

**PART 5: Planning Applications for Decision**

**Item 5.1**

**1 APPLICATION DETAILS**

Ref: 23/02472/FUL  
 Location: 46 The Gallop, South Croydon, CR2 7LP  
 Ward: Selsdon and Addington Village  
 Description: Partial demolition and extension of existing bungalow, upwards and to the side and rear to create 1 x 3 bedroom dwelling and 1 x 5 bedroom dwelling, associated landscaping, car parking and refuse storage  
 Drawing Nos: AP-05 (Proposed Elevations), AP-05 (Proposed Plans), AP-05 (Proposed Site Plan), EX-01 (Existing Floor and Elevation Plan), AP-05 (Existing and Proposed sections), EX-02 (Existing Site Plan), LP-01 (Location Plan)  
 Applicant: Mr Ronald Davies  
 Agent: Mr Ronald Davies  
 Case Officer: Edith Leung

<b>Housing mix</b>	<b>2 bed (4 person)</b>	<b>3 bed (5 person)</b>	<b>5 bed (7 person)</b>	<b>TOTAL</b>
<b>Existing</b>	1			1
<b>Proposed (market housing)</b>		1	1	2
<b>TOTAL</b>				2

<b>Vehicle and Cycle Parking (London Plan Standards)</b>	
<b>PTAL: 0</b>	
<b>Car Parking maximum standard</b>	<b>Proposed</b>
3	2
<b>Long Stay Cycle Storage minimum</b>	<b>Proposed</b>
4	4
<b>Short Stay Cycle Storage minimum</b>	<b>Proposed</b>
0	0

1.1 This application is being reported to committee because:

- The ward councillor (Councillor Ward) made representations in accordance with the Committee Consideration Criteria and requested committee consideration
- 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 Sustainable Regeneration is delegated authority to issue the planning permission subject to:

- 2.3 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 and approval of materials
- 5) Submission and approval of cycle and refuse storage details
- 6) Submission and approval of landscaping (to incorporate replacement trees and biodiversity enhancements)
- 7) Details of SUDS strategy

#### Compliance

- 8) Obscure glazing to flank window serving bathroom (not to rooflights)
- 9) Visibility splays provided to new space proposed to Unit 1
- 10) Provision of electric vehicle charging points (EVCP)
- 11) Compliance with fire strategy
- 12) Removal of permitted development rights to extend either house
- 13) Energy and water efficiency requirements
- 14) 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 Partial demolition and extension of the existing bungalow, upwards and to the side and rear to create one 3 bedroom dwelling and one 5 bedroom dwelling, associated landscaping, car parking and refuse storage. The plans indicate that the retained elements would be the entire of the south-western flank elevation and the front elevation including the bay windows.

