

1.0 APPLICATION DETAILS

Ref: 24/01818/OUT
Location: Land Adjoining 54, Beulah Hill, Upper Norwood, SE19 3ER
Ward: Crystal Palace And Upper Norwood
Description: The erection of 5no. three storey detached dwellings with a vehicle access from Harold Road. Other site alterations. Outline application with all matters reserved apart from scale.
Drawings: 1515_307_A, 1515_331, 1515_328, 1515_329, 1515_330, 1515_312A, 1515_332, 1515_333, 1515_200, 1515_300
Statements: Preliminary Ecological Appraisal, Biodiversity Net Gain Report, Heritage Statement, Planning Statement, Transport Statement V4, Tree Survey & Arboricultural Impact Assessment, Ecological Review, Technical Note (ecology).
Agent: Mr Domenico Padalino
Case Officer: George Clarke

| Housing mix | 3 bed (4 person) | 3 bed (5 person) | 4 bed (6 person) | Total |
|--------------------------------------|---------------------|---------------------|---------------------|-------|
| Proposed (market housing) | 1 | 2 | 2 | 5 |

| Vehicle and Cycle Parking (London Plan Standards) | |
|--|----------------------------|
| PTAL: Border of 2/3 | |
| Car parking maximum standard | Proposed |
| 5 spaces | 6 spaces (indicative only) |
| Cycle Storage minimum | Proposed |
| 12 | 12 |

1.1 This application is being reported to Planning Committee in accordance with the following committee consideration criteria:

- Councillor Claire Bonham made a referral
- Objections above the threshold in the Committee Consideration Criteria have been received

2.0 RECOMMENDATION

2.1 That the Committee resolve to GRANT planning permission subject to the completion of a S.106 agreement to secure the following heads of terms:

- (a) A financial contribution of £7500 towards sustainable travel improvements
- (b) Removal of ability to obtain on-street parking permits should a CPZ come into force in the future

(c) Enter into appropriate highway agreements

2.2 That the Director of Planning and Sustainable Regeneration as delegated authority to negotiate the legal agreement indicated above.

2.3 That the Director of Planning and Sustainable Regeneration has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

1. Reserved matters to be submitted within three years (Appearance, Access, Landscaping, Layout)
2. Requirement for development to be carried out in accordance with the approved drawings and reports.

Pre-Commencement of Development Conditions

3. Submission and approval of a construction management plan and construction logistics plan.
4. Submission and approval of material details
5. Submission and approval of cycle and refuse storage details
6. Submission of a waste management plan
7. Submission of a drainage strategy
8. Submission of fire strategy, including a fire suppression system
9. Submission of construction environmental management plan for biodiversity
10. Submission of biodiversity enhancement strategy
11. Submission of wildlife sensitive lighting scheme

Compliance Conditions

12. Compliance with water efficiency standard
13. Obscure glazing to rear elevations (upper floors)
14. Homes to be built to accessible homes M4(2) standard
15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) no development relating to Classes A and B of Part 1 (Development within the curtilage of a dwellinghouse)
16. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

INFORMATIVES

1. Granted subject to Section 106 agreement
2. Outline consent only
3. Community Infrastructure Levy
4. Biodiversity net gain
5. Code of practice for construction sites
6. Compliance with building/fire regulations
7. Construction logistics informative
8. Refuse and cycle storage Informative

9. Contact waste team prior to occupation
10. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 The application seeks outline consent, with all matters reserved apart from scale, for the erection of 5 detached homes at the site with accommodation over three storeys.
- 3.2 The principle of the development of the site to provide residential accommodation and the scale of the homes, both individually and cumulatively, are the material planning considerations. The scale has implications for the appearance of the area and neighbouring living conditions.
- 3.3 Plans such as those depicting the design detail in elevation, floor plans, landscaping, bins, cycle and car parking are indicative only. These details would need to be finalised at the reserved matters stage should this outline application be approved.

