

**1 SUMMARY OF APPLICATION DETAILS**

Ref: 20/06710/FUL  
 Location: 55 Crest Road, South Croydon, CR2 7JR  
 Ward: Selsdon and Addington Village  
 Description: Erection of a terrace of 4 two storey three bedroom houses with accommodation within the roof space at rear fronting Croham Valley Road, with associated refuse and cycle provision and landscaping.  
 Drawing Nos: KHD-55CR-CGI-VS-01-B (ILLUSTRATIVE), KHD-55CR-SITEPLAN-EX-01, KHD-55CR-SITEPLAN-GA-01-A (14.09.21), KHD-55CR-SITEPLAN-GA-02-B, KHD-55CR-GA-PLANS-GA-10-B, KHD-55CR-GA-PLANS-GA-11-B, KHD-55CR-ELEVATIONS-GA-20-C, KHD-55CR-ELEVATIONS-GA-21-C, KHD-55CR-ELEVATIONS-GA-22-C, KHD-55CR-SITE-SECTIONS-GA-30-C, KHD-55CR-SITE-SECTIONS-GA-31-C, KHD-55CR-HEIGHT-RODS-GA-40-C, KHD-55CR-HEIGHT-RODS-GA-41-C, KHD-55CR-LANDSCAPEPLAN-GA-70-B (14.09.21), KHD-55CR-FIRESTRATEGY-GA-80  
 Applicant: Davies Red Banksia  
 Case Officer: Hayley Crabb

	<b>Houses</b>	<b>Total</b>
<b>Proposed Houses</b>	4 x 3 bedroom houses	4
<b>Total</b>		4

*All units are proposed for private sale*

<b>Number of car parking spaces</b>	<b>Number of cycle parking spaces</b>
0	2 spaces per dwelling

- 1.1 This application is being reported to Planning Sub Committee because objections above the threshold as specified by the Committee Consideration Criteria have been received, the application has been referred by the Croham Valley Residents' Association and by the Ward Councillor (Cllr Helen Pollard) who requested Committee consideration in accordance with the Council's Constitution.

**RECOMMENDATION**

- 2.1 That the Committee resolve to GRANT planning permission.

2.2 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

### **Conditions**

- 1) Development to be carried out in accordance with the approved drawings except where specified by conditions
- 2) Materials (including samples) to be submitted for approval
- 3) Details of cycle store, refuse store to be submitted prior to commencement of above ground works
- 4) No additional windows in the flank elevations other than as specified/obscure glazed (first floor windows)
- 5) Tree Protection Plan including ground protection/mitigation measures and protection of street trees (pre-commencement)
- 6) Landscaping scheme including replacement trees/boundary treatment/retaining walls/gates/lighting and a maintenance and management plan - details prior to first occupation.
- 7) Remove Permitted Development
- 8) Ecology condition (in accordance with ecological appraisal recommendations)
- 9) Ecology condition (bio-diversity enhancement strategy - prior to slab level)
- 10) Ecology condition (wildlife sensitive lighting design scheme – prior to the occupation of the development)
- 11) Construction Logistics Plan to be submitted (pre-commencement)
- 12) SUDs – prior to above ground works
- 13) 19% reduction in carbon emissions
- 14) Water usage restricted to 110 litres per person per day
- 15) Fire Safety Strategy (in accordance – unless otherwise agreed with the LPA)
- 16) Commencement of development within three years of consent
- 17) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

### **Informatives**

- 1) Community Infrastructure Levy
- 2) Code of practise for Construction Sites
- 3) Party Wall Act
- 4) Highways
- 5) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

2.3 That the Planning Sub 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 PROPOSAL AND LOCATION DETAILS

#### Proposal

3.1 The proposal comprises the following:

- Erection of a terrace of four houses with accommodation within the roof space;
- 4 x 3 bedroom (5 person) units;
- Provision of refuse and cycle stores per property
- No parking is proposed



*Proposed site plan GA-01 Rev A*

#### Site and Surroundings

- 3.2 The application site is located on the north east corner of Crest Road and Croham Valley Road. Land levels rise throughout the site from west to the east.
- 3.3 Dwellings on neighbouring property are generally semi-detached with those adjacent to Croham Valley Road normally face towards it with the exception of the subject site and the site neighbouring to the east (1 The Ruffetts).
- 3.4 The application site has a PTAL (Public Transport Accessibility Level) rating 1b – (poor access to public transport on a scale from 1a-6b where 6b is the highest).
- 3.5 There are no protected trees on the site. There is a green space opposite the site which has no designation on the Croydon Local Plan proposal map however Littleheath Woods which is designated Metropolitan Green Belt/ Site of Nature Conservation Importance is shown the rear of the properties opposite on Croham Valley Road.
- 3.6 The site is not located within a conservation area, nor within the setting of a listed Building and there are no designations from the Croydon Local Plan associated with the site. The site does however fall within a critical drainage area.