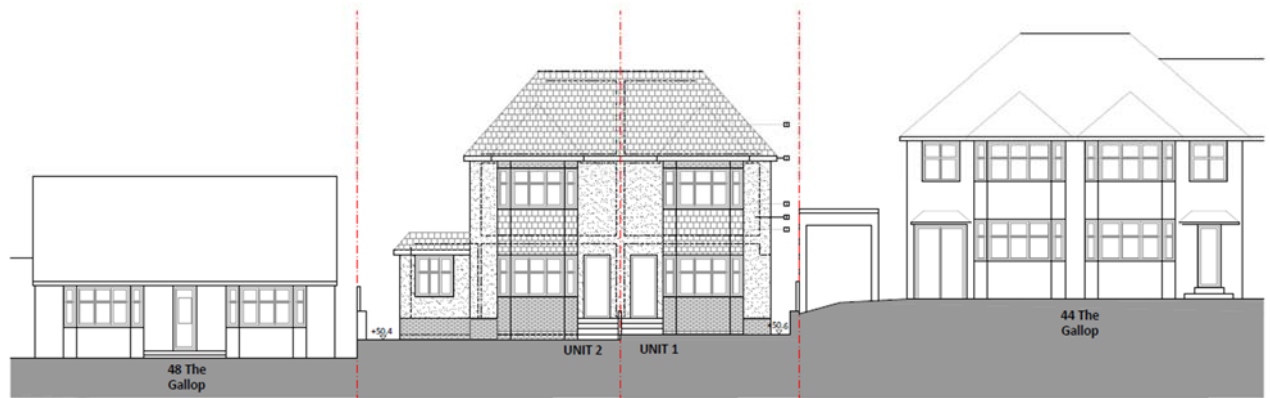


Figure 1: Proposed streetscene elevation

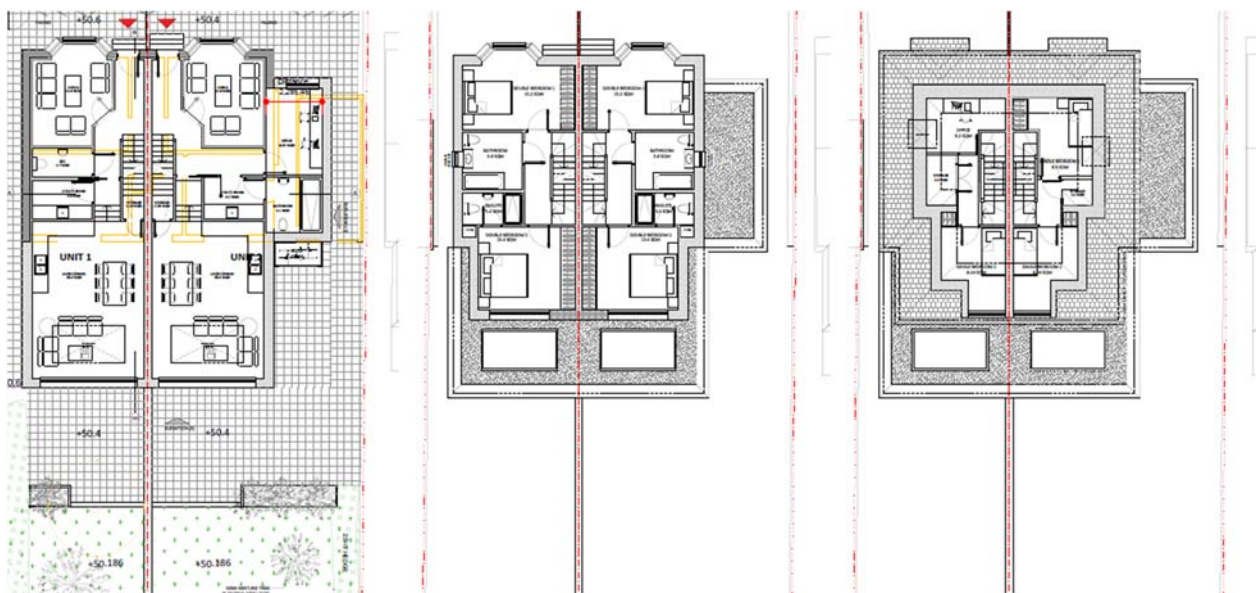


Figure 2: Proposed floor plan (ref:23/02472/FUL)

### Amendments

- 3.2 During the course of the application the applicant submitted a revised elevation amending the proposed pair of semi-detached houses to be white render. The application was originally submitted as facing red brick work. This is considered to be minor amendment, so further re-consultation was not required.

### **Site and Surroundings**

- 3.3 The application site consists of a single storey detached bungalow, on the southern side of The Gallop. The surrounding area is residential in character, consisting predominantly of single storey and two-storey, semi-detached and detached dwellings. There are no policy constraints affecting the application site, as identified by the Croydon Local Plan (2018).



Figure 3: Location Plan

## Planning Designations and Constraints

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

- PTAL: 0
- Flood Risk Zone: 1
- Located 25 metres away from The Ruffet which is a Site of Nature Conservation Importance

## Planning History

3.5 The following planning decisions are relevant to the application:

22/04256/FUL

Partial demolition and extension of existing bungalow, upwards and to the side and rear to create 1 x 3 bedroom dwelling and 1 x 5 bedroom dwelling, associated landscaping, car parking and refuse storage. **Refused** (13.04.2023) on grounds of harm to the neighbouring living conditions of 48 The Gallop.



Figure 4: refused floor plan (ref: 22/04256/FUL)

22/04255/FUL

Partial demolition and extension of existing bungalow, upwards and to the side and rear to create 1 x 2 bedroom dwelling and 1 x 3 bedroom dwelling, associated landscaping, car parking and refuse storage. **Approved** (13.04.2023)



Figure 5: approved floor plan (ref:22/04255/FUL)

22/04265/GPDO

Notification for prior approval under the GPDO 2015 under Class AA for an upwards extension of one storey to a dwellinghouse. **Approved (Prior approval)**

22/04511/GPDO

Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum overall height of 3 metres. **Approved (Prior approval)**

#### 4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the 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, particularly when giving weight to the fallback position of the 22/04265/GPDO prior approval for an upwards extension, and the 22/04255/FUL approved planning permission.
- Two family sized units would be created, with good sized gardens and acceptable accommodation for future residents.
- Both properties would have an off street parking space and 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.

