

# Planning Committee Agenda



To: Councillor Paul Scott (Chairman);  
Councillor Humayun Kabir (Vice-Chairman);  
Councillors Jamie Audsley, Kathy Bee, Luke Clancy, Jason Perry, Joy Prince,  
Manju Shahul-Hameed, Susan Winborn and Chris Wright

Reserve Members: Jeet Bains, Simon Brew, Richard Chatterjee, Sherwan Chowdhury, Pat Clouder, Steve Hollands, Karen Jewitt, Bernadette Khan, Shafi Khan and Maggie Mansell

A meeting of the **PLANNING COMMITTEE** which you are hereby summoned to attend, will be held on **Thursday 4th May 2017 at 6:30pm in The Council Chamber, The Town Hall, Katharine Street, Croydon CR0 1NX**

JACQUELINE HARRIS-BAKER  
Director of Law and Monitoring Officer  
London Borough of Croydon  
Bernard Weatherill House  
8 Mint Walk, Croydon CR0 1EA

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www.croydon.gov.uk/meetings  
25 April 2017

Members of the public are welcome to attend this meeting.

If you require any assistance, please contact the person detailed above, on the righthand side.

To register a request to speak, please either e-mail [Planning.Speakers@croydon.gov.uk](mailto:Planning.Speakers@croydon.gov.uk) or call MARGOT ROHAN by 4pm on the Tuesday before the meeting.

PLEASE NOTE: This meeting will be paperless. The agenda can be accessed online via the mobile app: <http://secure.croydon.gov.uk/akscroydon/mobile> - Select 'Meetings' on the opening page

## **AGENDA - PART A**

**1. Apologies for absence**

**2. Minutes of the meeting held on Thursday 20th April 2017 (Page 1)**

To approve the minutes as a true and correct record.

**3. Disclosure of Interest**

Members will be asked to confirm that their Disclosure of Interest Forms are accurate and up-to-date. Any other disclosures that Members may wish to make during the meeting should be made orally. Members are reminded that unless their disclosable pecuniary interest is registered on the register of interests or is the subject of a pending notification to the Monitoring Officer, they are required to disclose relevant disclosable pecuniary interests at the meeting.

**4. Urgent Business (if any)**

To receive notice from the Chair of any business not on the Agenda which should, in the opinion of the Chair, by reason of special circumstances, be considered as a matter of urgency.

**5. Exempt Items**

To confirm the allocation of business between Part A and Part B of the Agenda.

**6. Development presentations**

To receive the following presentations on a proposed development:

There are none.

**7. Planning applications for decision (Page 7)**

To consider the accompanying reports by the Director of Planning & Strategic Transport:

**7.1 16/05434/FUL 236 Selsdon Road, South Croydon CR2 6PL**

Demolition of existing buildings. erection of three storey building comprising 2 studio, 5 one bedroom and 2 three bedroom flats. formation of associated access and provision of parking

Ward: Croham

Recommendation: Grant permission subject to a legal agreement

**7.2 17/00220/CONR 26 Woodcrest Road, Purley CR8 4JB**

Demolition of existing building, Erection of 2 two/three storey four bedroom detached houses with accommodation in loft space, formation of vehicular access and provision of associated parking (without compliance with condition 1 - to be built in accordance with the plans submitted - attached to planning permission 15/02030/P)

Ward: Coulsdon West

Recommendation: Grant permission

**7.3 17/00364/FUL 7 and 9 Arkwright Road, South Croydon CR2 0LN**

Erection of 3 x three bedroom detached dwellings at rear, formation of access road and provision of associated garage, parking and landscaping

Ward: Sanderstead

Recommendation: Grant permission

**7.4 16/06245/FUL 15 Purley Rise, Purley CR8 3AW**

Demolition of existing building and construction of a basement and two storeys plus roofspace building to provide 8 self contained flats. Provision of 4 car parking spaces and cycle and refuse store

Ward: Coulsdon West

Recommendation: Grant permission

**8. Items referred by Planning Sub-Committee**

To consider any item(s) referred by a previous meeting of the Planning Sub-Committee to this Committee for consideration and determination:

There are none.

**9. Other planning matters**

To consider the accompanying report by the Director of Planning & Strategic Transport:

There are none.

**10. [The following motion is to be moved and seconded as the “camera resolution” where it is proposed to move into part B of a meeting]**

That, under Section 100A(4) of the Local Government Act, 1972, the press and public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information falling within those paragraphs indicated in Part 1 of Schedule 12A of the Local Government Act 1972, as amended.

**AGENDA - PART B**

None

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## Planning Committee

Meeting held on Thursday 20th April 2017 at 6:30pm in The Council Chamber,  
The Town Hall, Katharine Street, Croydon CR0 1NX

### MINUTES - PART A

Present: Councillor Paul Scott (Chairman);  
Councillor Humayun Kabir (Vice-Chairman);  
Councillors Jamie Audsley, Luke Clancy, Bernadette Khan, Jason Perry, Joy Prince, Manju Shahul-Hameed, Susan Winborn and Chris Wright

Also present: Councillors Steve O'Connell, Stuart King, Simon Brew, Sue Bennett, Oliver Lewis and Helen Pollard.

Absent: Councillor Kathy Bee

Apologies: Councillor Kathy Bee

#### **A67/17 Minutes of the meeting held on Thursday 6th April 2017**

**RESOLVED** that the minutes of the meeting held on Thursday 6 April 2017 be signed as a correct record, subject to an amendment to minute A49/17 – Minutes of the meeting held on 23 March 2017- to add Cllr Luke Clancy's name to the list of those Councillors who did not accept the minutes regarding item 7.4.

#### **A68/17 Disclosure of Interest**

There were no disclosures of a pecuniary interest not already registered.

#### **A69/17 Urgent Business (if any)**

There was none.

#### **A70/17 Exempt Items**

**RESOLVED** that the allocation of business between Part A and Part B of the Agenda be confirmed.

#### **A71/17 Development presentations**

##### **6.1 16/05272/PRE 28-30 Addiscombe Grove, Croydon CR0 5LP**

Demolition of existing building and redevelopment for residential use

Ward: Norbury

Paul Jess (Pocket Living) and Neil Deeley (Metroplitan Workshop) attended to give a presentation and to respond to Members' questions and issues raised for further consideration prior to submission of a planning application.

The main issues raised at this meeting were as follows:

- Income cap questioned - lower cap suggested and restriction or prioritisation of key workers
- Scale and massing acceptable subject to overshadowing of neighbours
- Support for some level of Pocket Living accommodation in the Borough to meet a niche need
- Mix view of design approach – should be exciting externally, materials important
- Café use or similar suggested to open up the ground floor and encourage activity
- Public living areas and Pocket Living's approach to social interaction between residents welcome
- Importance of capacity of amenity space, use and quality
- Low number of family units
- North facing single aspect units – quality of accommodation
- Parking permits – confirm that these would not be allowed
- Protect the development potential of the church site
- Cycle parking – need more creative ways of providing cycle storage, possibly via lockers that can be used for other storage purposes
- Site visit – request to view one of Pocket's older schemes

Councillor Helen Pollard spoke as ward Member for Fairfield and raised the following points:

- Support for the principle of the development - provision of affordable housing
- Concern about height and scale - impact of overshadowing to neighbours – especially within Garrick Crescent and Granville Close
- Parking permits – how this would be controlled
- Daylight for north facing units and quality of accommodation

**A72/17**

**Planning applications for decision**

**7.3 16/06031/FUL Land to the east of Montpelier Road and Land and garages south of 75-135 Kingsdown Avenue, South Croydon CR2 6QL**

Demolition of existing garages and erection of 1 six storey building, comprising 9 two bedroom, 1 one bedroom and 1 three bedroom flats; 1 four storey building, comprising 4 two bedroom and 2 one

bedroom flats and 13 three bedroom and 4 two bedroom houses.  
Provision of associated car parking, landscaping and associated works

Ward: Purley

Mr Dutoit spoke in objection, representing Montpelier and Kingsdown Residents' Association

Mr Matt Crow spoke in objection

Mr Colm Lacey (Brick by Brick (Croydon) Limited), spoke as the applicant,

Mr Oliver Bulleid (Mae Architects) spoke as the agent, on behalf of the applicant

Councillor Simon Brew, ward Member for Purley, spoke in objection, on behalf of local residents

Mr Chris Philp MP Croydon South, spoke in objection, on behalf of local residents

After consideration of the officer's report, Councillor Manju Shahul-Hameed proposed and Councillor Humayun Kabir seconded the officer's recommendation and the Committee voted 6 in favour, 4 against, so planning permission was **GRANTED** for development at Land to the east of Montpelier Road and Land and garages south of 75-135 Kingsdown Avenue, South Croydon CR2 6QL.

A second motion for **REFUSAL**, on the grounds of overdevelopment, massing and loss of green space and road safety, proposed by Councillor Jason Perry and seconded by Councillor Luke Clancy, thereby fell.

#### **7.1 16/01821/P Ingleside, 20 Roke Road, Kenley CR8 5DY**

Demolition of an existing residential care home; erection of a two/three/four storey building for use as residential care home and provision of 16 car parking spaces and associated facilities

Ward: Kenley

Mr Geoff James, Planning Officer for Kenley & District Residents' Association, spoke in objection

Melissa Magee (Partner Architect, Carless Adams Partnership)

Councillor Steve O'Connell, ward Member for Kenley, spoke in objection, on behalf of local residents

After consideration of the officer's report and addendum, Councillor Chris Wright proposed and Councillor Jason Perry seconded DEFERRAL for a site visit, and the Committee voted 4 in favour and 6 against, so this motion fell.

The Committee then voted on a second motion, supporting the officer's recommendation for **APPROVAL**, proposed by Councillor Jamie Audsley and seconded by Councillor Paul Scott, 6 in favour and 4 against, so planning permission was **GRANTED** for development at Ingleside, 20 Roke Road, Kenley CR8 5DY.