Site and Surroundings



1 Site Location Plan
1:1250



Figure 1 – Site location plan

- 3.4 The site lies on the northern side of Beulah Hill and is a long and relatively narrow plot of land which is currently undeveloped and enclosed by timber fencing. Terraces on Ellery Road back onto the site from the northeast. These are three storey homes with pitched roofs. There are several mature trees within the site, many of which are close to the border with Beulah Hill.
- 3.5 The Lawns, which is a Locally Listed Historic Park and Garden as well as a Site of Nature Conservation Importance, is approximately 50m to the south. Harold Road Conservation Area is approximately 80m to the northeast. The nearby St. Valery at 54 Beulah Hill (to the northwest of the site) and Tivoli Lodge at 39 Beulah Hill (to the south) are both Grade II Listed Buildings.
- 3.6 Beulah Hill is a classified road (A215). The site has a Public Transport Accessibility Level of 2/3 which is poor/moderate.
- 3.7 The site is in Flood Zone 1 (low risk).



Figure 2 – View of the site from the opposite side of Beulah Hill and the corner with Harold Road

Relevant Planning History

- 3.8 23/04597/FUL - The erection of 7 no. three storey homes on the site, with a new parking area and access from Harold Road. Other associated alterations. Application refused 01/02/2024.

Reasons: Harmful appearance, loss of light and outlook for neighbours, noise disturbance from the car park, poor living conditions due to overlooking, inappropriate bin facilities, lack of a legal agreement.

- 3.9 23/03496/PRE - The Erection of 7 residential detached dwellings. Outline application with all matters reserved apart from access. Letter sent 19/12/2023
- 3.10 22/02647/OUT - Outline application for the erection of 7no. three storey detached homes on the site, with all matters reserved apart from access.

Appeal APP/L5240/W/22/3310527 contested on grounds of highway safety, fire safety, harm to neighbouring living conditions, loss of trees and ecology issues.

The appeal was dismissed on 16/08/2023 with the Inspector upholding reasons of refusal in terms of highway safety, fire safety, harm to neighbouring living conditions due to disturbance from the car park area and failure of the applicant to suitably consider ecology and trees.

- 3.11 21/01885/OUT - Erection of 9 dwellinghouses with associated landscaping and associated off-street parking and formation of vehicle access from Harold Road. Application withdrawn 2021
- 3.12 00/00023/P - Erection of bungalow and detached double garage with ancillary parking; formation of vehicular access onto Harold Road. Permission refused 2000

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of a residential development at the site would contribute to the Borough's housing targets and is acceptable.
- The scale of the proposed development is appropriate to the area and the setting of heritage assets would be preserved.
- The scale of the development would have an acceptable effect upon neighbouring living conditions.
- Officers are satisfied that the proposal's impact on trees and biodiversity could be acceptable subject to the submission and review of details at the reserved matters stage
- Officers are satisfied that the proposal could provide suitable living conditions, subject to the submission and review of details at the reserved matters stage.
- Officers are satisfied that the transport impacts of the development could be suitably managed subject to the submission and review of details at the reserved matters stage.

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 38 neighbouring properties were notified of the application and invited to comment. A site notice was erected on 05/06/2024. A total of 19 representations were received, all of which were in objection to the proposal.

6.2 The following local groups/societies made representations:

- Norwood Society (objecting)

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:

| SUMMARY OF OBJECTIONS | RESPONSE |
|---|---|
| Principle of development | |
| Overdevelopment | See paragraphs 8.2-8.5 |
| Design | |
| Excessive height | See paragraphs 8.6-8.15 |
| | |
| Poor design | See paragraphs 8.6-8.15 |
| Out of keeping with the area | See paragraphs 8.6-8.15 |
| Heritage | |
| Impact upon the setting of a Listed Building and historic gardens | See paragraphs 8.9-8.15 |
| The site is where the stolen 1966 football World Cup trophy was found by Pickles. | Noted. However, there is no heritage designation relating to this. |
| Amenity | |
| Loss of privacy | See paragraph 8.25 |
| Noise and disturbance | See paragraph 8.28 |
| Loss of outlook | See paragraph 8.27 |
| Loss of light | See paragraph 8.26 |
| Highways & Parking | |
| Servicing concerns | See paragraph 8.35 |
| Traffic and safety issues | See paragraphs 8.31-8.33 |
| Ecology and Biodiversity | |
| Bats and stag beetles could be disturbed | See paragraphs 8.40-8.41 |
| Loss of trees and green space | See paragraph 8.39 |
| Other | |
| Strain on public services | The development would be liable for CIL and contributions are to be secured through S106 to fund sustainable transport initiatives within the borough |