4.1 The following sections of this report summarise the officer assessment and the reason for the recommendation.

## **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 7 neighbouring properties were notified about the application and invited to comment. 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: 26      Objecting: 26      Supporting: 0

6.2 The following groups made representations which are summarised below:

### Croham Valley Residents' Association

- Very considerable extensions and alterations to this detached single storey bungalow are changing this property into effectively a three storey (accommodation in the roof space) pair of semi-detached houses.
- Overdevelopment of the site by virtue of its bulk and mass that will create an incompatible cramped development.
- Concern that both proposed semi-detached houses have studies.
- Towers above the next door bungalow at 48 The Gallop which is totally unacceptable - loss of privacy and visual intrusion to varying extents due to overlooking.
- Unacceptable that the development is not having heat pumps or solar panels installed or not having vehicle electric charging points installed.
- Queries on the expiry date of the neighbour consultation.

6.3 The following Councillor and MP made representations:

### Councillor Ward (Objecting)

- Overbearing to neighbours.
- Loss of privacy.

### Chris Philp MP (Objecting)

- The significant rear extension and especially the section at first floor level would be out of character in terms of footprint and the enlarged roof arrangement above the first-floor extension would appear overly dominant.
- Overdeveloped.
- Inadequate parking.

6.4 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:

<b>Objection</b>	<b>Officer comment</b>
Not in keeping with the area	This is addressed in paragraphs 8.7-8.14 of the report
Over development	
Obtrusive by design	
Cramped development	
Too tall next to 48 The Gallop	
Overbearing	This is addressed in paragraphs 8.19-8.26 of the report
Overlooking	
Loss of privacy	
Visual intrusion	
Loss of light	
Noise	There is no requirement in Planning policy for heat pumps or solar panels, but EVCPs have been conditioned.
No heat pumps, solar panels or EVCPs	
Parking	This is addressed in paragraphs 8.30-34
Trees and hedging at rear should be retained	This is addressed in paragraphs 8.27-8.29
Harm to wildlife	This is addressed in paragraphs 8.27-8.29

## **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
- H1 Increasing housing supply
- H2 Small sites
- G5 Urban Greening
- 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

#### 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
- DM27 Biodiversity
- DM28 Trees
- DM29 Promoting Sustainable Travel and Reducing Congestion
- DM30 Car and cycle parking in new development

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 (June 2023)
- London Mayoral Affordable Housing SPG: Homes for Londoners (August 2017)
- Technical Housing Standards: Nationally Described Space Standard (2015)
- National Design Guide (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 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 also sets out a target for development on Windfall sites of 10,060 homes (approximately 503 per year). The London Plan 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 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 0 and lies over 800m from a station or town centre boundary, so the site is not appropriate for incremental densification as identified in H2. Notwithstanding, the site is a small site, with H2 requiring them to make a substantially greater contribution to supply of homes. Therefore, the principle of extensions and subdivision can be supported, subject to details covered below.
- 8.5 Policies SP2.7 and DM1.1 set a strategic target for 30% of all new homes over the plan period to have 3 or more bedrooms and DM1.2 seeks to avoid a net loss of 3-bed family-sized homes in order to ensure that the borough's need for family sized units is met and that a choice of homes is available in the borough. Both units would have at least 3 bedrooms which would comply with the strategic target for 30% of all new homes to have 3 bedrooms or more. This would support the provision of family housing in the borough.
- 8.6 The existing dwelling is 71sqm, with two double bedrooms, so is less than 130sqm and DM1.2 of the Croydon Local Plan would apply. Policy DM1.2 states that the Council will permit the redevelopment of 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 130sqm. The proposed Unit 1 is a 3 bedroom 5 person house with a provision of two double bedrooms, 1 single bedroom and a 6.2 sqm office. The applicant has suggested that Unit 2 is a 4 bedroom 6 person house with 2 double bedroom and 2 single bedrooms. However, the officers consider Unit 2 to be a 5 bedroom 7 person house because the 8.07sqm ground floor habitable room labelled as 'Office' could be a bedroom due to its size exceeding the 7.5sqm floor area of a single bedroom. Therefore, the proposal would re-provide 2 houses, one a 3 bedroom unit which is smaller than 130sqm, so would comply with this policy.

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

- 8.7 Policy D3 of the London Plan 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 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.

8.8 Height and Layout: The application site fronts The Gallop which slopes down from west to east. The area is residential in character and is comprised of a mix of bungalows and pairs of two storey semi-detached properties with generous sized gardens.

8.9 To the east, is 48 The Gallop which is a bungalow with rear extensions and set at a lower level than the application site. To the west is 44 The Gallop which is a two storey semi-detached property set at a higher level than the application site.