## **7.2 16/05872/FUL Paxton Academy Sports and Science Specialist, 843 London Road, Thornton Heath CR7 6JH**

Erection of a four storey building for use as a 630 place primary school for pupils aged 4-11 years, with associated rooftop play deck, formation of vehicular access and provision of car/cycle parking areas and landscaping

Ward: Norbury

Ms Jennifer Watson (Senior Planning consultant, JLL), spoke as the agent, on behalf of the applicant

Councillor Stuart King, Ward Member for Norbury, spoke in objection, on behalf of local residents

After consideration of the officer's report, Councillor Jamie Audsley proposed and Councillor Bernadette Khan seconded **REFUSAL**, on the following grounds: overdevelopment, lack of amenity space and play space for prospective pupils, forecourt area for arrival too small for pupils and carers, inadequate cycle storage space, inadequate provision for pick up/drop-off of pupils via minibus, inappropriate scale, mass and design of the proposed building, air pollution exceeding legal limits, parking and road safety impact on the local area and failure to mitigate the loss of trees and other soft landscaped features, and the Committee voted unanimously in favour, so planning permission was **REFUSED** for development at Paxton Academy Sports and Science Specialist, 843 London Road, Thornton Heath CR7 6JH.

(N.B. At 9:40pm, at the end of item 7.2, Councillor Paul Scott proposed 1) waiving the 10pm guillotine and adjourning the meeting for 5 minutes for a short break, and 2) postponing the business on the Planning Sub-Committee to a later date. This was unanimously agreed. The meeting was recommenced at 9:45pm).

## **7.4 17/00262/FUL 8 and 10 The Glade Croydon CR0 7QA**

Demolition of existing buildings and erection of two two-storey buildings plus accommodation within the main roof slope to comprise of a total of 6 two bedroom and 3 three bedroom flats; formation of vehicle access and provision of 9 parking spaces, refuse storage and cycle stores

Ward: Ashburton

Mr Sony Nair (Chair, Monks Orchard Residents Association) spoke in objection

Mr Yussef Mwanza (MZA Planning) spoke as the agent, on behalf of the applicant

Councillor Sue Bennett, ward Member for Shirley, spoke in objection, on behalf of local residents

After consideration of the officer's report, Councillor Jamie Audsley proposed and Councillor Humayun Kabir seconded the officer's recommendation and the Committee voted 6 in favour and 4 against so planning permission was **GRANTED** for development at 8 and



10 The Glade Croydon CR0 7QA.

A second motion for **REFUSAL**, on the grounds of scale, overdevelopment and massing, proposed by Councillor Luke Clancy and seconded by Councillor Jason Perry thereby fell.

**A73/17**      **Items referred by Planning Sub-Committee**

There were none.

**A74/17**      **Other planning matters**

There were none.

**MINUTES - PART B**

None

The meeting ended at 10.55pm

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**PART 7: Planning Applications for Decision**

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**1 INTRODUCTION**

- 1.1 In this part of the agenda are reports on planning applications for determination by the Planning Committee.
- 1.2 Although the reports are set out in a particular order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a particular application, you need to be at the meeting from the beginning.
- 1.3 Any item that is on the agenda because it has been referred by a Ward Member, GLA Member, MP, Resident Association or Conservation Area Advisory Panel and none of the person(s)/organisation(s) or their representative(s) have registered their attendance at the Town Hall in accordance with the Council's Constitution (paragraph 3.8 of Part 4K – Planning and Planning Sub-Committee Procedure Rules) the item will be reverted to the Director of Planning to deal with under delegated powers and not be considered by the committee.
- 1.4 The following information and advice applies to all reports in this part of the agenda.

**2 MATERIAL PLANNING CONSIDERATIONS**

- 2.1 The Committee is required to consider planning applications against the development plan and other material planning considerations.
- 2.2 The development plan is:
  - the London Plan July 2011 (with 2013 Alterations)
  - the Croydon Local Plan: Strategic Policies April 2013
  - the Saved Policies of the Croydon Replacement Unitary Development Plan April 2013
  - the South London Waste Plan March 2012
- 2.3 Decisions must be taken in accordance with section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004. Section 70(2) of the Town and Country Planning Act 1990 requires the Committee to have regard to the provisions of the Development Plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development Plan unless material planning considerations support a different decision being taken. Whilst third party representations are regarded as material planning considerations (assuming that they raise town planning matters) the primary consideration, irrespective of the number of third party representations received, remains the extent to which planning proposals comply with the Development Plan.
- 2.4 Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects listed buildings or their settings, the local planning authority must have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest it possesses.

- 2.5 Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects a conservation area, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 2.6 Under Section 197 of the Town and Country Planning Act 1990, in considering whether to grant planning permission for any development, the local planning authority must ensure, whenever it is appropriate, that adequate provision is made, by the imposition of conditions, for the preservation or planting of trees.
- 2.7 In accordance with Article 31 of the Development Management Procedure Order 2010, Members are invited to agree the recommendations set out in the reports, which have been made on the basis of the analysis of the scheme set out in each report. This analysis has been undertaken on the balance of the policies and any other material considerations set out in the individual reports.
- 2.8 Members are reminded that other areas of legislation covers many aspects of the development process and therefore do not need to be considered as part of determining a planning application. The most common examples are:
- **Building Regulations** deal with structural integrity of buildings, the physical performance of buildings in terms of their consumption of energy, means of escape in case of fire, access to buildings by the Fire Brigade to fight fires etc.
  - Works within the highway are controlled by **Highways Legislation**.
  - **Environmental Health** covers a range of issues including public nuisance, food safety, licensing, pollution control etc.
  - Works on or close to the boundary are covered by the **Party Wall Act**.
  - **Covenants and private rights** over land are enforced separately from planning and should not be taken into account.

### 3 **ROLE OF THE COMMITTEE MEMBERS**

- 3.1 The role of Members of the Planning Committee is to make planning decisions on applications presented to the Committee openly, impartially, with sound judgement and for sound planning reasons. In doing so Members should have familiarised themselves with Part 5D of the Council's Constitution 'The Planning Code of Good Practice'. Members should also seek to attend relevant training and briefing sessions organised from time to time for Members.
- 3.2 Members are to exercise their responsibilities with regard to the interests of the London Borough of Croydon as a whole rather than with regard to their particular Ward's interest and issues.

### 4. **THE ROLE OF THE CHAIR**

- 4.1 The Chair of the Planning Committee is responsible for the good and orderly running of Planning Committee meetings. The Chair aims to ensure, with the assistance of officers where necessary, that the meeting is run in accordance with the provisions set out in the Council's Constitution and particularly Part 4K of the Constitution 'Planning and Planning Sub-Committee Procedure Rules'. The Chair's most visible responsibility is to ensure that the business of the meeting is conducted effectively and efficiently.
- 4.2 The Chair has discretion in the interests of natural justice to vary the public speaking rules where there is good reason to do so and such reasons will be minuted.

- 4.3 The Chair is also charged with ensuring that the general rules of debate are adhered to (e.g. Members should not speak over each other) and that the debate remains centred on relevant planning considerations.
- 4.4 Notwithstanding the fact that the Chair of the Committee has the above responsibilities, it should be noted that the Chair is a full member of the Committee who is able to take part in debates and vote on items in the same way as any other Member of the Committee. This includes the ability to propose or second motions. It also means that the Chair is entitled to express their views in relation to the applications before the Committee in the same way that other Members of the Committee are so entitled and subject to the same rules set out in the Council's constitution and particularly Planning Code of Good Practice.

## **5. PROVISION OF INFRASTRUCTURE**

- 5.1 In accordance with Policy 8.3 of the London Plan (2011) the Mayor of London has introduced a London wide Community Infrastructure Levy (CIL) to fund Crossrail. Similarly, Croydon CIL is now payable. These would be paid on the commencement of the development. Croydon CIL provides an income stream to the Council to fund the provision of the following types of infrastructure:
- i. Education facilities
  - ii. Health care facilities
  - iii. Projects listed in the Connected Croydon Delivery Programme
  - iv. Public open space
  - v. Public sports and leisure
  - vi. Community facilities
- 5.2 Other forms of necessary infrastructure (as defined in the CIL Regulations) and any mitigation of the development that is necessary will be secured through A S106 agreement. Where these are necessary, it will be explained and specified in the agenda reports.

## **6. FURTHER INFORMATION**

- 6.1 Members are informed that any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in an Addendum Update Report.

## **7. PUBLIC SPEAKING**

- 7.1 The Council's constitution allows for public speaking on these items in accordance with the rules set out in the constitution and the Chair's discretion.

## **8. BACKGROUND DOCUMENTS**

- 8.1 The background papers used in the drafting of the reports in part 6 are generally the planning application file containing the application documents and correspondence associated with the application. Contact Mr P Mills (020 8760 5419) for further information. The submitted planning application documents (but not representations and consultation responses) can be viewed online from the Public Access Planning Register on the Council website at <http://publicaccess.croydon.gov.uk/online-applications>. Click on the link or copy it into an internet browser and go to the page, then enter the planning application number in the search box to access the application.

## **9. RECOMMENDATION**

- 9.1 The Committee to take any decisions recommended in the attached reports.



**PART 7: Planning Applications for Decision**

**Item 7.1**

**1.0 SUMMARY OF APPLICATION DETAILS**

Ref: [16/05434/FUL](#) (*Link to associated documents on Planning Register*)  
 Location: 236 Selsdon Road, South Croydon, Cr2 6PL  
 Ward: Croham  
 Description: Demolition of existing buildings; erection of three storey building comprising 2 studio, 5 one bedroom and 2 three bedroom flats. Formation of associated access and provision of parking.  
 Drawing Nos: 100022432, 6385-P03 Rev F, 6385-P04 Rev G, 6385-05 Rev B  
 Applicant: Robert Turner of Turnbull Land Ltd  
 Agent: N/A  
 Case Officer: Georgina Betts

	<b>studio</b>	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>4 bed</b>
<b>Flats</b>	2	5	0	2	0

*All units are proposed for private sale*

<b>Number of car parking spaces</b>	<b>Number of cycle parking spaces</b>
4 (incl. 1x disabled space)	11

1.1 This application is being reported to Planning Committee because the Ward Councillor (Cllr Maria Gatland) made representations in accordance with the Committee Consideration Criteria and requested committee consideration.

**2.0 RECOMMENDATION**

2.1 That the Planning Committee resolve to GRANT planning permission subject to:

The prior completing of a legal agreement to secure the following planning obligation

a) Public Art

2.2 That the Director of Planning and Strategic Transport has delegated authority to negotiate the legal agreement.

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

**Conditions**

1. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
2. No demolition to take place until all pre-commencement conditions have been secured and a signed and completed contract for carrying out the works of redevelopment has been entered into
3. Construction Logistics Plan to be submitted

4. Materials to be submitted
5. Submission of details for lighting, visibility splays, fencing, finished floor levels and refuse and cycle storage
6. Hard and soft landscaping to be submitted to incorporate SuDS
7. Noise mitigation measures
8. 19% Carbon reduction and water usage
9. Wheelchair accessible unit specified to comply with Category 3 'wheelchair user dwellings' M4(3)
10. Time limit of 3 years
11. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

### **Informatives**

- 1) Removal of site notices
- 2) Community Infrastructure Levy
- 3) Code of practise for Construction Sites
- 4) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

2.4 That, if by 4<sup>th</sup> August 2017 the legal agreement has not been completed, the Director of Planning and Strategic Transport has delegated authority to refuse planning permission.