## Planning History

- 3.7 20/04232/PRE – Pre-application enquiry.
- 3.8 19/06067/PRE – Pre-application enquiry.
- 3.9 19/02725/FUL - Erection of a single/two storey dwelling at the rear of the existing garden, with associated vehicle access off Croham Valley Road, parking and landscaping – **Planning Permission Granted** on 13.09.2019.
- 3.10 18/05699/FUL - Erection of a two storey dwelling at the rear of the existing garden, with associated vehicle access, parking and landscaping – **Application Withdrawn** on 01.02.2019.
- 3.11 00/02198/P – Erection of single storey front and first floor side extension – **Planning Permission Granted** on 27.09.2000.
- 3.12 90/02116/P – Erection of detached two bedroom bungalow with single garage; formation of vehicular access – **Planning Permission Refused** on 4.12.1990 for the following reason:

1. *The development would result in a cramped form of development out of character with the surrounding area and detrimental to the visual amenities of the street scene and would thereby conflict with Policies E.1 and H.6 of the District Plan.*

The application was the subject of a planning appeal (T/APP/L5240/A/89/134630/P8) which was dismissed.

- 3.13 89/02561/P - Retention of single storey rear extension to shed – **Planning Permission Granted** on 22.11.1989.

### 1 The Ruffetts, South Croydon (most recent applications)

- 3.14 20/06115/FUL - Erection of two buildings comprising five new flats and a pair of semi-detached dwellings with associated car parking and landscaping – Planning Permission Refused on 20.01.2021 for the following reasons:

1. *The proposal, by reason of its height, massing, siting, scale and overall bulk would result in overdevelopment of the site and would be visually intrusive and detrimental to the streetscene, contrary to Policies 7.4 and 7.6 of the London Plan (2016) and Policies SP4 and DM10.1 of the Croydon Local Plan (2018) and the Suburban Design Guide SPD (2019).*
2. *The siting of the pair of semi-detached dwellings would result in undue harm to the residential amenities of the adjacent property at No.3 The Ruffetts through*

*loss of outlook and loss of light and is contrary to policies 7.4 and 7.6 of the London Plan (2016), policy DM10 of the Croydon Local Plan (2018) and the Supplementary Planning Document 2 (2019).*

- 3. The proposal, by reason of the location of the windows serving habitable rooms, would result in a substandard living arrangement and negative environment for future occupiers. As such, the proposal would be contrary to Policy 3.5 of the London Plan 2016, Policies D2 and D4 of the Draft London Plan 2018, Policies SP4 and DM10 of the Croydon Local Plan 2018 as well as the Croydon Suburban Design Guide 2019.UD12, UD13, T2 and EP1 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies.*
- 4. The proposal, by reason of its generic design and architectural appearance and absence of character analysis, would result in a form of development that would appear out of character with the neighbouring properties and be detrimental to the general character and appearance of the area, contrary to Policies 7.4 and 7.6 of the London Plan (2016), Policies SP4 and DM10.7 of the Croydon Local Plan (2018) and the Croydon Suburban Design Guide (2019).*
- 5. The proposal would result in substandard provision of private outdoor amenity space and so would be contrary to the NPPF 2019, Policy 3.5 of the London Plan 2016, DM10 of the Croydon Local Plan.*
- 6. Insufficient information has been provided regarding the vehicle crossover, vehicle manoeuvring details, pedestrian and vehicular sightlines. As such the proposal could result in harm to highway safety and pedestrian conditions on the site and in the immediate area, contrary to Policy 6.12 of the London Plan (2016) and Policies SP8, DM29 and DM30 of the Croydon Local Plan (2018).*
- 7. The development would create a hazard to pedestrians, cyclists and vehicular traffic using the highway by reason of inadequate design and layout failing to allow a vehicle to enter and exit in forward gear on a busy classified road. The proposals therefore conflict with Policies 6.3 of the London Plan and Policies DM10.2 and DM29 of The Croydon Local Plan (2018) and the Suburban Design Guide.*
- 8. Insufficient information has been provided regarding proposed tree removals, tree pruning and mitigation measures and landscaping. As such, the proposal could have a detrimental impact on the borough's trees and result in a substandard quality of landscaping and communal amenity space, contrary to policies 7.21 and 3.5 of the London Plan (2016) and policies DM10.5, DM10.8 and DM28 of the Croydon Local Plan (2018).*
- 9. The site is at medium risk of surface water flooding and the proposal has failed to adequately consider proposed SuDs to accommodate surface water run off*

*associated with the proposed development. The development therefore conflicts with Local Plan (2018) Policy DM25 and London Plan (2016) Policy 5.12.*

