

PART 5: Planning Applications for Decision

Item 1

1 APPLICATION DETAILS

Ref: 23/04636/FUL
 Location: 86, 88 And Land Rear Of 90 Caterham Drive And Land R/O 72 Waddington Avenue, Coulsdon, CR5 1JG
 Ward: Old Coulsdon
 Description: Demolition of existing dwelling (No.88); changes to the existing access; erection of a two-storey dwelling with car parking; and erection of one pair of two-storey semi-detached dwellings and five detached two storey dwellings with associated car parking on land to the rear, formation of a new internal access within the site; cycle parking, refuse and recycling stores and soft landscaping.
 Drawing Nos: Site survey 86CD.6 P1, Block plan 86CD.6 P2, Landscaping details 1042L-01 A, House A Floor plans and elevations 86CD.6 P3, House B and C 86CD.6 P4, House D and E 86CD.6 P5, House F 86CD.6 P6, Houses G and H 86CD.6 P7
 Applicant: Carvall Homes
 Agent: Simon Grainger
 Case Officer: Lucy Page

Housing Mix				
	1 bed (2 person)	3 bed (4 person)	4 bed (8 person)	TOTAL
Existing	1 (demolished)		1 (retained)	2
Proposed		2	6	9

Vehicle and Cycle Parking (London Plan Standards)	
PTAL: 1a	
Car Parking maximum standard	Proposed
	12
Long Stay Cycle Storage minimum	Proposed
	16

- 1.1 This application is being reported to committee because:
- Two ward councillors (Cllr’s Bird and Thampi) made representations in accordance with the Committee Consideration Criteria and Cllr Thampi 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:
- A. The prior completion of a legal agreement to secure the following planning obligations:
- a) Sustainable Transport contribution of £1,500 per dwelling
 - b) Any other planning obligation(s) considered necessary by the Director of Planning and Sustainable Regeneration
- 2.3 That the Director of Planning and Sustainable Regeneration is delegated authority to negotiate the legal agreement indicated above.
- 2.4 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) Construction Logistics Plan
- 4) Construction Environment Management Plan (CEMP): Biodiversity
- 5) Levels Details
- 6) Archaeological written scheme of investigation (WSI)
- 7) Footway and Carriageway Survey and requirement to make good
- 8) Detailed designs of a surface water drainage scheme in accordance with the submitted (The Management of Surface Water Runoff, October 2024 Revision G)
- 9) Provision of artificial badger sett
- 10) Contaminated land report

Prior to occupation

- 11) Materials and window/door details
- 12) Landscaping and Tree Planting details including maintenance and boundary treatments
- 13) Landscaping and Habitat Management and Monitoring Plan
- 14) Provision of cycle storage and refuse storage
- 15) Submission of details of any external energy generation
- 16) Provision of recommended ecological enhancement measures

Pre-occupation

- 17) Wildlife sensitive lighting design scheme
- 18) Provision of electric vehicle charging points (EVCP) (active and passive)

Compliance

- 19) Compliance with Fire Statement
- 20) Compliance with Tree Surveys
- 21) Compliance with Ecology/Biodiversity Surveys
- 22) Accessible homes – Houses B-H to M4(2) and House A to M4(3) standard
- 23) 110l/per person water efficiency targets to be met
- 24) Upper floor side windows to be obscured glazed and fitted with restrictions

25) Removal of PD rights to extend dwellings

Other

26) Any other planning condition(s) considered necessary by the Director of Planning and Sustainable Regeneration

Informatives

- 1) Granted subject to a Section 106 Agreement
- 2) Community Infrastructure Levy
- 3) Code of practice for Construction Sites
- 6) Compliance with Building/Fire Regulations
- 7) Construction Logistics Informative
- 8) A s278 Agreement will be required for any works to the public highway.
- 9) Any other informative(s) considered necessary by the Director of Planning and Sustainable Regeneration

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

2.6 That, if within 3 months the legal agreement has not been completed, the Director of Planning and Sustainable Regeneration is delegated authority to refuse planning permission.

3 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 Planning permission is sought to demolish the existing bungalow at No.88 and to erect a two-storey family-sized dwelling in its place. The application also proposes the erection of one pair of two-storey semi-detached dwellings and five detached two storey dwellings with associated car parking on land to the rear, formation of a new internal access within the site; cycle parking, refuse and recycling stores and soft landscaping.
- 3.2 A new access road would be constructed to the rear part of the site between Nos.86 and 88 leading to a turning head off which are sited one pair of two-storey semi-detached family dwellings and sited further rear, a pair of two storey detached family dwellings. The access road continues towards the rear of the site with a further three detached two storey dwellings fronting onto the access road.
- 3.3 In December 2022, planning permission was granted for, "Demolition of existing dwelling (No.88), erection of a two-storey 4-bed dwelling with car parking, formation of new access to rear, erection of two pairs of two-storey semidetached 3-bed dwellings with car parking, cycle, refuse and recycling stores and soft landscaping". This permission remains extant. A separate planning application was also considered at Planning Committee for a block of five flats and two pairs of semi-detached houses on the site of No.72 Waddington Avenue with the houses sited in a backland location. The land on which the houses were proposed is now brought into the larger site the subject of the current planning application. The revised development proposal is now for eight dwellings, being a net gain of seven.