6.4 The following additional issues were raised in representations that officers have considered, and would like to bring make the Committee aware of, noting that they are not material to the determination of the application:

- The outline application type is an inappropriate format for this development

6.5 Councillor Claire Bonham objected to the application on the grounds of overdevelopment and traffic and highways issues with access.

6.6 TfL was consulted as Beulah Hill forms part of the Strategic Road Network. They did not object to the proposal.

7.0 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
- G5 Urban Greening
- G6 Biodiversity and access to nature
- G7 Trees and Woodlands
- HC1 Heritage Conservation and Growth
- 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
- DM18 Heritage Assets and Conservation
- 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
- DM39 Crystal Place and Upper Norwood

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 December 2023, 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)
- London Mayoral Affordable Housing SPG: Homes for Londoners (August 2017)
- Technical Housing Standards: Nationally Described Space Standard (2015)
- National Design Guide (2021)
- Optimising Site Capacity: A Design-led Approach LPG (2023)
- Housing Design Standards LPG (2023)

8.0 MATERIAL PLANNING CONSIDERATIONS

8.1 The main planning issues relevant in the assessment of this application are as follows:

1. Principle of Development
2. Scale and Heritage
3. Housing Quality
4. Impact on Surrounding Neighbours
5. Highways, Parking and Refuse
6. Trees and Biodiversity

7. Energy and Sustainability
8. Flood Risk and Sustainable Drainage
9. Fire Safety
10. Other Matters

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 an small-sites housing target of 641 per year.
- 8.4 Policy H2 of the London Plan states that ‘incremental intensification of existing residential areas within PTALs 3-6 or within 800m distance of a station or town centre boundary is expected to play an important role in contributing towards the housing targets for small sites.’ The site is within 700m of the Crystal Palace District Centre (as the crow flies) and so could be suitable for incremental intensification as per this policy.
- 8.5 The site is presently green space, but it’s undesignated and is not open to the public. In consideration of the need for new housing within the borough there is no in principle objection to the development of the site for residential use, subject to compliance with all other relevant Development Plan policies.

Scale and Heritage

- 8.6 This is an outline application where scale is for consideration, but appearance is a reserved matter.
- 8.7 Policies SP4.1 and DM10.1 of the Local Plan state that the Council will require development of a high quality, whilst seeking to achieve a minimum height of 3 storeys.
- 8.8 The proposal is for 5 detached homes and the elevations for each house show three storeys including one within the pitched roof space. The maximum height of each home is 8.95m. This height is at least 1m lower than the homes directly to the rear on Ellery Road and is considered to be of an acceptable scale for the immediate area, which has a mixed typology including blocks of flats. The homes within the site would be well spaced from each other which would provide an open and green character.