- 3.15 06/04563/P – Erection of single/two storey side/rear extensions and construction of pitched roofs over existing rear extensions – **Planning Permission Granted** on 18.12.2006

#### **4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- The principle of residential development on the site is acceptable;
- The design and appearance of the development is appropriate for the site;
- There would be no undue harm to the residential amenities of adjoining occupiers;
- The living standards of future occupiers would be acceptable and compliant with the Nationally Described Space Standards and the London Plan;
- The development would provide a car free development which is considered acceptable in this instance and impact upon highway safety and efficiency would be acceptable;
- The scheme would have no undue impact on protected trees or street trees;
- Information in respect of ecological matters are considered acceptable with relevant ecological matters controlled by condition;
- Sustainability aspects of the development can be controlled by condition.

#### **5 CONSULTATION RESPONSE**

- 5.1 The views of the Planning & Building Control Directorate are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

#### **6 LOCAL REPRESENTATION**

- 6.1 A total of 10 neighbouring properties were notified about the application and invited to comment. The number of representations received from neighbours and local groups in response to notification and publicity of the application were as follows:

No of individual responses: 195    Objecting: 192 (including Chris Philp MP)  
Supporting: 3

- 6.2 The following Councillor made representations:

- Councillor Helen Pollard

- 6.3 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:

Summary of objections	Response
Over-development (size, layout, density, footprint, scale, bulk and massing, height)/overcrowding/cramped form of development/affordable housing	Addressed in Section 8.2-8.9 and 8.10-8.14 of this report. With regards to affordable housing, there is no requirement for affordable housing to be provided for a development with 9 or fewer dwellings.
Not in keeping with the area/fails to respect the local development pattern, layout and siting/in front of the building line/obtrusive by design/no other terrace in the area/design, appearance and materials/effect on listed building and conservation area, landscaping loss of green space	Addressed in Section 8.10-8.18 of this report. The site does not fall within a Conservation Area nor within the setting of a listed building.
Impact on residential amenity/loss of privacy/overlooking/visual intrusion/overbearing impact/overshadowing/loss of light/noise and disturbance/impact on health and wellbeing (quality of life)/ Air quality/ pollution	Addressed in Section 8.19-8.24 of this report
Substandard /lack of amenity space/communal space/accessibility (M4(3))	Addressed in Section 8.25-8.28 of this report
Lack of parking/congestion/traffic generation/loading/turning/highway and pedestrian safety/road access	Addressed in Section 8.29-8.35 of this report. Each application is judged on its own individual merits. It is considered the level of information provided within the Parking Stress Report is adequate.
Detrimental impact on trees/loss of trees	Addressed in Section 8.36-8.38 of this report
Impact on wildlife/protected species (Littleheath Woods)/nature conservation	Addressed in Section 8.39-8.40 of this report

Surface water drainage (Flood Risk Assessment)	Addressed in Section 8.41 of the report. A revised report has been submitted.
Permitted Development rights	It is recommended for a condition to be attached for Permitted Development rights to be removed
Covenants	This is a legal matter and not a planning consideration. This should be addressed prior to the commencement of the development to ensure any legal matters have been dealt with.
Noise/Disruption during construction phase	This is a nature of the build process. A Construction Logistics Plan would be secured via a pre-commencement condition. An informative would also be placed on the decision in respect of the Councils Code for Construction Sites which should be adhered to.
Property values/ Financial gain	These are not planning considerations
Right to a view	This is not a planning consideration
Set a precedent/alternative proposal/too much development in South Croydon/ proposal at the neighbouring site (1 The Ruffetts)	Each application is judged on its own individual merits. Consideration however has been taken in respect of residential amenity and development proposal at 1 The Ruffetts.
Not submitted via the PA registered	Neighbours and interested parties have been consulted and relevant information made available for them to comment
Impact on local services/infrastructure	The development would be CIL liable. The levy amount has been calculated to ensure that the development contributes to meeting the need for physical and social infrastructure, including educational and healthcare facilities.
Information within the submitted reports	The agent sent email dated 08.09.21 that the discrepancies within the

	reports are typos “Coulsdon Road and Woodfield Hill”. The agent has advised 8.3 of the planning statement is an error and should be omitted from the report and the reference to Woodfield Hill was also an error and that the details submitted show the correct site.
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6.4 3 representation have been submitted in support for the proposal on the basis of the quality of the scheme and housing supply.

6.5 Councillor Helen Pollard has objected on the following grounds, and referred the scheme to Sub Committee for determination:

- This is a massive overdevelopment of the site due to its bulk and mass = that will create large incompatible terrace that fails to integrate into = the neighbourhood, causing significant harm to the appearance of the = site, the surrounding area and the street scene which will add 12 = bedrooms and potentially 20 persons.
- The proposed terrace of houses does not respect and is totally out of character with all surrounding properties in Crest Road, Croham Valley Road and The Ruffetts where there are no terrace properties and it will create a very cramped development.
- A number of existing properties surrounding this proposed development on Crest Road, The Ruffetts and Croham Valley Road will suffer loss of privacy and visual intrusion to varying extents.