### **3.0 PROPOSAL AND LOCATION DETAILS**

3.1 The proposal is for:

- Demolition of existing building
- Erection of a three storey building comprising 2x studio, 5x one bedroom and 2x three bedroom flats facing onto Selsdon Road
- Formation of access road from Carlton Road
- Provision of associated refuse/cycle stores

3.2 During the course of the application amended plans have been received depicting alterations to the elevational treatment of the building. The amendments are detailed further in section 8.7 of this report.

### **Site and Surroundings**

3.3 The application site lies on the southern side of Selsdon Road and is currently occupied by a two storey detached 19<sup>th</sup> Century dwelling which is included within the list of locally listed buildings. The surrounding area is predominately residential in character with industrial units to the north and south-west of the application site; the railway line runs to the west of the site.

3.4 The street scene comprises a mix of semi-detached, detached and terrace late 19<sup>th</sup> century and early 20<sup>th</sup> century properties with later inter-war properties further south and east. There is no regular development pattern while the application site sits in an isolated position at the junction of Carlton Road and Selsdon Road.



- 3.5 The site is located on two bus routes (No's 403 and 412) and is within reasonable walking distance to Sanderstead and South Croydon Train Stations providing links from the South Coast into London.
- 3.6 The application site lies within an area at risk of surface water flooding as identified by the Croydon Plan while Selsdon Road is classed as a local distributor Road.

### **Planning History**

The most relevant history is as follows:

- 3.7 05/01391/P – Planning permission was refused on 6<sup>th</sup> June 2005 for the demolition of existing buildings; erection of three storey building comprising 5 two bedroom and 1 one bedroom flats; formation of vehicular access onto Carlton Road and provision of associated parking spaces for the following reasons:
- 1) Overdevelopment of the site and out of keeping with the character of the area
  - 2) Failure to provide any disabled parking spaces on site
- 3.8 A subsequent appeal was dismissed on the 10<sup>th</sup> November 2005 due to the harmful effect upon the character and appearance of the surrounding area.
- 3.9 15/01454/P – Planning permission was refused on the 10<sup>th</sup> June 2015 for the demolition of the existing building; erection of three/four storey building comprising 5 two bedroom and 4 one bedroom flats; formation of vehicular access onto Carlton Road and provision of associated parking for the following reasons:
- 1) The development would not protect or conserve the particular interest that led to the designation of this building on the Local List of buildings of special architectural or historic interest
  - 2) The proposal would result in an overdevelopment of the site out of keeping with the character of the area and detrimental to the appearance of the street scene
  - 3) The design and layout of the parking area and access would not be safe, secure, efficient and well designed.

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

- The principle of the development is acceptable given the residential character of the surrounding area.
- The loss of a building of low significance on the local list having regard to para 135 of the NPPF is on balance acceptable
- The design and appearance of the development is appropriate given the context of the site
- The living conditions of adjoining occupiers would be protected from undue harm
- The living standards of future occupiers are satisfactory and meet the National Housing Space Standards
- The impact upon highway safety and efficiency is considered acceptable
- Sustainability aspects can be controlled by condition

## **5.0 CONSULTATION RESPONSE**

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

## **6.0 LOCAL REPRESENTATION**

6.1 The application has been publicised by way of one or more site notices displayed in the vicinity of the application site. The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses:                    1     Objecting: 1

6.2 The following issues were raised in representations. Those that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

- Impact on highway safety and/or flow
- Harm to the amenities of future occupiers

6.3 Councillor Maria Gatland has made the following representations:

- Overdevelopment
- Lack of parking
- Loss of Locally Listed Building causing harm to the character of the area

## **7.0 RELEVANT PLANNING POLICIES AND GUIDANCE**

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan: Strategic Policies 2013 (CLP1), the Croydon Replacement Unitary Development Plan 2006 Saved Policies 2013 (UDP) and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in March 2012. 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:

- Promoting sustainable transport;
- Delivering a wide choice of high quality homes;
- Requiring good design.

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

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential

- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.16 Waste net self sufficiency
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.13 Parking
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.21 Woodlands and trees

#### 7.4 Croydon Local Plan: Strategic Policies 2013 (CLP1):

- SP1.1 Sustainable development
- SP1.2 Place making
- SP2.1 Homes
- SP2.2 Quantities and location
- SP2.5 Mix of homes by size
- SP2.6 Quality and standards
- SP4.1 and SP4.2 Urban design and local character
- SP4.11, SP4.12, SP4.13 & SP4.14 regarding character, conservation and heritage
- SP6.1 Environment and climate change
- SP6.2 Energy and carbon dioxide reduction
- SP6.3 Sustainable design and construction
- SP6.4 Flooding, urban blue corridors and water management
- SP8.6 and SP8.7 Sustainable travel choice
- SP8.12 Motor vehicle transportation
- SP8.17 Parking

#### 7.5 Croydon Replacement Unitary Development Plan 2006 Saved Policies 2013 (UDP):

- UD2 Layout and siting of new development
- UD3 Scale and design of new buildings
- UD6 Safety and security
- UD7 Inclusive design
- UD8 Protecting residential amenity
- UC9 Buildings on the Local List
- UD13 Parking design and layout
- UD14 Landscape design
- UD15 Refuse and recycling storage
- RO6 Protecting the setting of the Metropolitan Green Belt and Metropolitan Open Land
- NC4 Woodlands, trees and hedgerows
- T2 Traffic generation from development

- T4 Cycling
- T8 parking
- H2 Supply of new housing
- H5 Back garden development

7.6 There is relevant Supplementary Planning Guidance as follows:

- London Housing SPG March 2016

7.7 The Partial Review of Croydon Local Plan: Strategic Policies (CLP1.1) and the Croydon Local Plan: Detailed Policies and Proposals (CLP2) have been approved by Full Council on 5 December 2016 and was submitted to the Planning Inspectorate on behalf of the Secretary of State on 3 February 2017. Policies which have not been objected to can be given some weight in the decision making process. However at this stage in the process no policies are considered to outweigh the adopted policies listed here to the extent that they would lead to a different recommendation.

## 8.0 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development
2. Loss of a locally listed building
3. Townscape and visual impact
4. Housing quality for future occupiers
5. Residential amenity for neighbours
6. Access and parking
7. Sustainability and environment
8. Trees and landscaping

### Principle of development

8.2 The appropriate use of land is a material consideration to ensure that opportunities for development are recognised and housing supply optimised. Given that the site is located within a residential area, the principle of the flatted development can be accepted providing that the loss of a locally listed building can be justified, that the proposal respects the character and appearance of the surrounding area and there are no other impact issues.

### Loss of a locally listed building

8.3 Para 135 of the NPPF concludes, a balanced judgement is required, having regard to the scale of any harm or loss and the significance of the heritage asset. Policy SP4.13 seeks to strengthen the protection of and promote improvements to heritage assets and their settings. Policy SP4.14 specially requires the Council to maintain a regularly updated schedule of Croydon's locally listed heritage assets. It has been concluded that such a review is unlikely to include this building on the local list due to the significant level of alterations which have taken place to it.

8.4 The building is a 19th century detached cottage, with associations firstly with brick manufacture and later with the railways. Its historical links with these industries reveal much about the history and development of the area. Built for the brickworks operator

which is evidenced through its detached nature, footprint and design. The building has been significantly altered throughout the years with the loss of constituent parts such as its windows and alterations to its eaves, the erection of various extensions, formation of light wells and the use of render. The overall authenticity of the design remains however its significance to the wider townscape is limited.

- 8.6 The building is included on the local list, which was adopted following public consultation in 2006. The submitted Heritage Statement and additional Townscape Assessment seeks to assess the buildings contribution to the townscape. The assessments demonstrate that that the building has a low significance and provides minimal contribution to the wider townscape; this conclusion is accepted.
- 8.7 In terms of the NPPF, a balanced judgement is required, having regard to the scale of any harm or loss and the significance of the heritage asset. Given the significance of this non-designated heritage asset is low the loss of this building is accepted, subject to a high quality building it.

### **Townscape and visual Impact**

- 8.8 The proposal results in the total demolition of the existing building and the erection of a three storey building comprising of 2x studio units, 5x one bedroom and 2x three bedroom flats. The design of the building has been amended during the course of the application and has a traditional symmetrical appearance with an adequate balance between brick and glazing with appropriate roof proportions. The provision of 4 front gable features with recessed elements and varying eaves heights breaks the mass of the building and help integrate the development into the wider townscape. As a result of its design and siting the replacement building has a similar feel and character to the original cottage.
- 8.9 Due to the location at the junction of Carlton Road and Selsdon Road the building would have two front facing elevations. The applicant has chosen to approach this by having a reduced mass to the rear, sympathetic to the wider Victorian character of the area. While the mass at the rear is lower than that to the frontage the fenestration is broken down with vertical glazing elements with upward projecting gable masses. This is successful in ensuring consistency in the buildings articulation.
- 8.10 The layout of the development respects the pattern and rhythm of neighbouring development while the proposal would result in a high quality design.
- 8.11 Sectional details and samples of the external facing materials would be required via condition to ensure that a quality scheme is delivered.
- 8.12 To offset the loss of the building the applicant has agreed to fund and provide public art which incorporates a lighting scheme under the railway bridge. It is envisioned that any artwork makes reference to the railway/brickfields providing a historical connection to the application site. Such details would be secured through a Section 106 Legal Agreement. If consent is not forthcoming from Network Rail in this regard the LPA would seek to secure this on site and any S106 would need to take account of any consents from third parties.
- 8.13 Having considered all of the above, against the backdrop of housing need, officers are of the opinion that the proposed development would comply with the objectives of the above policies in terms of respecting local character.

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

- 8.14 All of the units as shown would comply with internal dimensions required by the Nationally Described Space Standards.
- 8.15 Each unit would be dual aspect with adequate outlook. A good mix of unit size is provided including 2x three bedroom units contributing to Borough's housing needs.
- 8.16 The ground floor unit is capable of being wheelchair accessible with level access and a disabled parking space nearby. It is expected that this unit is designed to be Category 3 'wheelchair user dwellings' M4(3) and this can be secured by condition.
- 8.17 With regard to amenity space, all units would be provided with private amenity space through balconies/terrace while a small communal garden would be provided to the rear. It is considered that the amenity space provided is acceptable.
- 8.18 Noise mitigation measures in respect of the residential adjacency to the railway line would be secured through condition.