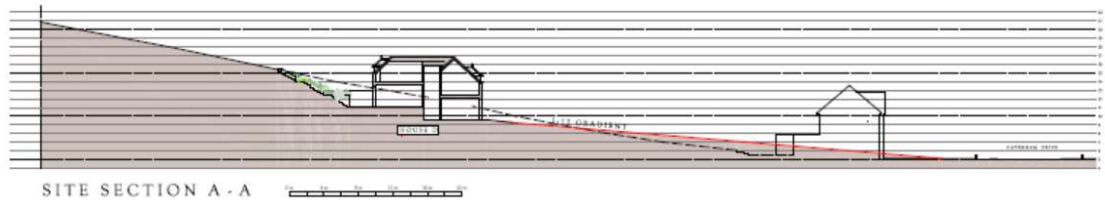


Figure 2: Previously approved site section



Figure 3: Current site section



Figure 4: Current site section

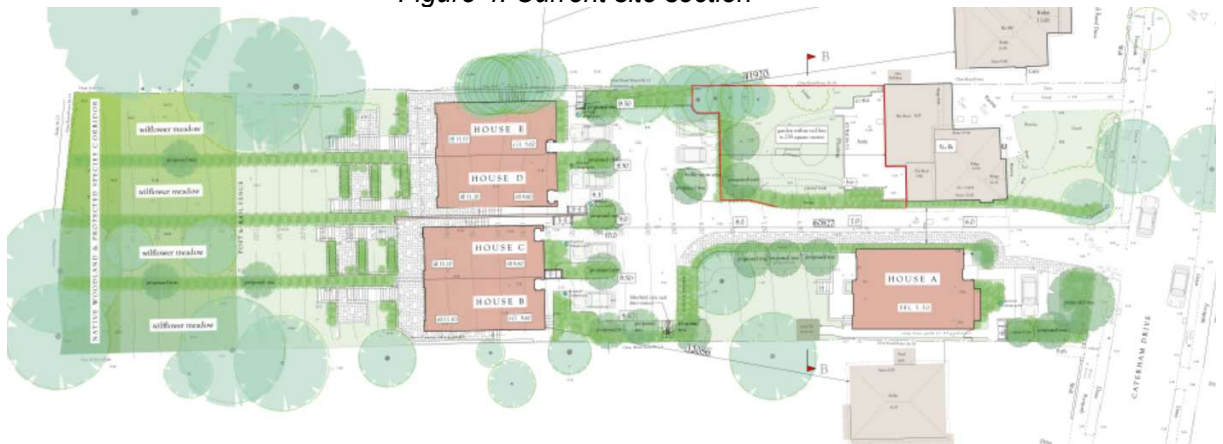


Figure 3: Previously Approved Site Layout Plan



Figure 4: Current Site Layout Plan



Figure 6: Proposed front elevation house A



Figure 7: Proposed rear elevation house A

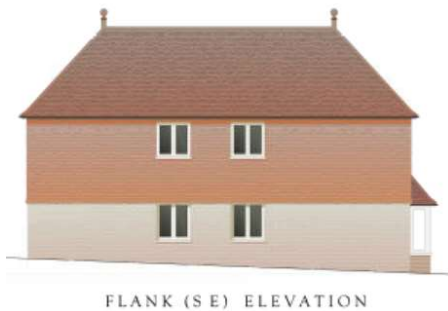


Figure 8: Proposed side elevation house A



Figure 9: Proposed side elevation house A



Figure 10: Proposed front elevations B and C



Figure 11: Proposed rear elevations B and C



Figure 12: Proposed side elevation House C, House B handed



Figure 13: Proposed side elevation House C, House B handed



Figure 14: Proposed front elevations house D and E

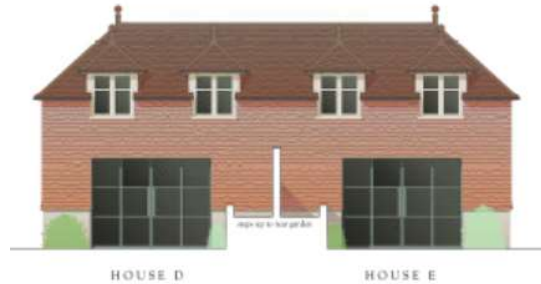


Figure 15: Proposed rear elevations house D and E



Figure 16: Proposed side elevation of house D



Figure 17: Proposed side elevation of house E



Figure 18: Proposed front elevation house F



Figure 19: Proposed rear elevation house F



Figure 20: Proposed side elevation house F



Figure 21: Proposed side elevation house F



Figure 22: Proposed front elevation house G



HOUSES G & H
REAR ELEVATION
Figure 23: Proposed rear elevation house G



Figure 24: Proposed side elevation house G



HOUSES G & H
Figure 25: Proposed side elevation house G



Figure 10: Photo of No.88 (to be demolished)



Figure 11: Photo of No.86 (to be retained)

Amendments

- 3.4 During the consideration of the application the applicant provided further information in relation to drainage and ecological matters as requested by consultees. This did not result in further public consultation.

Site and Surroundings

- 3.5 The application site comprises the combined curtilages of Nos.86 and 88 Caterham Drive, together with part of the rear garden of No.90 Caterham Drive, and part of the rear garden of No.72 Waddington Avenue in Coulsdon. The site is broadly rectangular in shape and is approximately 108m at its greatest length and up to 40m wide across the plots of Nos.86- 90. The site has a net area of approximately 0.5ha including 0.1ha of land at the rear of No.72.



No.88 Caterham Drive (to be demolished)

- 3.6 The application site is a deep plot, extending between no.86 and 88 Caterham Drive and land to the rear of 72 Waddington Avenue. The site is accessed to the south-west side of Caterham Drive and currently accommodates two detached dwellings. No.86 Caterham Drive is a 2 storey dwelling of traditional design with an attached garage and no.88 Caterham Drive is a single storey bungalow with a small detached garage to the front. Land levels rise significantly from the front of the site towards the rear, with the rearmost part sitting above the level of Caterham Drive at the front of the site. The land to the rear of 72 Waddington Avenue sits adjacent to a recent housing development called Winchester Close which was constructed at 76-80 Waddington Avenue. There

are a number of existing trees within the site including a number which benefit from a Tree Preservation Order and within the garden of no.90 Caterham Drive.

- 3.7 The character of the surrounding area is varied and comprises of a mixture of medium to large properties including bungalows and 2 storey dwellings which are generally detached or semi-detached. Whilst most properties are street facing with large gardens to the rear, the area does feature a number of 'backland' cul-de-sac developments with a tighter urban grain with dwellings on smaller plots. The site sits approximately 1km south-east of Coulsdon Road/Court Avenue Neighbourhood Centre (Old Coulsdon) with the closest bus stop to the site being located approximately 100m to the north on Caterham Drive. The site does fall within a Conservation Area, nor is it in close proximity to any statutory listed buildings.



Figure 16: Site Location Plan

Planning Designations and Constraints

- 3.8 The site is subject to the following formal planning constraints and designations:
- PTAL 1a
 - Flood Risk Zone 1
 - Area at high risk of surface water flooding
 - Croydon Downs Tier III Archaeological Priority Area
 - Trees subject to TPO within the site
 - Site is in close proximity to a Site of Nature Conservation Importance

Planning History

- 3.9 The following planning decisions are relevant to the application.

23/00922/FUL

86-94 Caterham Drive:

10/03700/P – Demolition of no's. 88 and 90; erection of 8 two storey three bedroom semi-detached houses with accommodation in roofspace, 4 two storey four bedroom detached houses and 2 two storey three bedroom detached houses; erection of garages, formation of access road and provision of associated parking. Permission refused (design, neighbouring amenity and trees) 16th February 2011. Appeal for these 12 dwellings and access road dismissed 14 November 2011.



(Dismissed Appeal scheme for 12 dwellings and access road)

86-88 Caterham Drive:

21/00405/FUL – Demolition of 1x detached dwelling house at no.88 and erection of 9x dwelling houses comprising of 1x 4 bedroom detached house and two terrace rows containing 8x 3 bedroom houses with associated access, car parking, cycle and refuse storage. Application withdrawn 9th March 2023.

23/00276/PRE – Demolition of 88 Caterham Drive and erection of six houses. Pre application request closed 10th February 2023.

Waddington Avenue

20/02632/FUL- Demolition of existing dwellinghouse, the construction of a block comprising 5 flats to the front and two pairs of semi-detached dwellinghouses to the rear, with associated vehicular access, vehicle and cycle parking, refuse store and landscaping.

