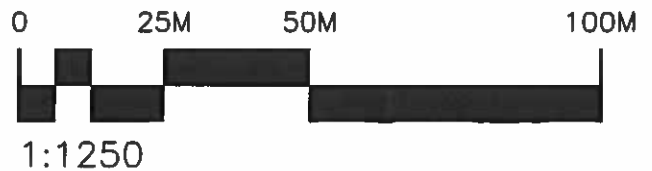


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Project: **26 WOODCREST ROAD - DEVELOPMENT**

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  
 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.