### **Residential amenity for neighbours**

- 8.19 The site sits in an isolated position and as such no other residential properties adjoin the application site. Given the separation distance of approximately 23 metres to 238 Selsdon Road and the properties further south in Carlton Road the development is not considered to appear visually intrusive or result in a loss of privacy.
- 8.20 The treatment of the screening to the balcony/terrace areas would be secured through condition. This would be secured in relation to the amenities of future occupiers as opposed to adjoining occupiers due to generous separation distances.

### **Access and parking**

- 8.21 The application site is located within an area with a PTAL rating of 2 which indicates a poor level of accessibility to public transport links but adjoins an area with a PTAL of 3 having moderate access. The development would provide a reconfigured access onto Carlton Road and would provide 4 parking spaces including one disabled space.
- 8.22 The existing access is sited at the southern corner and is enclosed by a manually operated gate while there is off road parking for 2-3 cars. Vehicular access to 238 Selsdon Road is provided opposite via Carlton Road. It is therefore acknowledged that the existing arrangements would have an impact on the free flow and efficiency of the highway network.
- 8.23 The reconfigured access is further north than the existing crossover and would allow for better visibility due to the curvature of Carlton Road, at this particular section. Adequate turning areas are provided meaning vehicles can exit the site in a forward gear while visibility splays are achievable. Given the historic access to the site such an arrangement would not be alien to the area while activity levels would be moderate due to the number of car parking spaces provided. The access arrangements are therefore acceptable.
- 8.24 While 4 parking spaces are provided for a total of 9 units this is considered acceptable given the sites physical connection to bus and rail routes. The provision would also comply with the revised maximum standards set out in the London Plan

8.25 The provision of landscaping helps to integrate the development into its surroundings without compromising its safety. Given the low level increase in vehicle movements and the as a result of the development it is not considered that this would harm the safety and efficiency of the highway network.

### **Environment and sustainability**

8.26 The site lies within a surface water flood risk area and slopes to the north and west. Given that the scheme incorporates landscaping proposals there are opportunities for SuDS to be located within the communal areas. Officers are satisfied that these issues can be dealt with by condition.

8.27 Conditions would be secured in relation to a 19% carbon dioxide emission and a water use target of 110L per head per day.

### **Trees and landscaping**

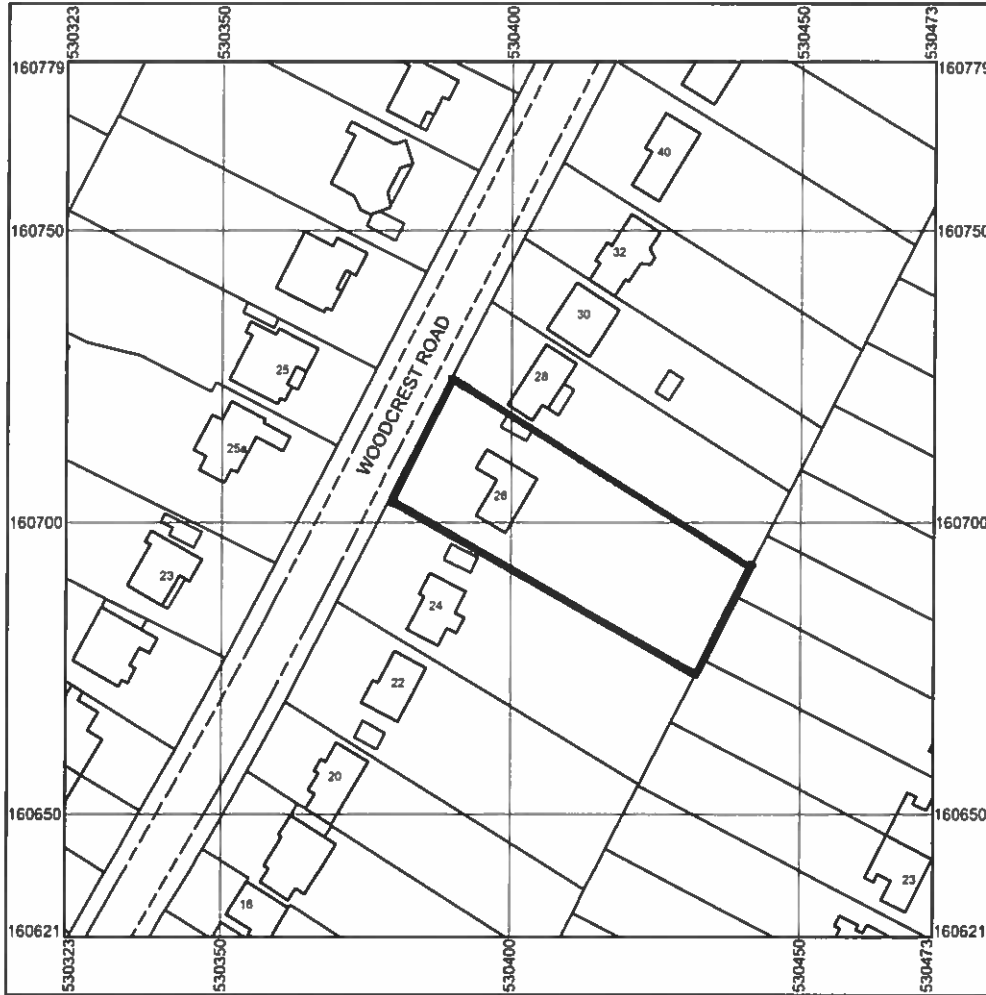
8.28 The trees on site are not subject to a formal tree preservation order. The applicant has indicated that the trees on the railway embankment would be retained as part of this development, regardless these are located within land owned by network rail

8.29 There is a Cedar tree along the front boundary which provides a prominent feature along Selsdon road. It is therefore suggested that a replacement tree be planted along the front boundary to mitigate the loss of the cedar tree. It is suggested that this is secured via condition as part of the hard and soft landscaping proposals.

### **Conclusions**

8.30 The proposal would result in the redevelopment of the site which would provide 8 additional homes. The loss of the locally listed building has been justified while historic reference would be maintained through public art. The proposed buildings would be in keeping with the character of the area and would not have a significant impact on the amenities of adjoining occupiers. Landscaping, parking, energy systems and sustainable drainage are all acceptable and can be controlled by condition.

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



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Project: **26 WOODCREST ROAD - DEVELOPMENT**

Drawing: **LOCATION PLAN**

Address: 26 Woodcrest Road, Purley, Surrey CR8 4JB

Job No: 304

Drawing status: For Planning Application

Drawn by: TJ Date: 13/05/2014

Checked by: Date:

Scale: **1:1250 (A4)**

Drg No: **304.00**

Revision: .



**PART 7: Planning Applications for Decision**

**Item 7.2**

**1 SUMMARY OF APPLICATION DETAILS**

Ref: [17/00220/CONR](#) (*Link to associated documents on Planning Register*)  
 Location: 26 Woodcrest Road, Purley, CR8 4JB  
 Ward: Purley  
 Description: Demolition of existing building; erection of 2 two/three storey four bedroom detached houses with accommodation in loft space, formation of vehicular access and provision of associated parking (without compliance with condition 1 - to be built in accordance with the plans submitted - attached to planning permission 15/02030/P)  
 Drawing Nos: 304.303 Rev E, 304.400 Rev E, 304.401 Rev E, 304.402 Rev E, 304.403 Rev E, 304.500 Rev B, 304.200 Rev E, 304.300 Rev E, 304.201 Rev D, 304.301 Rev E, 304.101 Rev D, 304.302 Rev E, 304.02, 304.04 Rev F, 304.100 Rev D  
 Applicant: Mr Neal Lacey  
 Case Officer: Laura Field

	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>4 bed</b>	<b>5 bed</b>
<b>Houses</b>	0	0	1	1	0

*All units are proposed for private sale*

<b>Number of car parking spaces</b>	<b>Number of cycle parking spaces</b>
4	Space on each property for cycles

1.1 This application is being reported to Planning Committee because the Ward Councillor (Cllr Jeet Bains) made representations in accordance with the Committee Consideration Criteria and requested Planning Committee consideration.

**2 RECOMMENDATION**

- 2.1 That the Planning Committee resolve to GRANT planning permission.
- 2.2 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose planning conditions and informatives to secure the following matters:

**Conditions**

- 1. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
- 2. Materials as specified
- 3. Finished floor levels and gradients as specified
- 4. Existing planting as specified to be retained
- 5. Hard and soft landscaping as specified
- 6. Visibility splays as specified
- 7. Removal of permitted development rights
- 8. No windows or glazed door provided in north eastern and south western elevation other than as specified and those at first floor shall be retained in obscure glazing

9. Construction Logistics as specified
10. Time limit of 3 years from 15<sup>th</sup> July 2015
11. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

### **Informatives**

- 1) Removal of site notices
- 2) Community Infrastructure Levy (CIL) – Granted
- 3) Code of Practice on Construction sites
- 4) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

## **3 PROPOSAL AND LOCATION DETAILS**

### **Proposal**

- 3.1 The proposal is a section 73 application which seeks to vary condition 1 attached to planning permission 15/02030/P. Condition 1 required the development to be built in accordance with the approved plans. The proposed minor material changes are as follows:

#### Plot 1

- Minor design changes to the front, rear and side elevations
- Basement extension to form WC and utility room
- External steps removed and alterations to land levels due to basement
- Relocation of velux windows and new openings (window and door) configured with additional window to utility room in basement
- Internal layout changes

#### Plot 2

- Minor design changes to the front, rear and side elevations
- Basement extension to form games/media room and to provide secondary entrance to garden
- External steps removed and alterations to land levels due to basement
- Approved openings increased in size and relocated and new openings added
- Internal layout changes

#### Plots 1 and 2

- Front hard and soft landscaping altered
- Access to properties from parking areas relocated
- Patio areas increased

- 3.2 Amended plans have been received which detail the changes in a clear manner.

### **Site and Surroundings**

- 3.3 Woodcrest Road is residential in nature and is characterised by dwellings that are setback from the street. The ground floor is set down from street level due to the differences in land levels. The dwellings are of varying character, although mostly dating from around the 1930s and feature tile hanging and render in a more traditional style.