Application refused on 7th December 2022 for the following reason:

“The proposed development by virtue of the excessive height, bulk and massing of the flatted block, coupled with the unsympathetic design of the scheme as a whole, notably through its materiality, quality of detailing as well as the inclusion of balconies on the front elevation of the flatted block, would represent both an overdevelopment of the site which would fail to respect the scale, height, massing and density of the

local area, and would also result in a development that would fail to respect the character of the local area. The proposed development would therefore conflict with policies SP4 and DM10 of the Croydon Local Plan (2018) and policies D1 and D3 of the London Plan (2021)".

76-80 Waddington Avenue (adjoins the rear part of the site)

19/04003/FUL Construction of a two-storey four-bedroom dwellinghouse to the front, a row of 8 x two-storey semi-detached dwellinghouses (1x 2-bed and 7x3bed) to the rear with associated vehicular access, 15 car parking spaces, refuse refuge and hard and soft landscaping; following demolition of existing bungalow and garages. Granted 2020 and now known as Winchester Close.

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 4.1 The proposal would deliver 8 residential units (7 additional), which is a material benefit. Two of the units would be three bedroom units which the council has a strategic aim to provide. This is a material benefit to the scheme.
- 4.2 The design and appearance of the development is acceptable and would respect local character whilst using land efficiently. Planning conditions are required to ensure that high quality materials, detailing and landscaping are incorporated.
- 4.3 Subject to conditions, the proposal would not result in significant harm to neighbouring residential amenity.
- 4.4 The proposed flooding and sustainable drainage measures are acceptable, subject to condition.
- 4.5 The 12 car parking spaces proposed is acceptable and subject to contributions towards encouraging sustainable modes of travel, and delivery of cycle storage, this would not lead to significant indiscriminate parking to the detriment of highway safety.
- 4.6 Submitted appraisals, calculations and surveys demonstrate that there would be a net gain in biodiversity, and subject to conditions, the development could be accommodated without harm to protected species. Subject to accordance with the supporting documents and suitable conditions, there is no objection to the proposal from the council Ecologist.
- 4.7 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.
- 5.2 The following were consulted regarding the application:
- 5.3 **Greater London Archaeological Advisory Service (GLAAS)** – No objection subject to a pre-commencement condition requiring an archaeological written scheme of investigation (WSI).
- 5.4 **Highways** – Initial comments made in relation to the access however confirmed this is the same as approved scheme. No objection subject to conditions.

5.5 **Trees** – No objection, subject to condition.

5.6 **Ecology** – No objection, subject to conditions (following the submission/assessment of additional information).

6 LOCAL REPRESENTATION

6.1 A total of 42 neighbouring properties were notified about the application and invited to comment. The number of representations received from neighbours and groups including the East Surrey Badger Protection Society and Caterham Flood Action Group in response to notification of the application were as follows:

No of individual responses: 134 Objecting: 134 Supporting: 0

6.2 Cllr's Bird and Thampi made representations:

- Back land development and Out of character - The proposed houses at the top of the hill are to be built in the back land of existing properties. These houses will over look others and combine to make a dense development of houses with those already built. The plots are small considering the type of family house proposed.
- Badger setts - regardless of the ecology report there are many, many active Badger setts at the rear of 72 Waddington Avenue as reported by residents and the Old Coulsdon Residents Association.
- The mitigation steps are not reasonable as the setts remain active.
- When 76-80 Caterham Drive was approved, badger setts on the site and at the rear were interfered with but still approved for development. This must not happen again. It is illegal to interfere with any badger sett.
- The build should not be allowed to extend beyond the host site into the rear of 72 Waddington Avenue, residents love the rural nature of this part and observe wildlife.
- This area is liable to flooding and residents had to leave their homes due to flooding in 2016. This development will add to the pressure.

6.3 Chris Philp MP made representations summarised as follows:

- The proposal would be an overdevelopment of this site due to its size, footprint, bulk and massing and would be detrimental to local context
- The overly large quantum of hardstanding cover fails to respect the surrounding development pattern and character of the area
- The scheme would be at odds with the general character derived from the detached, spacious, and verdant plots
- Concerns about quantum of excavation required
- Concerns about the division of carriageway and pedestrian access arrangements across the development

- Concreting over of garden space and the loss of trees, including the TPO'd Hawthorn (T5), natural vegetation and natural habitat – including local badger sett activity
- Impact upon local infrastructure such as drainage and the management of surface water and the risk of adding to the local flooding issues
- Overall, this application would fail to meet the Mayor of Croydon's commitments that development should be design-led and not density-led and that proposals should respect local character

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:

Objection	Officer comment
Principle of Development	
Should just keep the existing dwelling which provides decent accommodation	The loss of the existing dwelling has been previously approved. The principle of development is acceptable.
Character and design	
Overdevelopment. High density building would change character of the area including through additional activity.	Noted – see sections 8.11-8.17
Out of character with the area	
The loss of trees is unacceptable	
Neighbouring amenity	
Overbearing/oppressive impact	Noted – see sections 8.36-8.47
Overlooking including perceived overlooking	
Loss of light	
Noise from additional residents and comings and goings	Noted – see sections 8.36-8.47
Disturbance from car head lights when leaving the site	
Pollution	
Loss of habitat for wildlife which are positive to amenity	
Transport and Highways impacts	
Increase in parking on street to detriment of safety.	Noted – see sections 8.63-8.77
Increase in movements including visitors/deliveries	
The number of parking spaces do not meet the minimum standard	
Public Transport is limited Impact on existing services	
Trees and ecology	
Concern at impacts on biodiversity	Noted – see sections 8.48-8.62
Loss of trees and hedging	
Protected species including bats, badgers reptiles and other wildlife on/using the site	
Biodiversity Net Gain information is mandatory	
Impact on the water environment	

The area is prone to flooding and covering so much of the site with tarmac/buildings will add to issues of flooding and run off	Noted – see sections 8.78-8.81
Caterham Drive has suffered from flooding resulting in evacuation and this development will have an adverse impact	
Not material matters	
Developer has already started work on site without permission.	There is an extant permission on the site however the applicant has confirmed that no development is being undertaken on the site.
Another attempt by bankrupt council to destroy Old Coulsdon. No Councillors in prison.	
Impact our view.	The loss of a view is not a material planning consideration in its own right.
House A may not be able to get flood risk insurance	This is not a material planning consideration.
House B will extend up to our boundary.	The plans show that House B is set away from the application site boundary. Details of boundary treatment are to be secured through condition. Any damage to private property, if it were to occur is a private matter.
This is a speculative commercial exercise.	This is not a relevant material planning consideration. Development, other than householder planning applications is mainly commercial. The requirement is to assess a planning application against planning policy and other material considerations.