6.6 The Croham Valley Residents’ Association has objected to the scheme and referred it to Sub Committee for determination, making the following representations:

- The proposed development of a terrace of 4 houses is a back garden development that is in the rear garden of 55 Crest Road and of additional concern is that this borders directly on to the pending development at 1 The Ruffetts for 5 flats and a pair of semi-detached houses.
- This is a massive overdevelopment of the site due to its bulk and mass that will create large incompatible terrace that fails to integrate into the neighbourhood, causing significant harm to the appearance of the site, the surrounding area and the street scene which will add 12 bedrooms and potentially 20 persons.
- The proposed terrace of houses does not respect and is totally out of character with all surrounding properties in Crest Road, Croham Valley

Road and The Ruffetts where there are no terrace properties and it will create a very cramped development.

- The proposed development has no off road parking which will mean additional parking on Croham Valley Road and possibly other nearby streets.
- A number of existing properties surrounding this proposed development on Crest Road, The Ruffetts and Croham Valley Road will suffer loss of privacy and visual intrusion to varying extents.

## **7 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) recognises the pressing need for more homes in London and 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). Policy H2 of the London Plan (2021) states that boroughs should pro-actively support well-designed new homes on small sites (below 0.25 hectares in size) through both planning decisions and plan-making in order to amongst other things:

- 1) significantly increase the contribution of small sites to meeting London's housing needs
- 2) diversify the sources, locations, type and mix of housing supply
- 3) support small and medium-sized housebuilders
- 4) achieve the minimum housing completion targets set out for small sites and overall housing.

7.3 Government guidance is contained in the National Planning Policy Framework (NPPF), July 2021. The NPPF sets out a presumption in favour of sustainable development, all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects. 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.

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

Six Good Growth Objects

- GG1 Building strong and inclusive communities
- GG2 Making best use of land
- GG3 Creating a healthy city
- GG4 Delivering the homes Londoners need
- GG5 Growing a good economy
- GG6 Increasing efficiency and resilience
- D1 London's form, character and capacity for growth
- 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 (including Table 3.2)
- D7 Accessible housing
- D12 Fire Safety
- D14 Noise
- HC1 Heritage conservation and growth
- H1 Increasing housing supply
- H2 Small Sites
- H10 Housing Mix
- G5 Urban greening
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- S11 Improving air quality
- S12 Minimising greenhouse gas emissions
- S15 Water infrastructure
- S17 Reducing waste and supporting the circular economy
- S18 Waste capacity and net waste self-sufficiency
- S112 Flood risk management
- S113 Sustainable drainage
- T1 Strategic approach to transport
- T3 Transport capacity, connectivity and safeguarding
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential parking

- T7 Deliveries, servicing and construction
- T9 Funding transport infrastructure through planning

### Croydon Local Plan (2018)

- SP2: Homes.
- SP2.1 Choice of homes.
- SP2.2 Quantities and locations.
- SP2.7 Mix of homes by size.
- SP2.8 Quality and standards.
- DM1: Housing Choice for Sustainable Communities.
- DM1.2 Net loss of 3 bed or homes less than 130 sq.m.
- SP4: Urban Design and Local Character.
- SP4.1 High quality development that responds to local character.
- DM10: Design and Character.
- DM10.1 High quality developments, presumption for 3 storeys.
- DM10.2 Appropriate parking and cycle parking design.
- DM10.4 Private amenity space.
- DM10.5 Communal amenity space.
- DM10.6 Protection to neighbouring amenity.
- DM10.7 Architectural detailing, materials respond to context, services, appropriate roof form.
- DM10.8 Landscaping.
- DM13: Refuse and Recycling.
- DM13.1 Design, quantum and layouts.
- DM13.2 Ease of collection.
- SP6: Environment and Climate Change.
- SP6.3 Sustainable design and construction.
- Minor residential scheme 19% CO2 reduction.
- Water efficiency 110 litres.
- SP6.4 Flooding and water management – c) SUDs.
- SP6.6 Waste management.
- DM18: Historic Assets and conservation
- DM24 Land Contamination
- DM25 Sustainable drainage systems.
- DM27 Protecting and enhancing our biodiversity.
- DM28 Trees.
- SP8: Transport and the Communication.
- SP8.5 and SP8.6 Sustainable travel choice.
- SP8.7 Cycle parking.
- SP8.12 and SP8.13 Electric vehicles.
- SP8.17 Parking standards in low PTAL areas.
- DM29 Promoting sustainable travel.
- DM30 Car and cycle parking.