## Planning History

3.4 The following planning decisions are relevant to the application:

14/02572/P- Demolition of dwelling; erection of 2 three storey detached five bedroom houses with accommodation in roof space; formation of vehicular access and provision of associated parking

**Refused** on grounds of character and loss of amenity

14/03997/P- Demolition of existing building; Erection of 2 two/three storey five bedroom detached houses with accommodation in loft space, formation of vehicular access and provision of associated parking

**Refused** on grounds of character and loss of amenity.

15/02030/P- Demolition of existing building, Erection of 2 two/three storey four bedroom detached houses with accommodation in loft space, formation of vehicular access and provision of associated parking

**Granted** and not implemented.

## 4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 4.1 This is a section 73 application to vary condition 1 of the 15/02030/P planning permission. The application is for minor material amendments to the consented scheme. Therefore the principle of the development has been accepted.
- 4.2 The proposed changes would positively address Woodcrest Road and would have an appropriate relationship with the street.
- 4.3 There would be no significant impact on the neighbouring properties due the modest nature and extent of the changes.

## 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 The application has been publicised by way of one or more site notices displayed in the vicinity of the application site. The application has also been publicised in the local press. The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 2      Objecting: 2      Supporting: 0

- 6.2 The following issues were raised in representations. Those that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

Summary of objections	Response
<i>Scale and massing</i>	

Overdevelopment in particular with the increase in the mass and volume to the basement area. Impact in the street scene	See paragraphs 8.1 to 8.4.
<i>Residential amenity</i>	
Unacceptable length of construction and times	This is covered by the submitted Construction Logistics Plan. This states construction will only take place from 8.00am until 4.00pm Monday to Fridays and 8.00am to 1.00pm Saturdays. This is standard hours for construction and is considered acceptable.
Loss of amenity	See paragraphs 8.1 to 8.4.
Balcony only acceptable if juliette style in terms of privacy	The balcony is proposed as a juliette style.
<i>Other</i>	
The approved 2015 plans should be complied with in full.	There is no planning reason to refuse an application due to the fact the proposal does not comply with an earlier planning consent. The planning merits of each case must be assessed.

6.3 Councillor Jeet Bains [objecting] has made the following representations:

- Loss of light or overshadowing
- Overlooking or loss of privacy
- Visual appearance
- Layout and density of buildings
- Traffic generation, highway safety or adequacy of parking
- Noise, smells and disturbance resulting from use
- Out of keeping with the character of the area

## **7 RELEVANT PLANNING POLICIES AND GUIDANCE**

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan: Strategic Policies 2013 (CLP1), the Croydon Replacement Unitary Development Plan 2006 Saved Policies 2013 (UDP) and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in March 2012. 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:

- Promoting sustainable transport;

- Delivering a wide choice of high quality homes;
- Requiring good design.

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

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.13 Parking
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.21 Woodlands and trees

7.4 Croydon Local Plan: Strategic Policies 2013 (CLP1):

- SP1.1 Sustainable development
- SP1.2 Place making
- SP2.1 Homes
- SP2.2 Quantities and location
- SP2.5 Mix of homes by size
- SP2.6 Quality and standards
- SP4.1 and SP4.2 Urban design and local character
- SP8.6 and SP8.7 Sustainable travel choice
- SP8.12 Motor vehicle transportation
- SP8.17 Parking

7.5 Croydon Replacement Unitary Development Plan 2006 Saved Policies 2013 (UDP):

- UD2 Layout and siting of new development
- UD3 Scale and design of new buildings
- UD6 Safety and security
- UD7 Inclusive design
- UD8 Protecting residential amenity
- UD13 Parking design and layout
- UD14 Landscape design
- NC4 Woodlands, trees and hedgerows
- T2 Traffic generation from development
- T4 Cycling
- T8 parking
- H2 Supply of new housing

7.6 There is relevant Supplementary Planning Guidance as follows:

- London Housing SPG March 2016

7.7 The Partial Review of Croydon Local Plan: Strategic Policies (CLP1.1) and the Croydon Local Plan: Detailed Policies and Proposals (CLP2) have been approved by Full Council on 5 December 2016 and was submitted to the Planning Inspectorate on behalf of the Secretary of State on 3 February 2017. Policies which have not been objected to can be given some weight in the decision making process. However at this stage in the process no policies are considered to outweigh the adopted policies listed here to the extent that they would lead to a different recommendation.

## **8 MATERIAL PLANNING CONSIDERATIONS**

8.1 The main planning issue raised by the application that the committee must consider are whether the changes proposed are minor material in nature (when considered against the 15/02030/P permission), or whether a fresh planning application is required.

8.2 The principle of 2 houses has been approved and found acceptable in relation to the impact of the development upon the character and appearance of the surrounding area, impact upon the residential amenities of the adjoining occupiers, standard of accommodation for future occupiers, impact upon the safety and efficiency of the highway network and flooding.

8.3 The changes sought are identified in 3.1 above and it is only the proposed amendments which are for consideration. It is important to note that whilst there would be a number of windows at first floor, window were proposed in these elevations under 15/02030/P and these windows (as they were in the previous consent) would be obscure glazing, secured by condition. The volume increases would largely be situated within the basement areas. Therefore the extent would not be visible from street level or the neighbouring properties.

8.4 In conclusion, the modest elevational and frontage changes, together with extended basements that would not be visible from the street, would not have a significant detrimental impact on the character of the area or the amenities of the occupiers of the adjoining properties. All other aspects are acceptable. Therefore these changes are minor material in nature and a section 73 can be granted.

8.5 The applicant has submitted details to discharge the pre-commencement conditions attached to the 15/02030/P permission and these are acceptable.

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

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**PART 7: Planning Applications for Decision**

**Item 7.3**

**1 SUMMARY OF APPLICATION DETAILS**

Ref: [17/00364/FUL](#) (*Link to associated documents on Planning Register*)  
 Location: 7-9 Arkwright Road, South Croydon, CR2 0LN  
 Ward: Sanderstead  
 Description: Erection of 3 x three bedroom detached dwellings at rear, formation of access road and provision of associated garage, parking and landscaping  
 Drawing Nos: Location Plan P-001 Received 25.01.2017, Site plan ARP002 Rev A Received 25.04 .2017, Landscaping/Planting ARP003 Received 25.01.2017, Site plan ARP012 Received 25.01.2017, Elevations and Floor Plans ARP007 Received 25.01.2017, Elevations ARP-011 Received 25.01.2017, Floor plans ARP-010 Received 25.01.2017, Floor plans ARP-008 Received 25.01.2017, Elevations ARP--09 Received 25.01.2017, Elevations and Floor Plans ARP-006 Received 25.01.2017, Floor plans HPR67P-004 Received 25.01.2017, Elevations ARP-005 Received 25.01.2017  
 Applicant: KB Developments (Surrey) Ltd  
 Agent: Mr Spencer Copping  
 Case Officer: Louise Tucker

1.1 This application is being reported to Planning Committee because the Ward Councillor (Cllr Tim Pollard) made representations in accordance with the Committee Consideration Criteria and requested Planning Committee consideration, and representations over the threshold for Committee Consideration were received.

**2 RECOMMENDATION**

- 2.1 That the Committee resolve to GRANT planning permission.
- 2.2 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

**Conditions**

- 1) In accordance with approved plans
- 2) Materials to be submitted including samples
- 3) No windows to be provided in the south eastern or north western elevations other than as specified in the application and those shown shall be provided as obscure glazed and retained in that form for the lifetime of the development
- 4) Removal of permitted development rights for enlargements
- 5) Landscaping scheme to be submitted including details of hard and soft landscaping around access road and boundary treatment.
- 6) Development to be carried out and tree protection measures to be implemented entirely in accordance with submitted Arboricultural Method Statement
- 7) Details to be agreed and provided prior to occupation: refuse and cycle storage
- 8) Access and parking arrangements to be provided as specified in the application

- 9) 19% reduction in carbon emissions
- 10) Water usage restricted to 110 litres per person per day
- 11) Badger mitigation strategy to be submitted
- 12 Provision of visibility splays
- 12) Commencement of development within three years of consent being granted
- 13) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

### **Informatives**

- 1) Site notice removal
- 2) CIL liability
- 2) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

## **3 PROPOSAL AND LOCATION DETAILS**

### **Proposal**

- Erection of three detached dwellings sited in the rear gardens of 7 and 9 Arkwright Road;
- Access to dwellings via a new access road off Arkwright Road between the two donor properties – to be laid out in the form of a “home-zone” with raised speed tables – to reduce traffic speeds within the access:
- Units 2 and 3 would have integral garages with a parking space to the front, with a double garage provided for Unit 1

### **Site and Surroundings**

- The application site is currently occupied by two large detached properties on the north western side of Arkwright Road in South Croydon
- The surrounding area is wholly residential in character, mostly comprising detached properties in generous plots
- The site is not subject to any constraints set out in the Croydon Local Plan: Strategic Policies (2013) maps, but there are Tree Preservation Orders (TPOs) protecting trees on/around the site.
- Shenley Close, situated to the north east and comprising 3 detached houses, was formed from the rear gardens of 11-15 Arkwright Road which was given planning permission in 2005 (most recent consent) (LBC Ref 05/02334/P)

### **Planning History**

3.1 The following planning decisions are relevant to the application:

07/01933/P: On 27<sup>th</sup> August 2007, planning permission was refused for the erection of four bedroom detached house at rear with attached garage; alterations to vehicular access and provision of associated parking. The reasons for refusal focussed on the effects of the proposed house on neighbouring amenities (privacy and visual intrusion) inappropriate scale and massing resulting an unsatisfactory cramped form of back land development, the close proximity of the proposed development to a badger set and the effect of the development on the health of protected trees.

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

- The principle of backland development in this location is considered acceptable and is comparable in terms of siting and form to a neighbouring development (Shenley Close). The proposed access off Arkwright Road would cause some visual impact on the street-scene, but with further landscape mitigation and the adoption of a “home-zone” approach to proposed access arrangements the proposal is considered acceptable on balance, with the imposition of a robust landscaping condition to soften the appearance of the access and integrate it into the streetscene. There is no apparent access alternative to enter the rear part of the site off Shenley Close.
- The relationship with the surrounding properties is considered to be sufficient to retain light, outlook and privacy of these adjoining occupiers, with the imposition of suitable planning conditions. The development meets policy requirements which seek to safeguard the living conditions of future occupiers, with acceptable internal floorspace and layouts and amenity space for occupiers of each dwelling.
- The PTAL rating of the site is 0 indicating very poor access to public transport links. The development provides 2 parking spaces per unit which is in accordance with the Council’s car parking standards for new development. Details of cycle and refuse storage can be secured by condition.
- There are Tree Preservation Orders (TPOs) covering some trees on the site. The applicant has provided an Arboricultural Method Statement with the application which is considered to detail adequate tree protection methods to prevent damage to these specimens as a result of the development, and during construction of the development. This Method Statement can be secured by condition.
- The applicant has submitted an Ecological Appraisal with their application, which indicates the presence of badgers on the site. This concludes the development may result in harm to badger foraging areas and setts on the site, but recommends the submission of a badger mitigation strategy to detail mitigation measures and replacement habitats. This can be secured by a pre-commencement condition.