Figure 3 – Proposed street scene elevation

- 8.9 Local Plan Policy DM18 seeks to preserve and enhance the character, appearance and setting of heritage assets. Policy HC1 of the London Plan requires development proposals affecting heritage assets and their setting to conserve their significance and the cumulative impacts of incremental change should be actively managed.
- 8.10 In terms of nearby heritage assets St. Valery at 54 Beulah Hill is the adjacent neighbour to the west of the site (the building is 20m from the site boundary) and Tivoli Lodge at 39 Beulah Hill is 70m to the southeast. Both are Grade II Listed Buildings. 37 Beulah Hill is Locally Listed. The Harold Road Conservation Area is approximately 80m to the north of the site and The Lawns Locally Listed Historic Park and Garden is 50m to the south.
- 8.11 St Valery dates from 1880 and is an asymmetrical three/four storey villa with a steeply pitched tile roof and tower feature. The applicant's Heritage Statement explains that the three-storey scale of the proposed development, including a floor in the roof space, is as such so not challenge or compete with the scale of St Valery. The plans show that the nearest house would maintain over 40m separation from this neighbour, with a green area and existing trees retained at the westernmost section of the site. The development would therefore not cramp St Valery. Whilst it is acknowledged that there would be some change to the street scene along Beulah Hill and views of St Valery from the east, these are considered to be minor, and the setting of this Grade II Listed neighbour would be suitably preserved.
- 8.12 Tivoli Lodge was constructed in the early 19th century and was associated with the now demolished Beulah Spa. It is a two storey stuccoed building with a slate roof (originally thatched) and garage. Its historic interest primarily relates to its former functional association with the Beulah Spa and Pleasure Gardens, as the entrance lodge and ticket office. Tivoli Lodge is on the opposite side of the road to the development site and is approximately 70m from it. The scale of the proposal is not considered to be overbearing and would result in no harm to its setting.
- 8.13 Locally Listed 37 Beulah Hill is a former lodge house that is separated from the application site by a similar distance as Tivoli Lodge. The building is one storey in height and constructed of brick and render. The setting of this heritage asset would also be suitably preserved, owing to the scale and position of the proposed development.

- 8.14 The site is outside The Harold Road Conservation Area which is 80m to the north and the scale of development proposed would not harm its setting. The generous gaps between the detached homes as proposed would maintain a good level of green space and areas of planting which would provide a visual link with The Lawns Locally Listed Historic Park and Garden which is across the road to the south. Landscaping details would be finalised at the reserved matters stage.
- 8.15 Overall, the scale of the development is considered appropriate to the character and appearance of the area and would preserve the setting of heritage assets. Details of layout, appearance and landscaping would be required at the reserved matters stage should this application be approved.

Housing Quality

- 8.16 London Plan Policy D6 requires housing developments to be of a high quality design and contains space standards for new dwellings. The provision of dual aspect dwellings should be maximised and a single aspect dwelling should only be provided where a more appropriate design solution to meet the requirements of Part B in Policy D3 (optimising site capacity through the design led approach). The design should provide sufficient daylight and sunlight and ensure the usability of outdoor space is maximised.
- 8.17 Layout is a reserved matter, therefore the proposed floor plans for each house should be considered as indicative only. The plans show 3x three bedroom homes and 2x four bedroom homes, each exceeding the minimum internal floor areas as prescribed in London Plan Policy D6, Table 3.1. Floor to ceiling heights are shown in section at 2.5m, which also satisfies the London Plan.

| House | Bedrooms/people | Internal floor area | Minimum standard |
|-------|-----------------|---------------------|-------------------|
| 1 | 3b/4p | 104m ² | 90m ² |
| 2 | 3b/5p | 127m ² | 99m ² |
| 3 | 3b/5p | 127m ² | 99m ² |
| 4 | 4b/6p | 133m ² | 112m ² |
| 5 | 4b/6p | 133m ² | 112m ² |

Table 1: Scheme considered against London Plan Policy D6, Table 3.1

- 8.18 The proposed dwelling mix would provide much needed family sized accommodation within the borough, in line with the objectives of Local Plan Policy SP2.7.
- 8.19 The ground floor of each home is shown to be dual aspect. The upper floors have constrained outlook toward the rear of the site so to minimise overlooking between this site and neighbours to the rear on Ellery Road. Side facing windows and rooflights are shown along with the front facing openings on the upper floors. Officers are satisfied that each house could receive good levels of natural light and have suitable outlook. Final details would be required at the reserved matters

stage (appearance and layout) and Officers would need to be satisfied that the side facing openings would provide suitable privacy between each of the new dwellings.