- DM43 Sanderstead

Other relevant Supplementary Planning Guidance as follows:

- London Housing SPG March 2016
- DCLG – Technical Housing Standards - Nationally Described Space Standards (NDSS)
- National Planning Practice Guidance
- London Cycle Design Standards
- Suburban Design Guide SPD (April 2019)

7.5 The Suburban Design Guide SPD provides guidance on suburban residential developments and extensions and alterations to existing homes across the borough. The guide sets out how residential development, including extensions and alterations, in neighbourhoods across the borough is part of a holistic strategy being driven by the Council to deliver tangible public benefits to suburban communities.

## **8.0 MATERIAL PLANNING CONSIDERATIONS**

8.1 The principal issues relate to:

1. Principle of development
2. Townscape/visual impact/character of the area
3. Residential amenity for neighbours
4. Housing quality for future occupiers
5. Access, parking, refuse and fire safety
6. Trees/landscaping and protected species
7. Sustainability, flooding and environment
8. Fire Safety
9. Other

### **Principle of Development**

8.2 The London Plan and Croydon Local Plan identify appropriate use of land as a material consideration to ensure that opportunities for development are recognised and housing supply optimised. It is acknowledged that windfall schemes which provide sensitive renewal and intensification of existing residential areas play an important role in meeting demand for larger properties in the capital, helping to address overcrowding and affordability issues.

8.3 Policy H1 (Increasing housing supply) and Policy H2 (Small sites) of the London Plan 2021 states:

- Boroughs should optimise the potential for housing delivery on all sites (H1)
- Council's should pro-actively support small site development to significantly increase the contribution that small sites make towards housing delivery (H2).
- Council's should support housebuilders (H2).

- 8.4 Policy SP2 of the Croydon Local Plan (2018) sets out how housing will be delivered across the Borough. DM11 recognises the importance of the delivery of new housing and sets out key objectives for development within the borough.
- 8.5 The site is located within an existing residential area. The application proposes a terrace of four houses which would be located to the rear of no. 55 Crest Road fronting Croham Valley Road. The existing property at no. 55 would be retained. It is considered this would optimise the use of the site providing additional homes within the borough, which the Council is seeking to promote.
- 8.6 Policy SP2.7 sets a strategic target of 30% of all new homes up to 2036 to have three beds or more. This proposal would see the erection of 4 x 3 bedroom (5 person) units split over three floors (including accommodation within the roof space). This is considered acceptable and would meet the strategic target.
- 8.7 Policy DM10.4 (e) states in the case of development in the grounds of an existing building which is retained, a minimum length of 10m and no less than half or 200m<sup>2</sup> (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden.
- 8.8 Planning permission has previously been granted for the erection of a dwelling to the rear of no. 55 Crest Road (under application 19/02725/FUL) and as such the principle of developing this site has been established. The current proposal uses a slightly greater area of garden space of the host property but the policy requirement of DM10.4e are still met, with over 10m length retained and over 200m<sup>2</sup> retained.



*Amended site plan (received 19<sup>th</sup> August 2019) in respect of application 19/02725/FUL*



*Site plan in respect of the current application*

- 8.9 With regards to affordable housing, there is no requirement for affordable housing to be provided for a development with 9 or fewer dwellings. It is therefore considered, given the location of the site within a residential area, sensitive intensification is acceptable subject to the detailed considerations set out below.

### **Townscape/visual impact/character of the area**

- 8.10 The National Planning Policy Framework (NPPF) (July 2021) outlines the Government's requirements for the planning system and establishes how these will be addressed.
- 8.11 Policy D2 (Infrastructure requirements for sustainable densities), Policy D3 (optimising density through the design-led approach), D4 (delivering good design), D5 (inclusive design), D6 (Housing quality and standards) and HC1 (Heritage conservation and growth) of the London Plan 2021 states development should:
- (a) Make the best use of land by following a design-led approach that optimises the capacity of a site (including site allocations). The design-led approach requires consideration of design options to determine the most appropriate form of development that responds to the sites context and capacity for growth and the existing and planned supporting infrastructure capacity (as set out in Policy D2) (D3);
  - deliver buildings that enhance local context, respond to local distinctiveness and be compliant with building types, forms and proportions (D3);
  - be high quality, pay attention to detail and use attractive and robust materials (D3).
  - provide people focused spaces designed to create social interaction, be convenient and welcoming, with no disabling barriers (D5);
- 8.12 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. Policy SP1.1 indicates that the Council will require all new development to contribute to enhancing a sense of place and improving the character of the area. Policies SP4.1 and SP4.2 of also require development to be of a high quality which respects and enhances local character.
- 8.13 It is proposed to erect a terrace of four houses, with accommodation over three floors.