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)

- GG1 Building Strong and Inclusive Communities
- GG2 Making Best Use of Land
- GG4 Delivering Homes Londoners Need
- D1 London's form, character and capacity growth
- D3 Optimising site capacity through the design led approach
- D4 Delivering Good Design
- D5 Inclusive Design
- D6 Housing Quality and Standards

- D7 Accessible Housing
- D10 Basement Development
- D12 Fire Safety
- D14 Noise
- G1 Green Infrastructure
- G5 Urban Greening
- G6 Biodiversity and access to nature
- G7 Trees and Woodlands
- H1 Increasing Housing Supply
- H2 Small Sites
- H8 Loss of Existing Housing and Estate Redevelopment
- H10 Housing Size Mix
- SI7 Reducing Waste and Supporting the Circular Economy
- SI8 Waste Capacity and Net Waste Self-Sufficiency
- SI12 Flood Risk Management
- SI13 Sustainable Drainage
- R5 Recycling
- T4 Assessing and Mitigating Transport Impacts
- T5 Cycling
- T6 Car Parking

Croydon Local Plan (2018)

- SP2 Homes
- SP4 Urban Design and Local Character
- SP6 Environment and Climate Change
- SP7 Green Grid
- 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

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 2024, 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 several key issues for the delivery of sustainable development, those most relevant to this case are:

Chapter 2 - Achieving Sustainable Development
Chapter 4 - Decision Making
Chapter 5 - Promoting Sustainable Transport
Chapter 8 - Promoting Healthy and Safe Communities
Chapter 9 - Promoting Sustainable Development
Chapter 11 - Making Effective Use of Land
Chapter 12 - Achieving Well Designed Places
Chapter 14 - Climate Change and Flooding

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 (2016)
 - Technical Housing Standards: Nationally Described Space Standard (2015)
 - National Design Guide (2021)
 - Mayor of London's London Plan Guidance Housing Design Standards (2023).

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. Drainage
 8. Other planning issues
 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 (CLP) also sets out a target for development on Windfall sites of 10,060 homes (approximately 503 per year). The London Plan (LP) 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 CLP Policy DM1 seeks to enable housing choice by ensuring that redevelopment does not result in the loss of homes smaller than 130 sqm, or the net loss of 3-bedroom

homes (as originally built). The original dwelling is a 2-bedroom detached house and whilst it is smaller than 130sqm, the development would result in two 3 bedroom homes being provided on the site. In this regard would meet the aims of Policy DM1 of the CLP and the replacement of the original dwelling at no.88 is the same as the extant permission.

- 8.5 LP Policy D3 encourages incremental densification to achieve a change in densities in the most appropriate way. CLP policy SP2 explains that developments should ensure land is used efficiently. The application site sits within the built up area and is within an area of varied character. A large part of the site already has planning permission for residential development. Policy SP2 supports additional housing and acknowledges that new development will create change within neighbourhoods including the suburbs.
- 8.6 LP Policy H1 requires boroughs to optimise the potential for housing delivery through incremental intensification on all suitable and available brownfield sites, especially (but not limited to) small sites and those in PTAL 3-6 or within 800m distance of a station or town centre boundary. The site has a PTAL of 1A, lying over 800m from a station or town centre boundary and is larger than the definition of a small site. There are bus stops close to the site along Waddington Avenue which provide access to the 404 route. The application confirms that this route operates between Cane Hill Park in Coulsdon and Westway Common in Caterham, running at a frequency of two services per hour in each direction throughout the weekday and on weekends; both Coulsdon South and Coulsdon Town railway stations can be accessed via this service.
- 8.7 There is also a parade of shops along Coulsdon Road which the supporting Transport Statement confirms is an approximately 11 minute walk from the site providing a café, pharmacy and convenience store. Additionally, there is a nursery and secondary school on the Oasis Academy campus on Homefield Road and Keston Primary School on Keston Avenue providing for pupils from 4 to 11 years approximately 1km from the site.
- 8.8 Given that the site complies with the aims and objectives of CLP policy DM1 and LP policy H2, the principle of the redevelopment of the site for an intensified residential is acceptable, subject to complying with other development plan policies. The proposal would deliver 7 additional dwellings onto the site, an increase of 2 new homes from that previously approved (albeit on a larger site), including the provision of two family (three bedroom) homes, which are significant material benefits of the scheme. requirement to replace the bungalow with a single storey. An M4(3) home is proposed and given the loss of the existing bungalow, would avoid harm to the borough's more accessible housing stock.
- 8.9 The proposed development would also result in development within the grounds of an existing dwelling which is to be retained (no.86) which requires compliance with Policy DM10.4e of the CLP. This policy requires a minimum garden length of 10m and no less than half or 200sqm (whichever is the smaller) of the existing garden area to be retained for the retained dwelling, following the subdivision of the garden. In this instance an average garden length of 18m, depth of 12.6m and an area of approximately 227sqm would be provided for no.86 Caterham Drive, which complies with the requirements of policy DM10.4e of the Local Plan.
- 8.10 The above conclusions in respect of the principle of development are consistent with the previous decision on the site and include consideration of the larger site.

Design and impact on character of the area

- 8.11 Policies SP4.1 and DM10.1 of the CLP state that the Council will require development of a high quality, which respects and enhances Croydon's varied local character and contributes positively to public realm, landscape and townscape. Proposals should respect the development pattern, layout and siting; the scale, height, massing, and density; and the appearance, existing materials and built and natural features of the surrounding area. It requires that proposals should seek to achieve a minimum height of 3 storeys. LP policy D3 states that a design-led approach should be pursued and that proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness.

Layout

- 8.12 The proposed layout includes the provision of a single detached two storey dwelling in place of the existing bungalow at no.88 Caterham Drive with a two detached dwellings to the rear of this property and a pair of semi-detached dwellings to the rear of the retained dwelling at no.86. On the additional land now forming part of this current application, 3 detached dwellings are proposed which follow a similar building line to that on the neighbouring residential development known as Winchester Close (previously 86-90 Waddington Avenue).
- 8.13 The properties to the rear would be served by a new vehicular access driveway located centrally within the site leading to a parking area to the rear of no.86 and a turning head to the rear of dwelling A. A further parking area and turning head would be provided to serve the rear part of the site. All of the proposed houses would feature rear gardens and dedicated car parking space and an area for the storage of refuse and recycling.
- 8.14 Policy DM10.1 of the CLP confirms that developments should respect the development pattern of the surrounding area. In this instance there are a variety of properties in the vicinity of the site including detached and semi-detached as well as a number of 'backland' developments including that at Waddington Drive (Winchester Close) which immediately adjoins the top part of the site.
- 8.15 The proposal would introduce a more dense pattern of development than currently exists on the site however the acceptability of introducing built form behind the existing dwellings fronting Caterham Drive was agreed as part of the previously approved scheme. It is considered that the current scheme would reflect this approach and the additional dwellings now proposed would sit acceptably with those at Winchester Close which now form part of the varied character of the area.
- 8.16 It is acknowledged that concern has been raised in letters of representation about the introduction of built form onto this sloping site and the impact that this would have on surrounding character. The increase in size of the site now proposed has enabled additional dwellings to be provided whilst still enabling new trees and native planting to be incorporated and this is considered to represent an efficient use of the site whilst also responding to the development pattern of the surrounding area. The positioning of dwelling A is the same and the positioning of dwellings B-E within the plot are similar to that previously approved. The size of plots relate acceptably to the context of surrounding residential development and it is considered that the development would accord with the aims of Policy C3, SP4 and DM10.