- 8.20 The homes would have private rear and side gardens, with the smallest of these being 162m². This provision far exceeds the amenity space requirements of Local Plan Policy DM10.4. Upper level windows of dwellings on Ellery Road are separated from the shared boundary by 7m at the closest point (the rear of numbers 39-43 Ellery Road to the boundary fence of House 1) which would result in some overlooking of the proposed gardens. On balance however, in consideration of the size and position of some garden space to the side of each home rather than just to the rear, the overall quality is considered to be acceptable and this is not an unusual relationship in an urban area. Landscaping through the retention of existing trees and modest new planting along the northern boundary of the site could also help to offer privacy. Such details would be required at the reserved matters stage (landscaping).
- 8.21 London Plan Policy D7 requires new dwellings to be building regulation M4(2) compliant for use by persons with disabilities. Layout is a reserved matter and so the floor plans are indicative, however the indicative plans show a WC at ground floor level, with private outdoor space directly connected to the entrance storey. Officers are satisfied that the homes could be M4(2) compliant, subject to final details being submitted at the reserved matters stage (layout).

Impact on Surrounding Neighbours

- 8.22 The London Plan (2021) Policy D6 states that “development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.”
- 8.23 Policy DM10.6 of the Croydon Local Plan (2018) states the Local Planning Authority would not support development proposals, which would harm the amenities of the occupiers of adjoining buildings.
- 8.24 The closest neighbours to the development are 1-53 Ellery Road which back onto the site from the north east. The rear walls of these homes are between 7-12m from the site boundary and have windows at first and second floor level. Proposed House 1 would have the closest relationship with the shared boundary, with a separation distance of approximately 3.5m at the closest point.
- 8.25 The indicative layouts and elevations of the proposed homes show limited openings in the rear elevations at upper floor level and where there are windows which would directly face the neighbours on Ellery Road, these are shown as obscure glazed. The proposal, subject to final details being agreed at the

reserved matters stage and obscure glazing being secured by condition, would therefore not result in harmful privacy relationships.

8.26 In terms of daylight and sunlight the closest building to building relationships would be between House 1 and 39-42 Ellery Road and House 2 and 27-29 Ellery Road, which is approximately 12m. A Shadow Study has been submitted with the application which shows that there would be some loss of light to rear windows and garden spaces, with 45-47 Ellery Road likely to be the most impacted due to its position in relation to House 1 (see Figure 4 below). The at least 1m lower height of the proposed dwellings than the homes on Ellery Road and 8m-10m spacing between the new dwellings would however limit the extent of overshadowing experienced by any particular neighbour as the sun moves throughout the day, and officers are satisfied that at least half of the garden spaces that are not presently enclosed by trees would continue to receive at least 2 hours sunlight on 21st March, in accordance with BRE guidelines.



Figure 4 – Shadow study 21st March 10am and 4pm (new shadows in green)

8.27 The lower height and well-spaced positioning of the proposed homes in relation to the terraces backing onto the site from Ellery Road would also serve to maintain adequate outlook for these dwellings. The refused application 23/04597/FUL was for 7 homes with a denser urban grain. This proposal for 5 homes makes significant improvements for neighbour relationships. The block plan for that and as proposed in this application are presented below for comparison:



Figure 5 – Proposed block plan as refused under 23/04597/FUL (7 homes)

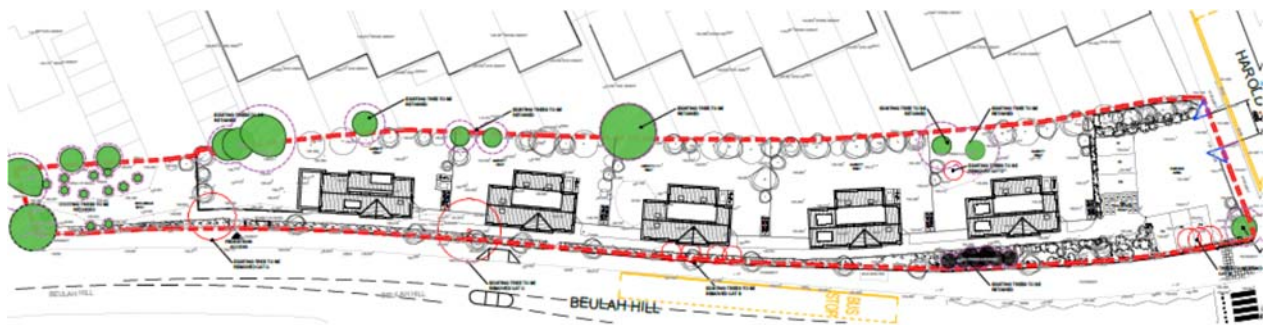


Figure 6 – Proposed block plan for this application (5 homes)

