the maximum provision of car parking of 3 spaces for this PTAL (1.5 per dwelling). The proposed car parking complies with this policy.

8.35 Some concern is raised by the Strategic Transport Team in relation to manoeuvring for vehicles and their ability to turn and exit in a forward gear and not demonstrating adequate sightlines. It is important to note that the access is established and used currently for No.27 and this existing house does not benefit from any turning space on site. Given the modest intensification of this existing access, on balance no objection is raised. Furthermore, a segregated pedestrian access is proposed to the site away from the parking and manoeuvring area which would be an improvement for the donor property.

8.36 The Highways Technical Note demonstrates one additional house could generate less than three arrivals and three departures by car over a daily profile. Combined with the existing house, the combined arrivals and departures would likely be no more than six movements each way. On this basis, the scheme would not lead to unacceptable traffic generation.

8.37 Local Plan (2018) Policy DM30 states that 20% of parking bays should have electric vehicle charging points, with future provision available for the other bays. When considering provision for just the new unit, one EVCP is required. Details and provision of the EVCP is conditioned.

- 8.38 A cycle store would be provided for each unit showing two spaces. The new dwelling is positioned 2.5m away from the existing allowing both the existing and proposed dwellings to have clear 1.2m side access to the cycle stores in rear garden. This is in compliance with London Plan (2021) policy T5. Details are recommended to be conditioned.
- 8.39 Refuse stores are located in the front garden area of an adequate size. A 10sqm bulky refuse collection area is provided. Details are recommended to be conditioned.

### **Flood risk**

- 8.40 The site is within flood zone 1 and is at very low risk of surface water flooding. Croydon Local Plan (2018) Policy DM25 and London Plan (2021) policy SI13 requires all development to incorporate sustainable drainage measures (SuDS), with Croydon Local Plan (2021) policy seeking to achieve greenfield run-off rates. The applicant has submitted a surface water drainage strategy illustrating permeable paving to the front of the site and the potential location of a soakaway. The final SuDS strategy will be secured by condition, and the development would not pose a significant flood risk.

### **Environment and sustainability**

- 8.41 Both Croydon Local Plan (2018) policy SP6 and policy SI 2 of the London Plan (2021) require new development to minimise carbon dioxide emissions and seek high standards of design and construction in terms of sustainability. In order to ensure that these high standards are met a condition requiring the development to meet both a CO2 reduction target (above building regulation requirements) as well as a water use target is recommended.

### **Conclusions**

- 8.42 In conclusion, the proposed 4 bedroom 8 person two-storey family dwelling would be an acceptable addition to the streetscene and not cause unacceptable harm to neighbouring amenity. The house would be of good quality with on-site parking and generous garden which is characteristic of the area.
- 8.43 All other relevant policies and considerations, including the statutory duties set out in the Equalities Act 2010, the Human Rights Act, the Planning and Compulsory Purchase Act, and the Town and Country Planning Act, have been taken into account. Given 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 terms subject to the detailed recommendation set out in section 2 (Approval).