8.17 When viewed from adjacent to the site on Caterham Drive the proposed house A would be visible and would feature 2 storeys with a pitched roof above. When viewed in the context of the neighbouring properties no.86 and no.90 (both 2 storeys), the new dwelling would fit comfortably. Looking through the gap between House A and no.86 it would be possible to see that there was further residential development to the rear (in a similar way to the approved scheme), with the access part of the parking area/turning head and part of the front/side elevation of the pair of semi-detached properties (C and D) visible from this point. The three detached dwellings to the rear of site would not be immediately apparent from this point given the turn in the access where the site extends towards Waddington Avenue, and the existing and proposed planting.

Appearance and materials

8.18 The proposed architectural approach for the development seeks to utilise a traditional design approach using a combination of traditional forms, materials and features. The design of the dwellings has utilised the use of split level storeys which address the significant land level changes through the site. Such an approach to the appearance of the proposed development in principle is considered to be appropriate as it would complement and respect the suburban character of the surrounding area whilst at the same time achieving a high quality design for the proposal.

8.19 In relation to the design and appearance of the dwellings the main brick will be a Michelmersh Hampshire stock red brick. The roof tile would be a sand-faced tile. The vertical tile hanging will be a handmade clay tile with flush casement windows continuing the traditional elevational appearance. It is noted that existing properties are fairly restrained in their detailing. However, the proposed use of brickwork, vertical tile hanging and plain clay tiles are considered to be of high quality and would be appropriate when viewed as part of the area more widely. Subject to a condition relating to materials and window/door detailing it is considered that the proposal is acceptable in this regard.

Quality of residential accommodation

8.20 LP policy SP2.7 sets a strategic target for 30% of all new homes over the plan period to have three or more bedrooms to ensure that the borough’s need for family sized units is met. The proposal would provide 2 x 3 bed units which is a material benefit of the scheme, over and above the benefit associated with the supply of houses generally.

8.21 The National Design Guide states that well-designed homes should be functional, accessible and sustainable. LP 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 and requires that 75% of the GIA of each dwelling has a floor to ceiling height of over 2.5m. CLP policy DM10.4 and LP policy D6 set out the standards for external private amenity space which is for 5sqm per 1–2-person unit and an extra 1sqm per occupant thereafter (with a minimum width of 1.5 metres). The table below summarises the assessment of the internal and external spaces of the proposed new dwellings against LP policy D6.

Unit	Size (bedroom/	GIA (sqm) proposed	Rear Garden Amenity Space (sqm)	Min. Amenity Space (sqm)
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	person)			
A	4b/7p	178	165	8
B	4b/6p	141	110	7
C	4b/6p	141	100	7
D	3b/5p	130	97	5
E	3b/5p	130	98	5
F	4b/6p	173	105	6
G	4b/6p	174	110	6
H	4b/6p	174	130	6

Table 2: scheme considered against London Plan Policy D6 and Table 3.1

- 8.22 The existing bungalow that is to be demolished at no.88 Caterham Drive to facilitate site assembly is a 2-bed dwelling that has a GIA of 92m². The proposed replacement dwelling (A) is shown with 4 double bedrooms (4-bed 7-person) and with a GIA of 178m² over two floors. It is almost identical to the design of the approved House A. The dwelling will be capable of meeting or exceeding the internal room size standards set out in LP Policy D6 which requires new development to be of the highest quality internally, externally and in relation to their context and to the wider environment and would be constructed as an M4(3) unit.
- 8.23 The retained dwelling No.86 would maintain the same size and shape rear garden as for the approved scheme, with a garden that averages 18m in depth and 12.6m in width giving a total area of approximately 226.8m² satisfying the requirements of LP Policy DM10.
- 8.24 Houses B and C are two storey detached houses with a lowered eaves. As with the approved dwellings, they have a split floor plate to take account of the site levels that rise towards the rear of the site. Each house is a 4-bed 6-person dwelling. At the entrance level, there is a study and sitting room together with a WC. There is a short flight of 6 stairs up to the kitchen/dining/family room. Access to the rear garden can be taken through a utility room or the double-opening patio doors. Each house has one parking space set in front of House C.
- 8.25 Houses D and E are a pair of two storey semi-detached dwellings. They too have a lowered eaves line and split floor plate. They are 3-bed 5-person dwellings and effectively sit behind the retained dwelling of No.86. Each house has a parking space, and the houses face the turning head. There are a further two parking spaces accessed off the turning head that are available for visitors. The design of these houses is more traditional than the previously approved pair of houses on this part of the site.
- 8.26 House F is a detached two storey dwelling sitting on part of the site of No.72. It fronts the access road and is sited at an angle to the building line of House G and H due to the site shape. House F is a 4-bed 6-person dwelling, and again has a split plate to account for site level changes. It has a sitting room, study and WC at entrance level, with a short flight of stairs to the family/kitchen/dining room. This house incorporates a side bay window looking out towards the wildflower meadow. It has parking adjacent to the second turning head.
- 8.27 Houses G and H are a pair of detached two storey dwellings. They are 4-bed 6-person houses with a playroom and laundry room in the roofspace. They also have a split floor plate to address the changing site levels. House H is set down slightly relative to House G. These houses would have accommodation within the roof space comprising of a laundry room and playroom. The remainder of the roof space would be for storage,

accessed via a ceiling hatch. These two houses appear to continue the row of houses built on Winchester Close.

- 8.28 The proposed dwellings would feature private rear gardens substantially in excess of the minimum standards and whilst it is recognised that plots B to H are relatively steep and include terraced gardens, such an arrangement is not uncommon in areas such as this where there are significant land level changes. All of the units exceed Nationally Described Space Standards, and the CLP and LP policy expectations. As such, the proposed units are considered to have acceptable internal and external amenity, and the proposal complies with LP policies.

Light Level/Outlook

- 8.29 Policy D6 (c) of the LP states that *“Housing development should maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings. A single aspect dwelling should only be provided where it is considered a more appropriate design solution to meet the requirements of Part B in Policy D3 Optimising site capacity through the design-led approach than a dual aspect dwelling, and it can be demonstrated that it will have adequate passive ventilation, daylight and privacy, and avoid overheating”*. The Housing Design Standards LPG defines dual aspect as a dwelling with opening windows on two external walls, which may be on opposite sides of a dwelling or on adjacent sides of a dwelling where the external walls of a dwelling wrap around the corner of a building.
- 8.30 Policy D6 (d) of the LP states that *“The design of 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”*.
- 8.31 The dwellings all have dual aspect outlook and are considered to provide adequate light with windows within all habitable rooms. The proposal is considered to comply with policy D6 of the LP and policy DM10 of the CLP. A BRE Sunlight/Daylight assessment is not considered to be necessary for future residents given the proposed layout and window positions, and that there are no areas of concern.

Fire Safety

- 8.32 Policy D12 of the LP states that 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. The applicant has provided a Fire Safety Strategy which complies with Policy D12.