8.28 Prior applications 22/02647/OUT and 23/04597/FUL had refusal reasons based upon noise and disturbance for 1-3 Ellery Road due to the use of the proposed car park area. Layout is a reserved matter, however the number of homes has been reduced from 7 to 5 in this application. 7 car parking spaces were proposed in the refused 23/04597/FUL application, and this would need to be reduced to a maximum of 5 for the current proposal to accord with the London Plan. The provision of 5 car parking spaces and the associated lower intensity of use, as compared to the prior applications at the site, is acceptable for living conditions at 1-3 Ellery Road. This would be subject to details of layout and landscaping (including boundary screening) to be submitted at the reserved matters stage.

8.29 The homes would be approximately 25m from 2D Harold Road which is the block of flats to the east and over 40m from St. Valery. The proposal would cause no harm to these neighbours or those on the opposite side of Beulah Hill.

Highways, Parking and Refuse

- 8.30 Policy SP8 of the Local Plan (2018) is in relation to traffic generation, sustainable travelling and parking standards. Local Plan Policy DM30 seeks to ensure that there is an appropriate level of car and cycle parking for developments
- 8.31 Whilst layout and access are reserved matters and so the details of the parking/servicing arrangements are not considered as part of this outline application, the plans show the indicative arrangements of a vehicle access point on Harold Road. The new access is shown on plan to meet the current dropped kerb vehicle access policy of the highway authority, including distance requirements from the bus stop on Harold Hill (bus stop includes the bus cage as well as the bus flag) and distance from the junction of Beulah Hill/Harold Road. The Council's Transport Planners have reviewed this arrangement and are satisfied that it would be acceptable in terms of highway safety, further to final details being agreed at the reserved matters stage (access and layout). All highway works required will be undertaken via s278 agreement with all costs borne by the applicant. The requirement for this can be secured via a S106 Agreement.
- 8.32 The site has a PTAL bordering between 2 and 3 indicating that it has poor/moderate access to public transport. The London Plan and Policy DM30 of the Croydon Local Plan sets out maximum car parking standards for residential developments based on public transport accessibility levels.
- 8.33 Table 10.3 of the London Plan gives a maximum car parking provision of 1 space per home with 3 or more bedrooms. The maximum amount of car parking to be provided would therefore be 5 spaces. 6 spaces are presently shown on plan, however this is indicative only and the Council would seek to reduce this to 5 at the reserved matters stage (access and layout). It is recommended that the applicant be required to enter a legal agreement with the Council to prevent future occupiers from attaining car parking permits should a controlled parking zone come into force in the future and to secure a £7500 (£1500 per dwelling) sustainable transport contribution to mitigate the impacts of the development on local car parking stress and the highway network generally. This would be in accordance with Strategic Policies SP8.12 and SP8.13 of the Croydon Local Plan (2018).
- 8.34 Cycle storage is shown to the gardens of each house. These locations could be accessed around the sides of each home as there is ample space. Subject to details of enclosures for 2 cycles per dwelling that could be secured by condition, this arrangement is acceptable.
- 8.35 A bin collection point is shown within the proposed car parking area and the refuse vehicle would wait on Harold Road. As the entrance of the furthest home is more than 90m from this area a private waste management arrangement is

proposed to present the bins for collection. Subject to details being secured by condition, this is acceptable.

- 8.36 Officers are satisfied that subject to a legal agreement to mitigate the impacts the scheme and details to be submitted at the reserved matters stage, the development would not harm the safety and efficiency of the highway network.