*Figure 6: street photo with 46 The Gallop located centrally*

8.10 Although the height of the dwellings would be taller than the existing bungalow, it would not exceed the height of 44 The Gallop and would not disrupt the pattern of height increasing up the road westwards. In addition, the height to the ridgeline would match 44 The Gallop (but would be set below due to the land level change) and the pair of houses would be 1 metre less in width than 42 and 44 The Gallop. See Figure 1 above. This means that the dwellings would not appear overly dominant in the street scene or out of character with neighbouring properties with regards to height and massing.

8.11 There is also a fallback position in the form of the 22/04255/FUL planning permission in terms of design and character. The overall size and form from the front on The Gallop would be the same as that permission, albeit with render as opposed to brickwork (see 8.16).

8.12 Both properties would have first floor accommodation above the existing bungalow, to a total height of 6.3m which would also project 3 metres beyond the existing rear building line (at ground floor given it is a bungalow) with a rear dormer. The massing of the rear extensions would be larger than the surrounding properties but would remain subservient to the main body of the properties. Therefore, the proposed development would not be visually dominant in the street scene or out of character with neighbouring properties with regards to the height and massing.

8.13 The site layout would also appear similar to neighbouring properties. Both dwellings would have off street parking and soft landscaping to the front which is characteristic of the properties on The Gallop. The ground floor layout would be the same as the approved 22/04255/FUL, so is supported.

8.14 Architectural Expression: The design of the dwellings is based on the semi-detached properties to the west. The dwelling would be very similar in appearance, with

differences in the location of the front doors and shape of the roof. The relocation of the front doors to the centre would not appear out of character with the other semidetached properties and would work well with the design of the dwellings themselves.

- 8.15 The proposed roof would have a shallower pitch than the other semi-detached properties in order to utilise the space in the roof for accommodation. It would still have hipped roof slopes and appear in character with the neighbouring roof forms.
- 8.16 The scheme was amended during the course of the application so the proposed houses would be white render. The ground floor bays are brick (as they are retained elements of the existing bungalow) as per existing whilst the first-floor bays are tile hung to match the neighbours. It is noted that the neighbouring two-storey semi-detached properties are mostly brick, however render and peddledash does occur elsewhere in The Gallop, so is not considered unsympathetic to the area and as such is supported.
- 8.17 In summary, the design approach is considered to respect the character of The Gallop, in terms of design, height, scale, massing and layout.

**Quality of residential accommodation**

- 8.18 London Plan Policy D6 states that housing developments should be of a high quality and provide adequately sized rooms with comfortable and functional layouts. It sets out minimum Gross Internal Area (GIA) standards for new residential developments. Both units would exceed the minimum internal space standard, providing generous sized dwellings. Both units would have adequate layouts and dual aspect.

Unit	Size	GIA (sqm) proposed	Min. GIA (sqm)	Amenity space (sqm)	Min. Amenity space (sqm)	Built-in storage (sqm) proposed	Min. built-in storage (sqm)
1	3b5p	125.7	93	128	8	3.68	2.5
2	5b7p	139.1	119	201	10	2.48	3.5

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

- 8.19 Both units would exceed the minimum internal space standard. It is noted that the built in storage for Unit 2 is below the minimum 3.5sqm storage space, but given the unit is 20sqm over the minimum floorspace requirement, this is considered acceptable. Both units would have generous sized gardens, significantly exceeding the minimum standard.
- 8.20 London Plan 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. It is important to note that this application is for extensions and subsequent conversion to two units as opposed to a new build. There are currently steps up to the front door of the bungalow, as is the case for the majority of properties along this section of The Gallop. Given the floor level of the homes has been set by the existing bungalow, this arrangement is, on balance, accepted.

8.21 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**

8.22 Policy D3 of the London Plan indicates that in their neighbourhoods, people should have a good quality environment. Policies SP4.1 and SP4.2 seek to respect and enhance character, to create sustainable communities and enhance social cohesion and well-being. Policy DM10.6 of the Local Plan states that the Council will ensure proposals protect the amenity of occupiers of adjoining buildings and will not result in direct overlooking into their habitable rooms or private outdoor space and not result in significant loss of existing sunlight or daylight levels.

#### 48 The Gallop

8.23 48 The Gallop is a bungalow located to the east of the site, set at a lower level which has been extended by 5 metres to the rear (formed of a single storey rear extension with pitched roof and conservatory). There are no windows on the side elevation apart from the conservatory.

8.24 The ground floor arrangement is the same footprint as approved 22/04255/FUL, which is a fallback position; this scheme would cause no harm beyond that already consented at ground floor and so no objections are raised to either neighbours at 44 or 48 The Gallop. This has, in officer's view, overcome the grounds for refusal on 22/04256/FUL on grounds of harm to the neighbouring living conditions of 48 The Gallop.