*Visualisation image (VS-01 Rev B)* (illustrative only and whilst this image does not include the street trees outside the site on the grass verge, these trees are to be retained)

- 8.14 The Suburban Design Guide SPD (2.28.1) states that proposals that seek to subdivide and/or infill existing plots should conform to Policy DM10.4(e) of the Croydon Local Plan and should refer to Section 2.16 or 2.18 of the SPD as regards building positioning. They should also consider the existing pattern of development along the street and the associated visual amenity that gaps in built form might provide.
- 8.15 The Suburban Design Guide SPD states the proposed developments in the rear garden should be subservient to the host building if within 18m and “if over 18 metres from the rear wall of the host or neighbouring properties the proposal maybe the same number of storeys as the predominant building height in the area...provided the footprint and/or articulated form helps achieve a massing that appears subservient to the existing dwelling”. Policy DM10 of Croydon Local Plan (2018) states that 18 – 21 metres between facing homes is a useful yardstick, but should not be rigidly applied, whilst also stating that any development in the grounds of a building to be retained shall be subservient.
- 8.16 Below shows the street scene of the proposed development and that previously granted planning permission under application 19/02725/FUL in comparison with no. 55 Crest Road and 1 The Ruffetts. The land levels increase across the site so that the ridge height of 1 The Ruffetts is higher than the host property. The heights of the proposed building follows the topography by stepping up with the slope and is broadly similar to the overall ridgeheights in the area. The use of side-facing gables means that the roof would recede from the street and so the height of the scheme is considered acceptable. The mass as a terrace is different to some of the buildings in the area but the scheme is broadly similar to the width of the previous proposal and to a pair of semi-detached houses. Whilst it is bulkier this is not to such

an extent as to appear overly dominant and the separation distances to either sides is wider than is generally found in the area.

- 8.17 The properties are slightly closer to the street than the side elevations of the neighbouring houses and at a slight angle. The area is typified by properties being on a slight angle to Croham Valley Road and this element of the scheme is acceptable and there is adequate space for soft landscaping in front of the properties.



4. Section B-B - As Proposed

*Street scene drawing as proposed*



*Street scene drawing from application 19/02725/FUL*

- 8.17 The proposed dwellings would be made up of a mixed palette including with two red/brown bricks and grey roof tiles (slate composite). Dark grey aluminium windows/doors would be provided. It is considered this would not significantly be at odds with the existing street scene given the variety of materials and would respond well to the suburban context. The exact specification of materials would however be secured via condition to ensure a high quality development is provided.



*Proposed street scene drawing with the proposed materials  
(Drawing KHD-55CR-ELEVATIONS-GA-20-C)*

- 8.18 A landscape drawing has been submitted (GA-70 Rev B) which shows areas of hard and soft landscaping which would soften the appearance of the development in the street scene. It is considered full details of hard and soft landscaping including trees/boundary treatment/retaining walls/gates/lighting can be secured via condition including a 5 year maintenance/management plan. With regards to loss of garden land, it is considered there would be a sufficient level of soft landscaping provided and therefore not considered to be so detrimental to warrant a reason for refusal.

### **Residential Amenity for Neighbours**

- 8.19 Policy D3 of the London Plan (2021) states development proposals should provide secure safe and inclusive environments, secure outlook, privacy and amenity. Policy DM10.6 of the Croydon Local Plan (2018) states the Council will not support development proposals, which would have an adverse effects on the amenities of the occupiers of adjoining buildings and the Suburban Design Guide SPD states extensions should not negatively impact upon neighbouring properties and that habitable room windows in the side elevation facing a neighbouring property would not normally be acceptable if it results in overlooking.
- 8.20 The proposed development has the potential to impact the most upon the following adjoining occupiers' amenities; 53 and 55 Crest Road, 1 and 3 The Ruffetts and 124,126,130 and 132 Croham Valley Road. See aerial view below from the design and access statement (annotated with addresses). It should also be noted Littleheath Woods is in close proximity to the site which is designated Metropolitan Green Belt and Site of Nature Conservation Importance.



2. Aerial view looking south

8.21 Nos. 124 and 126 Croham Valley Road and nos. 130 and 132 are situated on the opposite side of the road to the application site. These properties are set back into the plot in relation to the road frontage and are not directly opposite the site. Given the siting and separation between the proposed development and these occupiers, it is considered the proposed development would not have an undue impact on these occupiers as to substantiate a reason for refusal.