Accessible/Adaptable Dwellings

- 8.33 LP Policy D7 states that 10% of new build housing should meet Building Regulation requirement M4(3) ‘Wheelchair User Dwellings’; and all other dwellings should meet the Building Regulation requirement M4(2) ‘Accessible and Adaptable Dwellings’ which requires step free access to all units and the facilities of the site. The supporting text to LP Policy H2 states that homes located on the ground floor on minor developments should comply with Policy D7. Homes that are not on the ground floor on minor developments can comply with the M4(1) standard, which does not require step-free access, where provision of step-free access would be unfeasible.
- 8.34 The scheme is not a major development however the application confirms that dwelling A would be built to comply with M4(3). House A is almost identical to the approved

scheme. The previously consented scheme had a stepped access to the main garden, with step-free access to the patio areas accessed from within the property. It is acknowledged that the houses would have split-level floors, however both with the main sitting room and ground floor w.c would be accessible without the need to use stairs.

- 8.35 In relation to the other properties, the Regulations set out that M4(2) will be met if reasonable provision is made for people to gain access to and use the dwelling and its facilities including for people with differing needs and older people, and that the dwellings allow adaption to meet changing needs. Given the level changes across the site, the provision of step-free access for all properties would not be possible without significant changes to the existing land levels. The council found the approach in relation to House A acceptable with the extant permission, which is a material consideration.

Impact on neighbouring residential amenity

- 8.36 Policy DM10 of the CLP specifies that proposals should protect the amenity of the occupiers of adjoining buildings and should not result in direct overlooking to habitable rooms, or private outdoor space within 10m perpendicular to the rear elevation of a dwelling. Furthermore, proposals should ensure that they do not result in significant loss of sunlight or daylight levels of adjoining occupiers. Policy SP4 of the CLP seeks to respect and enhance character to create sustainable communities and enhance social cohesion and well-being. It ensures that the amenity of the occupiers of adjoining buildings are protected.
- 8.37 There are a number of properties that adjoin the site including 84 Caterham Drive to the north, the retained dwelling at 86, no.90 to the south, 125-129 Caterham Drive to the north-east, 84-98 Waddington Avenue and 72 Waddington Avenue, along with the new properties at Winchester Close and 35 Shirley Avenue to the south-west.

No.90 Caterham Drive

- 8.38 No.90 is a single storey detached bungalow and sits to the south of the site. The dwelling house A would be located at the front part of the site, set in a slightly staggered position that reflects the relationship of existing properties on this part of Caterham Drive. The side elevation would be a minimum distance of 3.47 metres from the closest part of the elevation of the neighbouring dwelling, no.90. There is also a porch structure on this side of the neighbouring dwelling which house A would sit a minimum of 1.96m from. The rear building line of House A does not extend beyond that of no.90. This relationship is the same as the previously approved scheme.
- 8.39 House A would feature two side facing windows fronting the boundary with no.90 however these would both serve bathrooms and a condition is proposed to restrict these to have obscure glazing and with restrictors for opening. Houses B and C would be a minimum of 41m from the front of the new dwelling to the rear of no.90 Caterham Drive and whilst set at a higher level this distance ensures that the amenities would not be so significantly adversely affected in planning terms to justify refusal on this basis.

92 and 94 Caterham Drive

- 8.40 The houses B and C would be visible from the rear elevation of these properties. Objections have been received with regard to the impact of the development in relation to overlooking. There would be a distance of more than 37 metres between the front

elevation of the new dwellings and the rear elevation of these neighbours and whilst the level differences are noted, the level of mutual overlooking between properties would not be unusual in a residential area and is considered acceptable.

125-129 Caterham Drive

- 8.41 These dwellings sit opposite the application site (on the other side of Caterham Drive) and consist of a pair of 2 storey semi-detached houses and a single 2 storey detached property. At their closest point these houses would be in excess of 30m from the proposed House A. Given this relationship which significantly exceeds distances which are generally accepted in relation to amenity, the development is considered acceptable in relation to these properties.
- 8.42 Comments have also been made in relation to the potential impact of vehicles entering and leaving the site, particularly in relation to disturbance and the effect of headlights on their amenity. The proposed access arrangements are very similar to the approved scheme although it is noted that there would be additional vehicles associated with the three additional dwellings currently proposed. The difference between the activity generated by 5 dwellings compared to 8 dwellings would not be significant and it is considered that the proposal would be acceptable in relation to the impact on these neighbours.

84-98 Waddington Avenue

- 8.43 84-98 Waddington Avenue all have generous rear gardens which at their southern end adjoin part of the application site. There is a distance which varies between approximately 45m and 80m between the rear elevations of these properties and the application site.
- 8.44 It is noted that the current development would result in the introduction of 3 detached properties to the rear part of the site and that their positioning would enable some overlooking of the rear parts of the gardens of these properties, particularly no's 84 and 86 which are closest to this part of the site. This relationship is however limited to the very rear parts of their gardens and given the generous plot lengths that these properties benefit from, the resulting overlooking would not be onto their private amenity space which in planning terms, relates to the area immediately adjacent to the dwelling house itself.

Winchester Close

- 8.45 Dwelling H would be positioned adjacent to the end of the Winchester Close development and would sit at a slighter lower level approximately 2.9m from the side elevation of the closest dwelling. The side elevation of House H would have one first floor bathroom window and a door at ground floor level. A condition requiring obscured glazing is appropriate and has been included.
- 8.46 Whilst the development may be visible to further properties in the area, the separation distance to other properties is such that there would not be any significant impact to other properties in the area. Whilst 3 additional houses are proposed, the additional site area means that these properties would not have a significant impact on neighbouring amenity and this is consistent with the previous decision.
- 8.47 Noise from additional comings and goings over and above the approved scheme is not likely to be significant, or unusual within a residential area particularly where properties

in the vicinity have large plots and generous gardens. The level of comings and goings for 8 new residential properties would not be significant in the context of a residential housing area.

Trees, landscaping and biodiversity

Trees

- 8.48 CLP policy DM28 and LP policy T7 seek to retain existing trees and vegetation. CLP policy DM10.8 requires the incorporation of soft and hard landscaping within development proposals.
- 8.49 The site includes a large number of trees and hedges and the development would result in the loss of 11 trees, including 3 (hawthorns) which are the subject of a Tree Preservation Order (TPO), whose removal was agreed as part of the previous permission. Two Lawson Cypresses which have been assessed as being of low quality are also subject of the TPO and are shown for removal.
- 8.50 In respect of the significant number of trees/planting that are to be retained on site the application proposes tree protection measures which are identified on the Tree Protection Plan. This is designed to ensure that retained trees are suitably protected during the construction of the development. Such measures include the installation of protective fencing, ground protection and supervised excavation works for the limited areas where the Root Protection Areas (RPAs) of retained trees would be affected.
- 8.51 The Council's tree officer has reviewed the supporting Arboricultural Report, Tree Protection Plan and has concluded that the proposal would have an acceptable impact on trees. This is due in part to the significant level of new planting that is proposed to mitigate for the loss of TPO'd trees. The recommendation is made on the basis of compliance with the submitted arboricultural information and conditions to this effect have been added. On this basis the proposal would comply with Policies DM10 and DM28 of the CLP and G7 of the LP.

