



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
 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
Apartments	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 19th century and early 20th 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.