1 and 3 The Ruffetts

8.22 No. 1 has a garage located adjacent to the boundary with no. 55 Crest Road. The proposed development would be set approximately 19.5m from the rear wall of no. 1 to the side of the proposed development and over 20m from the rear of no. 3 The Ruffetts to the side of the proposed development.). The SDG guides that 18m separation distance should be provided between new windows and existing house windows to maintain privacy. The proposal's side elevations face towards the rear elevations of 1 and 3 The Ruffetts at a distance of 19 and 20m. As such, there would be no significant impact in terms of loss of outlook or light and overlooking would be limited. Two first floor windows are proposed which are secondary to bedrooms and so can be obscure glazed and non-opening by condition.

53 and 55 Crest Road

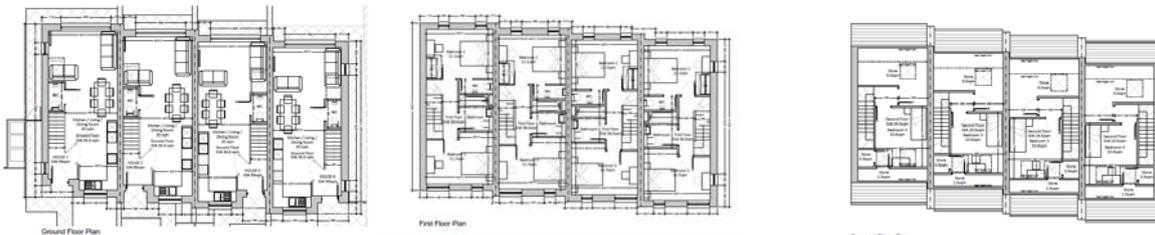
8.23 The proposed development would be set approximately 15m from the rear extension of no. 55 Crest Road which is the distance which the SDG advises. The rest of 55 Crest Road is set further from the property and so the scheme would have an acceptable impact on outlook. The buildings would be approximately 20m from 53 Crest

Road and so would similarly have no significant impact on outlook. The proposed flank elevation has no windows in it at first floor and so no significant overlooking would occur. There are windows located at first floor in the rear elevation of the proposed units, which would overlook the end of the rear garden of no 53. However, policy protects the first 10m from direct overlooking – this section of the garden would be approximately 25m from no 53 and so is not protected in policy terms.

8.24 Given that the proposal is for a residential use in a residential area, overall it is considered that the proposed development would not result in undue noise and disturbance, light or air pollution from an increased number of occupants across the site or have a significant impact on health and wellbeing to introduce sufficient harm to substantiate a sustainable reason for refusal. A Construction Logistics Plan would be secured as a pre-commencement condition and an informative in respect of the Councils Code for Construction Sites which should be adhered to.

### **Housing quality for future occupiers**

8.25 The development would provide a good standard of accommodation and would contribute to the Borough's need for new family homes. The dwellings would meet the minimum space standards set out in the Nationally Described Space Standards.



8.26 The proposed dwellings would have varying sizes of outdoor amenity space, however, it is considered the proposed development would provide an acceptable level of external private amenity for future occupiers.



and 38% on each night. Even with addition of possible overspill from other developments sites the parking stress remains under 85%. It is therefore considered the proposed development would not have a significant impact on parking with sufficient space available on nearby roads to accommodate any cars associated with the proposed development. Whilst the proposal would result in additional cars parking on the highway, it is considered it would not be so detrimental as to warrant a refusal of planning permission.

- 8.32 Each of the proposed dwellings would have a cycle store at rear with space for two bikes. It is recommended for details to be secured via condition.
- 8.33 It is proposed to provide a refuse store for each dwelling which would be in close proximity to the highway, which is considered acceptable. It is recommended to secure details via condition.
- 8.34 Whilst it is not proposed to provide off street parking/provide vehicular access, Highways have recommended for an informative to be placed on the decision in respect of any future works, that the highways works must be carried out by the Local Authority funded by the developer, following a technical design review.
- 8.35 Owing to the constraints of the sites location within a residential area, a Construction Logistics Plan (CLP) will be secured as a pre-commencement condition. This condition would require a CLP to be submitted and approved prior to the commencement of any works on site. Also an informative for the applicants to carry out the works in line with the Council's code for construction sites.

### **Trees/landscaping and protected species**

- 8.36 Policy DM28 of the Croydon Local Plan 2018 seeks to protect and enhance the borough's woodlands, trees and hedgerows and that development is not permitted resulting in the avoidable loss or deterioration of irreplaceable habitats, including ancient woodland, hedgerows and veteran trees. Policy G7 of the London Plan (2021) is also of relevance.
- 8.37 The site currently includes some tree coverage. An arboricultural tree report has been submitted and tree protection plan. A landscape plan (GA-70 Rev B) has also been submitted which shows proposed hard/soft landscaping areas including replacement trees. Whilst one tree was proposed to be retained previously (T1) this is a category C tree and found to have a compression fork where the stems divide, which the report states can present a potential biomechanical weak point in the trees structure. None of the trees are subject to a tree preservation order, nor of sufficient quality to warrant this. It should be noted the report is unclear with regards to tree T2, however the agent sent email dated 13<sup>th</sup> September 2021 stating all the trees on the site are to be removed (T1- C2, T2-C2, G1-C2). The two street trees in the vicinity are to be retained and protected (T4-B3 and T5-B3).