## **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 The application has been publicised by way of one or more site notices displayed in the vicinity of the application site. The number of representations received from neighbours, local groups etc. in response to notification and publicity of the application were as follows:

No of individual responses: 19      Objecting: 17      Supporting: 4      Comments: 2

- 6.2 The following issues were raised in representations. Those that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

- Out of character with the area
- Inappropriate backland development/garden grabbing
- Overdevelopment of the site
- Impact on residential amenities of adjoining occupiers through loss of privacy, loss of light, overbearing impact, noise and disturbance
- Impact on wildlife including badgers and birds
- Impact on trees
- Too dense
- Increase in traffic
- Insufficient parking provision
- Detrimental to highway safety
- Increased pollution
- Substandard living conditions of new buildings
- Construction noise and disturbance
- Pressure on local schools
- Drawings submitted misrepresent the relationship with neighbouring properties [OFFICER COMMENT: It is not a validation requirement to show neighbouring properties or views from neighbouring properties. The submitted site plans and elevations are considered sufficient to determine the application alongside the Council's own maps and analysis including a site visit]
- Loss of views [OFFICER COMMENT: This is not a material planning consideration]
- Interference with badger setts has taken place over time [OFFICER COMMENT: This is not material to the determination of the application]
- Land covenants [OFFICER COMMENT: This is not a material planning consideration]
- Inadequate notification of application [OFFICER COMMENT: The application was advertised in accordance with site notification protocols]
- 9 Arkwright Road has been building an extension which has caused damage to neighbouring properties and was not advertised enough [OFFICER COMMENT: This is not a material planning consideration and is not relevant to this determination of this application]
- Detrimental impact on local water pressure [OFFICER COMMENT: This is not a material planning consideration]
- Devaluing neighbouring properties [OFFICER COMMENT: This is not a material planning consideration]

6.3 Councillor Tim Pollard has made the following representations:

- Overdevelopment of the site
- Privacy of adjoining occupiers
- Potential damage to badger sett

## **7 RELEVANT PLANNING POLICIES AND GUIDANCE**

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan: Strategic Policies 2013 (CLP1), the Croydon Replacement Unitary Development Plan 2006 Saved Policies 2013 (UDP) and the South London Waste Plan 2012. (This

list and the paragraphs below, will need to include CLP1.1 and CLP2 once they have weight and become material planning considerations).

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in March 2012. 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:

- Requiring good design
- Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions
- Delivering a wide choice of high quality homes
- Providing a good standard of amenity for existing and future occupants of buildings and land
- Promoting sustainable transport

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

Consolidated London Plan 2015 (LP):

- 3.3 Increasing Housing Supply
- 3.5 Quality and Design of Housing Developments
- 3.8 Housing Choice
- 6.13 Parking
- 7.1 Lifetime Neighbourhoods
- 7.2 An Inclusive Environment
- 7.3 Designing Out Crime
- 7.4 Local Character
- 7.5 Public Realm
- 7.6 on Architecture
- 7.19 Biodiversity and Access To Nature

Croydon Local Plan: Strategic Policies 2013 (CLP1):

- SP1.2 Place Making
- SP4.1 & 4.2 Urban Design and Local Character
- SP7.4 Biodiversity

Croydon Replacement Unitary Development Plan 2006 Saved Policies 2013 (UDP):

- H2 Supply of New Housing
- H5 Back Land and Back Garden Development
- UD2 Layout and Siting of New Development
- UD3 Scale and Design of New Buildings
- UD6 Safety and Security
- UD8 Protecting residential amenity
- UD14 Landscape design

- T2 Traffic Generation from Development
- T8 Car Parking Standards in New Development
- NC2 Specially Protected and Priority Species and their Habitats
- NC3 Nature Conservation Opportunities throughout the Borough
- NC4 Woodland, Trees and Hedgerows

## **8 MATERIAL PLANNING CONSIDERATIONS**

8.1 The main planning issues raised by the application that the Planning Committee should consider are:

1. Principle of development
2. Townscape and visual impact
3. Residential amenity of adjoining occupiers
4. Residential amenity of future occupiers
5. Highways and transport
6. Trees and landscaping
7. Ecology

### **Principle of development**

8.2 The proposal would comprise backland development, with access taken off Arkwright Road. The scheme has similarities with a neighbouring development, Shenley Close which was granted planning permission back in 2005. Therefore the principle of backland development has been established. The proposal would provide three additional units within an established residential area. There would no objection in principle, subject to consideration of all the other material issues which are discussed below.

### **Townscape and visual impact**

8.3 The area is characterised mostly by detached properties of differing styles, in generous plots with large rear gardens. As stated there are some examples of backland house plots in the locality. The proposed plots following subdivision of the residential gardens are of similar width and depth to those within Shenley Close to the north east, which takes access off Arkwright Road directly adjacent to 9 Arkwright Road. The proposed dwellings would be traditional in appearance which would be acceptable, given the design of dwellings in the locality. In this sense, the proposed dwellings would reflect existing character. Whilst it is appreciated that planning permission has been previously refused (for a house to the rear of 7 Arkwright Road) this decision was taken some time ago; prior to the publication of the National Planning Policy Framework. That scheme also proposed a substantial detached dwelling – quite different from the current proposal, which seeks to mirror the form of development common to Shenley Close.

8.4 The proposed scheme would take access off Arkwright Road. This would result in an additional access immediately south east of 9 Arkwright Road, in close proximity to the existing access to Shenley Close immediately on the other side of 9 Arkwright Road. During the application process, officers raised concern about the principle of two access points close to each other and requested that the applicant further explores the prospect of providing access to the rear of 9-11 Arkwright Road – off Shenley Close. Officers have been advised that whilst the owners of Shenley Close (which is a private road) have been approached, unfortunately terms have not been able to be agreed

and satisfactorily concluded. It would therefore appear that the formation of a further access is the only option open to the applicant.

- 8.5 Whilst access onto the site via Shenley Close would have been preferable and more sustainable, officers are satisfied that with landscape mitigation and the adoption of a “home-zone” approach, the proposed new access would be acceptable from a visual impact and streetscene point of view. Hard and soft landscaping treatment would be secured through the imposition of a planning condition.

### **Residential amenity of adjoining occupiers**

- 8.6 Minimum separation distances between the proposed dwellings and the donor properties would be in excess of 30m and together with the design of the dwellings, would be sufficient to avoid harm through loss of light, outlook or privacy. 53 The Ridge lies to the south west of the application site development and minimum distances between the flank wall of Unit 1 and the rear of 53 The Ridge would be approximately 16.5m. A chalet style roof has been incorporated to Unit 1 which would pitch away from 53 The Ridge, which would further limit the effect of Unit 1 on the amenities of this neighbouring property. Given these factors and the existing landscaping which would be retained, the impact on the residential amenities of 53 The Ridge would be acceptable. A condition could ensure windows with views towards this property would be obscure glazed.
- 8.7 1 Shenley Close is situated to the north of the proposed dwellings. The spacing and relationship between this property and the nearest proposed building would be similar to that of the other buildings in Shenley Close and therefore, it is not considered that there would be sufficient loss of light or outlook experienced by the occupiers of 1 Shenley Close. There is an extant planning consent (not yet implemented) for a two storey side extension with a balcony to Shenley Close (16/04273/HSE) with a condition requiring an obscure glazed screen to be erected on the side of the balcony ensuring privacy will be retained. Given the spacing and relationship between the buildings, it is not considered that the scheme would result in harm to the residential amenities of occupiers of 1 Shenley Close. Obscure glazing could be conditioned to be provided for any side facing windows to prevent loss of privacy.
- 8.8 The separation distances to properties in Morley Road to the rear would be substantial and as such it is not considered there would be any impact on light, outlook or privacy to the occupiers. Representations have raised concern about the impact from additional noise, disturbance and light pollution as a result of the scheme. The use would be residential with the addition of three dwellings in an established residential area, it is not considered this would be sufficiently harmful. Whilst it is considered there may be additional noise and disturbance caused to the occupants of 9 and 11 Arkwright Road through the provision of the additional access, this is not considered sufficiently harmful to refuse planning permission.

### **Residential amenity of future occupiers**

- 8.9 The proposed units are in line with the standards set out in the Nationally Described Space Standards (NDSS), and the London Plan Housing SPG in terms of the minimum floorspace standards, with adequate light and outlook to internal rooms. Private gardens have been provided to the rear, complying with London Plan standards.

### **Highways and parking**

8.10 The site is with an area of PTAL 0 on maps produced by TfL, indicating very poor access to public transport links. The Croydon UDP contains maximum car parking standards for new development. This suggests 2 spaces per unit for detached houses but it should be noted that these are maximum standards. The development would comply with this standard. Concerns relating to the new access in character terms are outlined above. The access would be in close proximity to Shenley Close which is not ideal given potential conflict between these accesses. However given Arkwright Road is not classified, the number of units proposed and the number of likely vehicle movements, it is not considered there would be a significant impact to highway safety to justify refusal of planning permission. Planning conditions for cycle and refuse storage as well as visibility splays are recommended.

### **Trees and landscaping**

8.11 There are a number of trees and mature shrubbery in and around the site. There is a TPO covering trees on the site of no.7 Arkwright Road (TPO 52 of 2007) and a TPO has recently been made for the chestnut tree to the rear of no.9 (TPO 31 of 2016). A method statement was submitted with the scheme. The Tree Officer was consulted on the proposal, and no tree objections were raised to the development subject to the method statement being conditioned to any consent given.

8.12 As detailed earlier, whilst an indicative landscaping scheme has been submitted with the application, it is considered necessary to impose a condition requiring a landscaping scheme and specifically the hard and soft landscape treatment of the proposed access. This should also include details of boundary treatments of a height, quality and longevity necessary to soften the appearance of the access to ensure its integration as part of the Arkwright Road streetscene. This will be secured by condition, with a provision for 5 year maintenance and replacement planting if necessary to allow planting to become established.