Trees and biodiversity

- 8.37 Local Plan Policy DM28 states that the Council will protect and enhance the borough's trees and hedgerows by not permitting development that would result in the avoidable loss or excessive pruning of preserved trees or hedgerows or those that make a positive contribution to the character of an area. London Plan Policy G6 seeks development to provide a biodiversity net gain and G7 seeks to ensure trees of value are retained.
- 8.38 Local Plan Policy DM27 outlines that development proposals should enhance biodiversity across the borough and improve access to nature. Biodiversity Net Gains is a statutory requirement set out under Schedule 7A (Biodiversity Gain in England) of the Town and Country Planning Act 1990.
- 8.39 A tree report has been submitted with the application. Including tree groups, a total of 19 trees would be felled to make way for the development. Though not insignificant the trees to be felled are shown to be of a modest 'C1' quality and the tree report as submitted recommends replacement tree planting within the site to mitigate this loss. The proposal would retain a large area of green space for new tree planting and details of this would be required at the reserved matters stage (landscaping). In terms of appearance this will be especially important for the areas fronting Beulah Hill.
- 8.40 In terms of the wider ecological and biodiversity value of the site, The Council's Ecology Consultants have reviewed the various documents submitted by the applicant including an Ecological Appraisal. They are satisfied that there is no bat roosting habitat on site and recommend conditions to mitigate impacts upon and promote habitat for insects such as stag beetles, bats, nesting birds, badgers, reptiles and hedgehogs. The baseline biodiversity value of the site has been agreed and a 10% biodiversity net gain will be required.
- 8.41 In summary, subject to the relevant conditions in respect of biodiversity and details of replacement tree planting to be negotiated at the reserved matters stage (landscaping), The Council is satisfied that the proposal is acceptable in terms of its ecological impacts.

Energy and sustainability

- 8.42 Each home would be required by condition to achieve a maximum water use target of 110L per head per day in line with Local Plan Policy SP6. Carbon dioxide emissions are covered by Building Control legislation which supersede policy requirements.

Flood Risk and Sustainable Drainage

- 8.43 In order for the Council to ensure that development within the borough reduces flood risk and minimises the impact of flooding, Policy DM25 of the Local Plan (2018) requires development proposed within areas at risk of flooding development to incorporate flood resilience and resistant measures into the design, layout and form of buildings to reduce the level of flood risk both on site and elsewhere.
- 8.44 The site is within Flood Zone 1 which indicates a low risk of flooding.
- 8.45 There would be a significant increase in impermeable areas within the site resulting from the development. Details of sustainable drainage systems (SUDS) would therefore be required by condition to minimise surface water run off rates and ensure the proposal would be in accordance with London Plan policies SI12, SI13 and Croydon Local Plan policy DM25.

Fire Safety

- 8.46 Policy D12 of the London Plan (2021) requires all development proposals to achieve the highest standards of fire safety.
- 8.47 A plan has been provided showing the distances from fire engine parking points on Beulah Hill and from the proposed car park to each dwelling. Part of House 4 would be beyond 45m from the closest point a fire engine could access the site, and in this case an automatic fire suppression system would need to be installed. The level of information provided is acceptable at this stage and final fire safety details would be required to be submitted by a planning condition.

Conclusion

- 8.48 The principle of providing 5 new family sized homes at this site is supported. Some minor harm has been identified for living conditions at numbers 1-3, 27-29 and 39-47 Ellery Road. The matter of scale is to be assessed as part of this outline application and on balance the development is considered acceptable in this regard. The Council is satisfied that other planning considerations such as parking/highways, biodiversity and the living conditions of future occupiers could be satisfactory subject to details to be submitted at the reserved matters stage.

8.49 Given the consistency of the scheme with the Development Plan, weighing this against all other material planning considerations, including the benefits and the harm outlined within this report, the proposal is considered to be acceptable in planning terms subject to the detailed recommendation set out in section 2 (RECOMMENDATION).

Other Matters

8.50 The development would be liable for a charge under the Community Infrastructure Levy (CIL).

8.51 All other planning considerations including equalities have been taken into account. 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.