Landscaping

- 8.52 The application proposes the planting of thirty five new trees to complement the existing tree provision which is to be retained as part of the landscaping scheme supporting this development. The extant permission also secured a semi mature tree to be planted to the front of House A to replace a tree that was removed prior to the acquisition of the site by the applicant. It is considered necessary to require further details of landscaping through condition, and that a maintenance scheme is adhered to. With this condition in place the proposal would comply with policy DM10 of the CLP.
- 8.53 The supporting landscaping scheme also shows significant areas of soft landscaping including a wildflower meadow which is discussed in the biodiversity section. In addition, new lawns, native planting and hedging are also proposed which would help to integrate the built form into the landscape as well as providing biodiversity benefits.
- 8.54 The development would also result in hard landscaping, particularly the new access through the site, parking areas and also patios/terraces to the rear of the proposed dwellings. The hardstanding would be constructed with permeable materials. It is considered that the proposed landscaping is appropriate and subject to conditions

relating to maintenance, external lighting and boundary treatments, would have an acceptable impact.

Biodiversity

- 8.55 The NPPF, at paragraph 180d states that development should "provide net gains for biodiversity" within the design of the scheme. CLP policy DM27 requires proposals to 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; d) Have no adverse impact on land with biodiversity or geo-diversity value. Policy G6 of London Plan states that LPAs should support the protection and conservation of priority species and habitats and, where possible, seek opportunities to create other habitats, or features such as artificial nest sites, that are of relevance and benefit in an urban context. The start date for mandatory 10% Biodiversity Net Gain for minor new development was for applications submitted after 2nd April 2024, which this application was not, and therefore a 10% biodiversity net gain for this development does not need to be secured.
- 8.56 The application has been supported by an Ecological Appraisal (EA) which confirms that the surrounding habitat comprising housing interspersed within patches of woodland. The gardens of the residential housing also include a high number of trees. There is a long strip of deciduous woodland is found ~100m east of the site. An active small local airstrip is found ~350m east of the site. Golf courses surrounded by woodland are found ~ 1km northwest and ~1.4km south of the site. Farmland, appearing to be predominantly arable is found ~1.5km southwest of the site.
- 8.57 There are two small, ornamental ponds are present within the rear gardens of No. 86. One is located just in front of the dwelling and is stocked with koi *Cyprinus rubrofuscus* and a second very small pond (~1m in length) pond located near the centre of the garden of No. 86. This is surrounded and almost covered entirely by ornamental planting. The submitted EA has confirmed that owing to the nature of both ponds (either stocked with fish or extremely small and stagnant), a habitat suitability index (HSI) for great crested newts *Triturus cristatus* was not undertaken.
- 8.58 The existing dwelling (No. 88) will be demolished as part of the proposed development. However, the EA has confirmed that this appears to provide a negligible habitat value for roosting bats, with an absence of any suitable roosting features for crevice dwelling species. The garage next to this, along with the garden sheds in the garden of No. 86 also provide negligible habitat value for roosting bats. The EA confirms that, "The majority of the trees present on site do not appear to provide any suitable roosting habitat for bats, either due to their age or a lack of potential roosting features. A single tree at the south of the site (T3) has some knot holes and damage that could provide some roosting value for a small number of crevice dwelling bat species, however it is understood that this tree will not be affected by the proposed development. Bats are likely to be present locally (as shown on the biological records data search) and as such, could be using the existing site boundaries for foraging and commuting".
- 8.59 The current application site has increased in size following the previous permission for 86 and 88 Caterham Drive and the additional areas now forming part of the application site also hold higher biodiversity value. The previous planning permission for 86 and 88 Caterham Drive included an area of wildflower meadow, a reptile receptor area, native hedging, a wildlife protection corridor and new woodland planting as

compensation for loss of habitat and this is also being proposed as part of this current scheme.

- 8.60 Letters of representation have been received in relation to the impact of the development on badgers and a badger sett which is thought to be within the site. A survey by the applicant's ecologist has confirmed the presence of a sett which would be affected by the proposed development. As the proposed development would have a direct impact on a badger sett, this would necessitate its closure under licence from Natural England. An artificial sett would need to be provided and it is proposed that this would be located in the southern corner of the wildflower meadow as this is one of the main badger travel routes through the site and also furthest from the development working area. This area would form part of the wider landscaping scheme and be separated from the gardens of B and C with post and rail fencing to ensure that this area remains outside of their private amenity space.
- 8.61 Comments have been received in various letters of representation including from the East Surrey Badger Protection Society, raising concerns about location of development given the existence of badgers within the site and highlighting that badgers will often only use temporary setts for short periods of time before abandoning them. Whilst these comments are noted, the Council Ecologists have assessed the impact of the development in relation to biodiversity and specifically with regards to the impact on Badgers and have confirmed that subject to suitable conditions securing the replacement Sett and providing the LPA with a copy of the Natural England licence, the development is acceptable. It should be noted that the construction of the proposed development cannot commence until the artificial sett has been provided and agreed with Natural England. Badger development licences are only issued by Natural England between July and November inclusive (to avoid the badger breeding season) and at sites with full planning permission.
- 8.62 It is considered that subject to compliance with the submitted ecological assessment provided and additional conditions to secure suitable wildlife lighting, artificial badger sett, appropriate landscaping and additional planting, that the development would accord with the aims of local plan policy and ensure that there was no net loss of biodiversity within the site.

Access, parking and highway impacts

- 8.63 LP policies T4 and T6.1 (and Table 10.3) set out parking standards for proposed development. CLP policies SP8, DM29, and DM30 provide further guidance with respect to parking and state that development should not adversely impact upon the safety of the highway network.
- 8.64 The Public Transport Access Level (PTAL) of the site is 1A (poor). Table 10.3 of the LP allows a *maximum* of 1.5 spaces per dwelling in outer London boroughs where the PTAL is 1A. The application proposes 12 parking spaces which does not exceed the maximum provision.
- 8.65 Caterham Drive does not act as a through route however it does connect to a number of other roads including Waddington Avenue, Shirley Avenue, Keston Avenue and Rydons Lane. The existing site is currently access via two crossovers, one serving no.86 and one serving no.88.