### **Ecology**

8.13 An Ecological appraisal has been submitted with the application which identifies the presence of badgers on the site. This concludes that the development would be likely to reduce foraging area for badgers and would be likely to disturb and damage setts on the site. The appraisal recommends a badger mitigation strategy to be produced detailing new habitats to be created, protection during construction and maintenance of the badger foraging area between 9 Arkwright Road and 1 Shenley Close etc. which could be secured by condition. This is also recommended by the East Surrey Badger Protection Society who were consulted on the proposal. With this in mind, the development is considered acceptable in this respect.

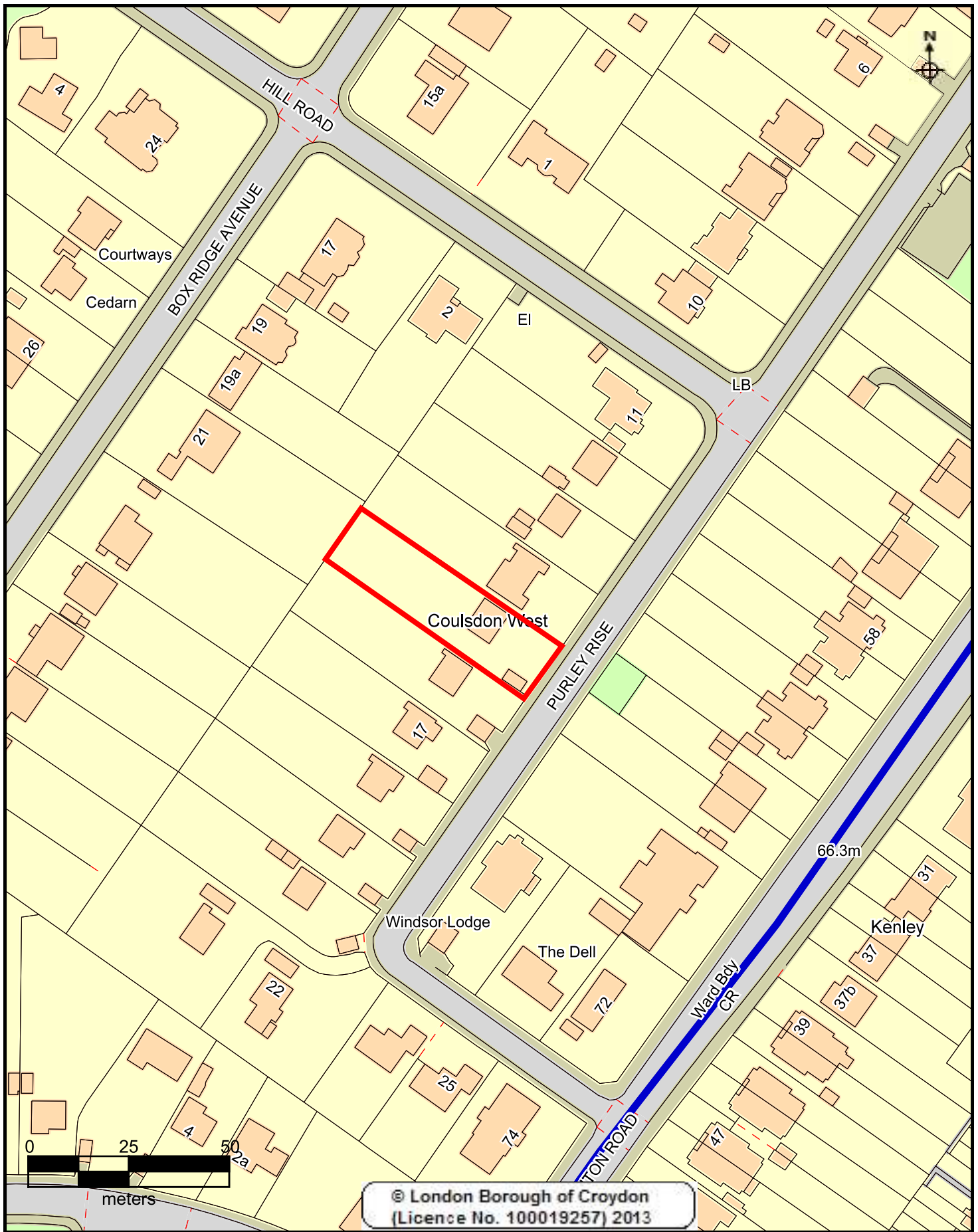
### **Conclusions**

8.14 It is recommended that planning permission should be granted for the proposal, as it would be acceptable in terms of townscape, the visual amenity of the area, and the amenities of neighbouring occupiers.

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



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Scale 1: 1250



Corporate Property

**CROYDON COUNCIL**

- Council ownership shown coloured pink
- Council leasehold interests shown coloured yellow
- Land or property re-acquired by the council shown hatched red
- Council owned land subject to rights of way shown hatched brown
- Right of way in favour of the council shown coloured brown
- Sale of council land or property shown hatched blue

PART 7: Planning Applications for Decision

Item 7.4

1.0 SUMMARY OF APPLICATION DETAILS

Ref: [16/06245/FUL](#) (*Link to associated documents on Planning Register*)  
 Location: 15 Purley Rise, Purley CR8 3AW  
 Ward: Coulsdon West  
 Description: Demolition of existing building and construction of a basement and two storeys plus roofspace building to provide 8 self-contained flats. Provision of 4 car parking spaces and cycle and refuse store  
 Drawing Nos: P9-001-EX BLOCK PLAN; P9-002-EX PLANS; P9-003-EX ROOF & SEC A-A; P9-004-EX SIDE ELEVATIONS; P9-005-EX FRONT & REAR ELEVATIONS; P9-006-PR BASEMENT & GRF; P9-007-PR FRF & LOFT PLANS; P9-008-PR ROOF & SEC A-A; P9-009-PR SIDE ELEVATIONS; P9-010-PR FRONT & REAR and P9-11-PROPOSED FRONT ELEVATION  
 Applicant: C/o Agent  
 Agent: Mr Miheer Mehta of Project Nine  
 Case Officer: Robert Naylor

	studio	1 bed	2 bed	3 bed	4 bed
<b>Apartments</b>	0	4	4	0	0

*All units are proposed for private sale*

Number of car parking spaces	Number of cycle parking spaces
5	8

1.1 This application is being reported to Planning Committee because a Ward Councillor (Cllr Mario Creatura) made representations in accordance with the Committee Consideration Criteria and requested committee consideration and the objections above the threshold in the Committee Consideration Criteria have been received

2.0 RECOMMENDATION

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

**Conditions**

- 1. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
- 2. Materials
- 3. Details visibility splay and parking
- 4. Details of bin & cycle store
- 5. Parking restrictions preventing future occupiers from obtaining parking permits
- 6. No additional windows

7. Hard and soft landscaping to be submitted to incorporate SuDS
8. 19% Carbon reduction
9. 110l Water usage
10. Construction Logistics Plan
11. Time limit of 3 years
12. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

### **Informatives**

- 1) Removal of site notices
- 2) Community Infrastructure Levy
- 3) Code of practise for Construction Sites
- 4) Wildlife protection
- 5) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

## **3.0 PROPOSAL AND LOCATION DETAILS**

### **3.1 Proposal**

- Demolition of existing building
- Erection of a two storey building with accommodation at basement and roof level comprising 4 x one bedroom and 4 x two bedroom flats fronting Purley Rise
- Provision of associated refuse/cycle stores

### **Site and Surroundings**

- 3.2 The application site lies on the northern side of Purley Rise and is currently occupied by a large two storey detached single family dwelling. The topography of the site rises steeply to the rear (north) where it adjoins the rear gardens of the properties located in Box Ridge Avenue. In general the plots on this side of the road have long back gardens to properties fronting onto Box Ridge Avenue.
- 3.3 The surrounding area is predominately residential in character with a mix of semi-detached, detached late 19<sup>th</sup> century and early 20<sup>th</sup> century properties. There is no regular development pattern and a number of recent planning permissions have been granted at the rear of 46-48 Brighton Road; 50-52 Brighton Road; 62 Brighton Road and 64 Brighton Road for more contemporary bungalows.
- 3.4 The application site lies within an area at risk of surface water flooding as identified by the Croydon Plan.

### **Planning History**

- 3.5 The most relevant history is as follows:
  - Planning permission (Ref: 06/02230/P) was granted in July 2006 for the erection of single storey side/rear and front porch extensions
  - Planning permission was granted (Ref: 06/04235/P) in November 2006 for the erection of single storey side/rear and front porch extensions.

- Planning permission was granted (Ref: 16/04759/HSE) in December 2016 for the erection of first floor side/rear extension and construction of basement area.
- Planning permission was granted (Ref: 16/05784/FUL) in February 2017 for the alterations and conversion to form 1 three bedroom and 2 one bedroom flats, erection of first floor side/rear extension

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

- The principle of the development is considered acceptable given the residential character of the surrounding area.
- The design of the replacement unit would not be detrimental to the character and appearance of the townscape
- The design and appearance of the development is appropriate given the context of the site
- The living conditions of adjoining occupiers would be protected from undue harm
- The living standards of future occupiers are satisfactory and NDSS compliant
- The impact upon highway safety and efficiency is considered acceptable and can be controlled through a condition.
- Sustainability aspects can be controlled by condition

#### **5.0 CONSULTATION RESPONSE**

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

#### **6.0 LOCAL REPRESENTATION**

6.1 The application has been publicised by way of two site notices displayed in the vicinity of the application site. These were located outside the application site in Purley Rise and to the rear of the site in Box Ridge Avenue. The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 18    Objecting: 17    Supporting: 0    Comment: 1

6.2 The following issues were raised in representations. Those that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

- Out of keeping
- Overdeveloped
- Out of scale and obtrusive
- Inadequate parking spaces
- Loss of privacy
- Noise and disturbance
- Increase in traffic

- Refuse and recycling arrangements
- Basement not a feature of the streetscene

6.3 Chris Philp MP for Croydon South has made the following representations:

- Out of character with the local area
- Overdevelopment and intensification
- Insufficient parking provision
- Loss of vegetation
- Loss of privacy

6.4 Councillor Mario Creatura has made the following representations:

- Loss of privacy
- Increase in noise & disturbance
- Overdevelopment
- Unit size
- Out of character
- Impact on local roads

## **7.0 RELEVANT PLANNING POLICIES AND GUIDANCE**

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan: Strategic Policies 2013 (CLP1), the Croydon Replacement Unitary Development Plan 2006 Saved Policies 2013 (UDP) and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in March 2012. 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:

- Promoting sustainable transport;
- Delivering a wide choice of high quality homes;
- Requiring good design.