8.25 The key consideration is in relation to the impact of the first floor accommodation above the existing bungalow, including the 3m projection beyond the existing rear building line (at ground floor given it is a bungalow) and rear dormer. The 22/04256/FUL scheme was refused due to the proposed development causing harm to the neighbouring living conditions of 48 The Gallop through an increased sense of dominance and loss of outlook.

8.26 The proposed first floor accommodation above the existing bungalow, 3m projection beyond the existing rear building line (at ground floor given it is a bungalow) and rear dormer would result in a total height of approximately 7m tall structure when measured from the land level of 48 The Gallop. The first floor rear extension would not extend beyond the rear building line of the conservatory.

8.27 All proposed windows would face directly onto the garden of the application site and one window would be located at first floor on the side elevation, but this would serve a bathroom and would be conditioned as obscurely glazed. This would prevent overlooking or a loss of privacy.

8.28 Although 46 The Gallop is at a higher land level, as the extensions have been set in from the boundary and away from this neighbour, there would be no significant harm to the amenities of this neighbour with regards to overlooking, privacy, outlook or light.

#### 44 The Gallop

8.29 To the west is 44 The Gallop which is two storeys in height and set approximately 90cm higher than the application site. On the side elevation, it has one obscurely glazed

window serving a hallway at ground floor, one first floor window serving the staircase and one first floor window serving a toilet. As they do not serve habitable rooms for both properties, less weight is given to outlook or lighting.

8.30 On the proposed side elevation, it has one obscurely glazed window on the first floor serving a toilet, which would be obscurely glazed to prevent any potential for overlooking. Nonetheless, the first floor extension would be located 4.68 metres from the side elevation of Number 44 and the height to the eaves would be lower. The first floor projection would extend 3 metres beyond the rear elevation of Number 44, however the separation distance is sufficient to prevent a loss of outlook from the rear rooms. In relation to their ground floor rear windows, serving a kitchen and dining room, the 6-metre single storey rear extension would be at least 4.6 metres away and set at a lower level. Again, the 22/04511/GPDO prior approval is a fall-back position, as is 22/04255/FUL which has the same ground floor arrangement. On this basis, the proposal would not cause significant harm to the amenities of this neighbour with regards to overlooking, privacy, outlook and light.

8.31 The properties at the rear on Croham Valley Road are well separated from the new dwellings.

8.32 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**

8.33 London Plan Policy G7 and Croydon Local Plan policy DM10.8 and DM28 seek to retain existing trees and vegetation and seek biodiversity net gain. The site is in relatively close proximity of The Ruffets which is a Site of Nature Conservation Importance.

8.34 The existing hedging and the mature tree at the rear of the garden are to be retained. Two small trees would be removed, and two semi mature replacements would be planted, with full details conditioned.

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

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

8.36 The site has a PTAL (Public Transport Accessibility Level) of 0 (the worst) on a scale of 0-6b. The site is not in a Controlled Parking Zone.

8.37 It is important to note that this application makes no alterations to the previously approved arrangement under 22/04255/FUL. There is an existing crossover serving the property which would be utilised by the 5 bedroom property for 1 car parking space. Sightlines for the proposed Unit 2 are not within the application site, but as it is an existing arrangement this is considered acceptable. A new crossover is proposed for the 3 bedroom property which would be an extension of 48 The Gallop's crossover.

The sightlines would be completely within the site. A condition will ensure the sightlines are controlled with no elements above 0.6m to safeguard visibility.

- 8.38 London Plan Policy T6.1 sets the maximum provision of car parking of 3 spaces (1.5 spaces per dwelling) for this PTAL. The proposed 1:1 car parking complies with this policy. The parking provision is acceptable, as was the case in the 22/04255/FUL permission.
- 8.39 A cycle store would be provided for each unit showing two spaces. This is in compliance with London Plan policy T5. Details will be conditioned.
- 8.40 Refuse stores are located in the front garden area of an adequate size. Details would be conditioned.

### **Flood risk**

- 8.41 The site is within flood zone 1 and not at risk of surface water flooding. Local Plan Policy DM25 and SI13 of the London Plan requires all development to incorporate sustainable drainage measures (SuDS). The SuDS strategy will be secured by condition.

### **Environment and sustainability**

- 8.42 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**

- 8.43 In conclusion, two family sized units are proposed without causing harm to neighbouring amenity or the streetscene. Both units would be generously sized with off street parking and large gardens which is characteristic of the area.
- 8.44 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).