- 8.66 The Design and Access Statement which supports the application sets out the design approach to the proposed access road into the site. This confirms that there is a level landing immediately at its entrance off Caterham Drive which is a change from the approved scheme having been subsequently asked for by the Highways officer. The lower section of the access would have a total width of 3.7m, constructed as a shared surface with a pedestrian margin marked on the access. The access leads to a turning head and parking courtyard that lies in a similar position to the approved scheme, and this will enable refuse and service vehicles to enter and leave the site in forward gear. The access road then curves round to the right up to the topmost part of the enlarged site and it is 3.7m wide with a separate pedestrian walkway of 1.2m.
- 8.67 It is relevant that the Highways officer initially suggested that a segregated footway of 1.2m in width would be preferable along the length of the access way. It is also relevant that the shared use arrangement was agreed and approved as part of the previous application and there is no evidence to suggest that serving an additional 3 dwellings with such an access arrangement would be significantly different or result in different impacts in relation to the shared use of this route.
- 8.68 The sloping nature of the site is such that there would be different gradients along the access route. The front and central part of the site would achieve 1:12 however there is a part of the rear section which would have a steeper gradient of 1:6 which is reflective of the adjoining site at Winchester Close.
- 8.69 Each dwelling would have a dedicated car parking space either in front of or within the immediate vicinity of the property, with a further four unallocated car parking spaces to be provided – two within the middle part of the site and two towards the rear area of the site. Each unit would have a dedicated storage area for the range of waste receptacles, with a separate communal storage area for bulky waste within the middle part of the site.
- 8.70 Each of the units would have access to cycle parking for two cycles with sufficient internal space to accommodate both a standard-sized cycle and a non-standard cycle, with two units supported by conjoined cycle storage units. Additionally, a single Sheffield stand would be provided around the middle part of the site to provide two cycle parking spaces for visitors.
- 8.71 In relation to the access, vehicle (car and cycle) parking and refuse storage elements of the development they reflect those of the redevelopment scheme permitted under LB Croydon planning reference 23/00922/FUL, which comprised the single replacement detached residential dwelling to the front of the site and then four (4) residential dwellings to the rear (now central) part of the site. Access to the dwellings would utilise the crossover approved as part of the extant permission with minor widening southwards to improve manoeuvrability onto and off the site.
- 8.72 The Highways Officer has no objection to the proposed parking layout. Tracking diagrams show that vehicles can park and turn within the site. It is considered that, subject to cycle storage, and a contribution towards sustainable travel, that 12 spaces would be an appropriate level of parking. The proposed car parking provision and arrangements would therefore comply with policies SP8.4, SP8.14, DM29 and DM30 of the Croydon Local Plan (2018) and policy T6 of the London Plan (2021).

Sustainable Modes of Transport

- 8.73 Contributions for sustainable modes of transport are again sought towards improvements to sustainable transport to alleviate traffic generation created by the development. The principle has been agreed by the applicant, and the legal agreement will be progressed. There is no objection from the Highway Officer to the development in respect of highway movements subject to a contribution. Subject to the completion of the agreement, the proposal would comply with policy T6.1 of the LP and policies SP8.3, SP8.15, SP8.16, and DM30 of the CLP.

Cycle and Refuse Storage

Cycle Parking

- 8.74 CLP policy DM10 states that the Council will support proposals that incorporate cycle parking within the building envelope. Failing that, the council will require cycle parking to be located within safe, secure, well-lit, and conveniently located weather-proof shelters unobtrusively located within the setting of the building. Policies DM16 and DM29 of the CLP promote active travel including cycling. London Plan policy T5 (and table 10.2) promotes cycling and requires adequate cycle storage, in line with the London Cycling Design Guide. In this instance, at least 2 cycle spaces are required per dwelling and one of those must be for a wider/adapted bike (with suitable space about it) to comply with the London Plan.
- 8.75 The application proposes two cycle spaces per dwelling and there is sufficient space to accommodate these within the site. Subject to conditions requiring full details of the bike stores the proposal is considered to comply with policy DM10, DM16, and DM29 of the CLP and policy T5 of the LP.

Refuse Storage

- 8.76 Policy DM13 of the CLP requires the design of refuse and recycling facilities to be treated as an integral element of the overall design.
- 8.77 All of the plots would be provided with a bin store within each curtilage. There would be a separate bulky waste area provided to serve all of the dwellings. Track plots are provided within the Transport Statement to show a refuse vehicle entering the site, turning and leaving the site in forward gear using the turning head at the centre of the site. It has been proposed that a management company will be employed to move the bins from House F-H on bin day to the temporary bin store adjacent to the main turning head. Further track plots are provided showing a 8m rigid going up to Houses F-H and using a dedicated turning head. The proposal is considered to accord with policy DM13 of the CLP.

Drainage

- 8.78 LP policy SI13 requires developments to achieve greenfield runoff rates and to manage surface water as close to source as possible by following the drainage hierarchy. CLP policies SP6 and DM25 require all developments to incorporate SUDS to reduce surface water runoff and provide water treatment on site.
- 8.79 It is important to note that Caterham Drive has been subject to previous flooding events which have resulted in properties having to be evacuated. The application has been

supported by a drainage strategy. The Drainage Strategy report sets out a strategy for managing runoff from the various parts of the site as follows:

- Rainwater butts will be provided to each property to store rainwater for garden use.
- These will overflow when full into the below-ground surface water drainage system.
- Surface water run-off from dwellings and hard landscaped areas drain to soakaways beneath and adjacent to the access road.
- Permeable paving beneath the access road, parking bays and paths.
- Houses F, G & H will drain to a drainage blanket located in front of these plots.

8.80 Given the potential for development to impact/be impacted by flooding the Lead Local Flood Authority were consulted and requested further information from the applicant. The additional information requested as part of the LLFA's latest response has now been provided. The LLFA is satisfied that the submitted drainage strategy in conjunction with the original documents submitted meet all of the LLFA requirements and generally present an acceptable approach to controlling surface water runoff and mitigating flood risk.

8.81 The LLFA have suggested a condition to require detailed designs of a surface water drainage scheme in accordance with the submitted (The Management of Surface Water Runoff, October 2024 Revision G report) to be provided to the LPA with the system designed such that there is no surcharging for a 1 in 30-year rainfall event and no internal property flooding for a 1 in 100-year rainfall event plus a 40% allowance for climate change. This would ensure compliance with policy S113 of the LP and policies SP6 and DM25 of the CLP and a condition to this effect has been added.

Other Planning Matters

8.82 The application site sits within the Croydon Downs Tier III Archaeological Priority Area and as such the Greater London Archaeological Advisory Service (GLAAS) were previously consulted. As previously, the site itself is considered to be in an area of low archaeological potential and subject to the imposition of a pre-commencement condition requiring the applicant to undertake a written scheme of investigation relating to archaeology, the scheme is acceptable.

Conclusions

8.83 The proposed provision of 8 new houses including the provision of a single detached dwelling fronting onto Caterham Drive and 7 houses to the rear of the site is acceptable in principle in accordance with the Development Plan policies. The increase in size of the site from the previous approved scheme enables additional development to be accommodated successfully. It is considered that the siting of the proposed dwellings has been informed by both the surrounding character of the site as well as site constraints including the sloping topography of the site and the desire to retain as many of the existing trees as possible. It is considered that the scale and appearance of the proposed dwellings is appropriate, of high quality and contextual. The proposed dwellings would provide future occupiers with a good quality of accommodation internally and externally and the quantum of car parking proposed and the manner in which the site will be accessed and serviced is acceptable. Environmental considerations including the impact upon trees, biodiversity, flood risk and energy efficiency are also acceptable in planning terms.

8.84 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 (RECOMMENDATION).