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

### **7.4 Consolidated London Plan 2015**

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions

- 5.3 Sustainable design and construction
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.16 Waste net self sufficiency
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.13 Parking
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.21 Woodlands and trees

#### 7.5 Croydon Local Plan: Strategic Policies 2013 (CLP1):

- SP1.1 Sustainable development
- SP1.2 Place making
- SP2.1 Homes
- SP2.2 Quantities and location
- SP2.5 Mix of homes by size
- SP2.6 Quality and standards
- SP4.1 and SP4.2 Urban design and local character
- SP6.1 Environment and climate change
- SP6.2 Energy and carbon dioxide reduction
- SP6.3 Sustainable design and construction
- SP6.4 Flooding, urban blue corridors and water management
- SP8.6 & SP8.7 Sustainable travel choice
- SP8.12 Motor vehicle transportation
- SP8.17 Parking

#### 7.6 Croydon Replacement Unitary Development Plan 2006 Saved Policies 2013 (UDP):

- UD2 Layout and siting of new development
- UD3 Scale and design of new buildings
- UD6 Safety and security
- UD7 Inclusive design
- UD8 Protecting residential amenity
- UD13 Parking design and layout
- UD14 Landscape design
- UD15 Refuse and recycling storage
- NC4 Woodlands, trees and hedgerows
- T2 Traffic generation from development
- T4 Cycling
- T8 Parking
- H2 Supply of new housing

#### 7.7 There is relevant Supplementary Planning Guidance as follows:

- London Housing SPG March 2016

7.8 The Partial Review of Croydon Local Plan: Strategic Policies (CLP1.1) and the Croydon Local Plan: Detailed Policies and Proposals (CLP2) have been approved by Full Council on 5 December 2016 and was submitted to the Planning Inspectorate on behalf of the Secretary of State on 3 February 2017. Policies which have not been objected to can be given some weight in the decision making process. However at this stage in the process no policies are considered to outweigh the adopted policies listed here to the extent that they would lead to a different recommendation.

## **8.0 MATERIAL PLANNING CONSIDERATIONS**

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

1. Principle of development
2. Townscape and visual impact
3. Housing quality for future occupiers
4. Residential amenity for neighbours
5. Access and parking
6. Sustainability and environment
7. Trees and landscaping

### **Principle of Development**

8.2 The appropriate use of land is a material consideration to ensure that opportunities for development are recognised and housing supply optimised. Given that the site is located within a residential area, the principle of the flatted development can be accepted providing that the proposal respects the character and appearance of the surrounding area and there are no other impact issues.

### **Townscape and Visual Impact**

8.3 The proposal results in the total demolition of the existing building and the erection of a building comprising of 4 x one bedroom and 4 x two bedroom flats with a further 1 x studio unit located in the roofspace. Whilst it is acknowledged that the proposal would consist of units being located within a basement level and the roofspace, the appearance of the property would be akin to a two storey property, given that the eaves and ridge heights are similar to the adjoining properties. As such in terms of character and appearance the property would not appear out of keeping in the surrounding area.

8.4 The design of the building incorporates a traditional appearance in order to appear in keeping with the main streetscene with appropriate materials (render, black timber framed windows and red roof tiles) with an adequate balance between brick and glazing and appropriate roof proportions. The main front element will be rebuilt like for like, whilst the new element to the side would be compliant with an SPD2 extension in that the roof has been recessed to the front and ridge slightly dropped to break the mass of the building. The traditional feel and eaves height similar to the adjoining properties would fit into the wider townscape.

8.5 The main difference between the existing property and the proposal is highlighted by the increase in the depth of the scheme. The overall footprint has increased to accommodate large lightwells to the front and to the rear that will provide suitable daylight for the two units located within the basement. However, the front elevation will sit in the same position as the existing front elevation and as such would not project



forward of the existing building line. The front basements would be in line with the existing raised area at the property, and these are set significantly back from the main street front. Given the existing raised area and depth and width of the front lightwells it will not appear as an intrusive feature to the streetscene.

- 8.6 As existing there is no basement underneath the existing dwellinghouse and the scheme is to build a basement under its entire footprint with a moderate projection beyond the front and rear elevations to create the lightwell areas. The principle of a basement development has previously been established through the approved planning permission (Ref: 16/04759/HSE). The current proposal would be modest in relation to the overall area of the front garden and rear gardens. The proposed lightwells would have a railing for safety and protection at the front and rear and this is proposed to be reinforced glass as illustrated on the proposed plans. This is not considered to have a material impact on the aesthetic quality of the scheme.
- 8.7 The application site has a deep rear garden is not visible from the public highway or any public vantage points. As such, the alterations at the rear of the site including the two storey rear extension would have limited visual impact on the character of the locality due the indirect visibility available from public view. The rear element has been designed to appear subservient to the main property and has been set off the side boundaries.
- 8.8 The scale and massing of the new build will generally be in keeping with the overall vernacular of the surrounding area and character and appearance of the area. The materials proposed are to blend in with the existing area in terms of the render and roof treatments and the windows are to be timber fenestrations which are considered acceptable and a high standard of design; however further details to ensure their compatibility will be required by way of a condition.
- 8.9 The layout of the development respects the pattern and rhythm of neighbouring development while the proposal would result in a high quality design and the proposal would not be prominent or out of scale, and the design does not detract from the character of the building.
- 8.10 Having considered all of the above, against the backdrop of housing need, officers are of the opinion that the proposed development would comply with the objectives of the above policies in terms of respecting local character.

### **Housing Quality for Future Occupiers**

- 8.11 All of the units as shown would comply with internal dimensions required by the Nationally Described Space Standards. Each unit would be dual aspect with adequate outlook. A good mix of unit size is provided contributing to Borough's housing needs.
- 8.12 The proposal has been designed to be in keeping with the surrounding area. The provision of private balconies is not a feature of the area and the potential impact on the amenities of the adjoining residents, as no private balconies/terraces are proposed. The basement units would have access to private areas within the lightwells, and the other flats would have access to a generous sized communal garden area. There is no level access to the site, however given the existing stepped access, the differences in the land levels and the previous permission, this is not a ground for refusal.

## **Residential Amenity for Neighbours**

- 8.13 In terms of the proposal the properties that are most affected are the adjoining properties at 14 and 16 Purley Rise and the property at the rear of the site 21 Box Ridge Avenue.

### Impact on 14 and 16 Purley Rise

- 8.14 The main bulk of the proposal adjoins the property and is generally in line with the existing rear building line. The additional rear two storey extension has been centrally positioned and is in excess of 4m from the boundary with both adjoining properties. Both properties adjoining the application site have a retaining wall with close board fencing along the boundary, which should mitigate any issues of overlooking from the basement and ground floor windows.
- 8.15 The upper floor does not contain any flank window which would provide either actual or perceived levels of overlooking and loss of privacy. Nevertheless it is considered prudent to condition the application to the proposed fenestration to ensure that any future overlooking is mitigated along the flank elevations.
- 8.16 Whilst there would be a degree of overlooking as a consequence of the rear fenestration, this is not uncommon in a suburban location and would not be over and above that currently experienced from the site. Given the design, layout and separation between the properties the current boundary treatment and provision of a suitable landscaping scheme (secured by way of a planning condition) this is deemed acceptable to ensure no undue impact on the amenities of neighbouring properties.

### Impact on 21 Box Ridge Avenue

- 8.17 Given the topography of the site (sloping away from this site), the separation between the properties in excess of 50m and the significant landscaped boundary located between the this property and application site, this relationship is acceptable.
- 8.18 Given that the proposal is for a residential use in a residential area the proposed development would not result in undue noise, light or air pollution from an increased number of occupants on the site. Subject to conditions the proposed development is not visually intrusive or result in a loss of privacy.

## **Access and Parking**

- 8.19 The location for the proposed development has a PTAL level of 4 which is good, and is within short walking distance from bus stops and routes, Purley Railway Station and Purley Town Centre.
- 8.20 The Strategic Transport team has no objection in principle. The scheme would provide 5 off-street parking spaces for the 8 units. Whilst not a one for one provision this would adhere to the policy requirement to promote sustainable travel. In compliance with the London Plan, electric vehicle charging points should be installed in the parking area and this can be secured by way of a condition.
- 8.21 The proposal is reusing the existing vehicular access to the site and vehicles can currently access and exit the location in forward gear. It is prudent to attach a condition has been attached to ensure that it complies with highway visibility splay standards and vehicles are able to access and exit the location in forward gear. As such the

development it is not considered to harm the safety and efficiency of the highway network.

8.22 Regarding cycle storage facilities it should comply with the London Plan, and whilst the plans shown 8 cycles located in secure location at the rear of the site this is not in compliance with the London Plan which would require 16 spaces. Details of this can also be secured through a suitable condition. The provision of refuse storage has been demonstrated on the plans, and has been found acceptable.

8.23 Concerns have also been expressed in regard to the amount and type of excavation required at the site and further details are required as part of a construction method statement. A Demolition / Construction Logistic Plan (including a Construction Management Plan) will be needed by LPA before commencement of work and this could be secured through a condition.

### **Environment and sustainability**

8.24 Conditions can be attached to ensure that a 19% reduction in CO2 emissions over 2013 Building Regulations is achieved and mains water consumption would meet a target of 110 litres or less per head per day.

8.25 The site lies within a surface water flood and critical damage flood risk area and is sloping. Given the areas for landscaping there are opportunities for SuDS to be located in the communal areas. Officers are satisfied that these issues can be dealt with by condition.

### **Trees and landscaping**

8.26 There are trees on site, however these are not of sufficient merit to warrant a tree preservation order. The arboriculture team have raised no objection to the proposed scheme, given that there are only trees of poor quality that do not offer the merits afforded to preserved trees. No landscaping scheme has been submitted, however it is considered prudent to attach a condition to ensure that suitable landscaping is provided as part of any approval.

8.27 With regard to wildlife, it is recommended for an informative to be placed on the decision notice to advise the applicant to see the standing advice by Natural England in the event protected species are found on site.

### **Conclusions**

8.28 The principle of development is considered acceptable within this area. The design of the scheme is considered of an acceptable standard and subject to the provision of suitable conditions the scheme is acceptable in relation to residential amenity, transport, sustainable and ecological matters. Thus the proposal is considered in general accordance with the relevant policies.

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

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