Given the history on the site and health of T1, there removal is not resisted and considered suitable replacements would be provided as part of a landscaping scheme for the site which can secure no reduction in number of trees

- 8.38 It is recommended for a pre-commencement condition to be attached in respect of ground works/mitigation measures and protection of the street trees (during the construction phase). It is also recommended for a landscaping scheme to be secured via condition.
- 8.39 Policy DM27 of the Croydon Local Plan (2018) (Protecting and enhancing our biodiversity) (see below). Policy G6 of the London Plan (2021) is also of relevance.

To enhance biodiversity across the borough and improve access to nature, development proposals should:

- a. Incorporate biodiversity on development sites to enhance local flora and fauna and aid pollination locally;
- b. Incorporate biodiversity within and on buildings in the form of green roofs, green walls or equivalent measures;
- c. Incorporate productive landscapes in the design and layout of buildings and landscaping of all major developments<sup>80</sup>;
- d. Have no adverse impact on land with biodiversity or geo-diversity value as designated on the Policies Map; and
- e. Have no adverse impact on species of animal or plant or their habitat protected under British or European law, highlighted within a local/regional Biodiversity Action Plan, or when the Council is presented with evidence that a protected species would be affected.

- 8.40 There is a green space opposite the site on Croham Valley Road which has no designation as seen on the Croydon Local Plan development proposals map however Littleheath Woods which is designated Metropolitan Green Belt/Site of Nature Conservation Importance is shown to the rear of the properties opposite (from 146 Croham Valley Road) with a path leading to the side from adjacent to no. 130 Croham Valley Road. A preliminary ecological appraisal has been submitted detailing the potential impact of the development on protected species and habitats. Whilst representations have raised concerns over the potential impact on protected species and nature conservation an external assessor has advised that the recommendations as set out within the ecological appraisal is sufficient and have recommended for the mitigation measures to be secured via condition. It is also recommended for a condition to be attached for a bio-diversity enhancement strategy to be submitted and approved prior to slab level and a condition to be attached for a wildlife sensitive lighting design scheme to be submitted and approved prior to the occupation of the development. This is considered acceptable.

### **Environment, Flooding and Sustainability**

- 8.41 SP6.4 of the Croydon Local Plan 2018 - To ensure that the principles of sustainable drainage are incorporated into the development and to reduce the impact of flooding. The site falls within a critical drainage surface water area. A Flood Risk Assessment has been submitted which states that the site is located within Flood Zone 1 (low risk of flooding). The report states that "the SuDS system proposed for the new development will consist primarily of below ground attenuation storage.

Below ground attenuation is required to manage the additional runoff generated from the proposals, and to provide a betterment over existing in line with the Long Plan 2015". Overall the assessment has considered the potential flood risk on-site, however, as no on-site investigations have taken place, it is recommended for site specific SuDS measures (including testing) to be secured via condition, prior to above ground works.

- 8.42 It is recommended for conditions to be attached to ensure that the mains water consumption would meet a target of 110 litres or less per head per day and 19% carbon emissions.

### **Fire Safety**

- 8.43 Policy D5 of the London Plan (2021) seeks for inclusive design and Policy D12 of the London Plan (2021) states in the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety. A Fire Safety Statement has been submitted outlining proposed internal and external measures in respect of fire matters also the proposed dwellings would front onto the main road and therefore a fire appliance can adequately access the site in the event of a fire due to its location. It is considered the details provided are adequate and it should be noted that fire safety in terms of methods of construction together with other matters dealt with under building regulations legislation will be dealt with by Building Control.

### **Other**

- 8.44 The development would be liable for a charge under the Community Infrastructure Levy (CIL). This payment would contribute to delivering infrastructure to support the development of the area, such as local schools/local/essential services.

### **Conclusion and planning balance**

- 8.45 The principle of residential development is considered acceptable in this area. The development accords with policy requirements and the Suburban Design Guide in terms of its massing and overall impact on the visual amenities of the area. The proposal has been designed to ensure there would be no unacceptably harmful impact on the amenities of the adjacent properties and provides adequate amenity for future residents. The impact on the highway network is acceptable. The proposal's design and appearance is satisfactory. The proposal would provide acceptable quality of accommodation with no undue impact on protected trees or street trees and that a sufficient level of information has been submitted in respect of ecology. Therefore, with the conditions recommended (including sustainability) the proposal is considered to be accordance with the relevant polices.

## **6 OTHER MATTERS**

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