

Planning Committee Agenda



To: Councillor Paul Scott (Chairman);
Councillor Humayun Kabir (Vice-Chairman);
Councillors Jamie Audsley, Luke Clancy, Bernadette Khan, Jason Perry, Joy Prince, Wayne Trakas-Lawlor, Susan Winborn and Chris Wright

Reserve Members: Jeet Bains, Simon Brew, Richard Chatterjee, Sherwan Chowdhury, Pat Clouder, Steve Hollands, Shafi Khan, Maggie Mansell and Manju Shahul-Hameed

A meeting of the **PLANNING COMMITTEE** which you are hereby summoned to attend, will be held on **Wednesday 6th September 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

MARGOT ROHAN
Senior Members Services Manager
(020) 8726 6000 extn.62564
Margot.Rohan@croydon.gov.uk
www.croydon.gov.uk/meetings
29 August 2017

THIS MEETING WILL BE WEBCAST LIVE - Click on link to view:
<https://croydon.public-i.tv/core/portal/home>

Members of the public are welcome to attend this meeting.
If you require any assistance, please contact MARGOT ROHAN as above.

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

N.B: This meeting will be paperless. The agenda can be accessed online via
the mobile app: <http://secure.croydon.gov.uk/akscroydon/mobile>

AGENDA - PART A

1. Apologies for absence

2. Minutes of the meeting held on Thursday 17th August 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 16/06394/FUL 39A And 39B Chatsworth Road, Croydon CR0 1HF

Demolition of existing buildings: erection of two storey building with accommodation in basement and roofspace comprising 2 one bedroom, 4 two bedroom and 1 four bedroom flats : provision of associated parking and bike storage. (This is an amendment to the planning application which originally included 8 flats, alternative internal layout and larger excavated area).

Ward: Fairfield

Recommendation: Grant permission subject to a legal agreement

7.2 17/00824/FUL Land adjoining 105 Foxley Lane and to the Rear of 18 Rose Walk, Purley CR8 3HQ

Erection of 1 five bedroom and 1 six bedroom detached two storey houses on land to rear accommodation in roofspace; provision of associated garaging, refuse store and landscaping

Ward: Purley

Recommendation: Grant permission

7.3 17/02427/FUL 4, 6 and 8 Russell Hill, Purley CR8 2JA

Demolition of existing houses: erection of 2 two storey buildings, comprising a total of 15 two bedroom, 8 one bedroom and 7 three bedroom flats; formation of vehicular access and provision of associated parking

Ward: Purley

Recommendation: Grant permission subject to a legal agreement

7.4 17/03313/FUL 49 Bridle Road, Croydon CR0 8HP

Demolition of existing bungalow: erection of two storey building with accommodation in roofspace, comprising 1 three bedroom, 2 two bedroom 1 one bedroom flats: formation of vehicular access and provision of associated parking

Ward: Shirley

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. Exclusion of the Press & Public

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

This page is intentionally blank

Planning Committee

Meeting held on Thursday 17th August 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, Sherwan Chowdhury, Luke Clancy,
Pat Clouder, Maggie Mansell, Jason Perry, Wayne Trakas-Lawlor,
Susan Winborn and Chris Wright

Also present: Councillors Margaret Bird, Robert Canning and Steve O'Connell

Absent: Councillors Bernadette Khan, Joy Prince and Wayne Trakas-Lawlor

Apologies: Councillors Bernadette Khan, Joy Prince and Wayne Trakas-Lawlor

A131/17 Minutes of the meeting held on Thursday 20th July 2017

RESOLVED that the minutes of the meeting held on Thursday 20 July 2017 be signed as a correct record.

A132/17 Disclosure of Interest

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

A133/17 Urgent Business (if any)

There was none.

A134/17 Exempt Items

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

A135/17 Development presentations

There were none.

Planning applications for decision

THE FOLLOWING APPLICATION WAS WITHDRAWN FROM THIS AGENDA:

7.6 17/02135/FUL 26 Hilltop Road, Whyteleafe CR3 0DD

Demolition of existing building: erection of a pair of two storey four bedroom semi detached houses with accommodation in roofspace fronting Hilltop Road and a pair of two/three storey semi detached houses with accommodation in roofspace at rear fronting Marlings Close, formation of vehicular accesses and provision of associated parking, cycle and refuse storage

Ward: Kenley

7.7 17/02467/OUT 57 Welcomes Road, Kenley CR8 5HA

Demolition of existing dwelling and erection of two storey building with accommodation in roofspace comprising 7 two bedroom units with associated access, 7 car parking spaces, cycle storage and refuse store

Ward: Kenley

Mr Colin Brown, a resident of Welcomes Road, spoke in objection, on behalf of a number of neighbouring residents

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

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

After consideration of the officer's report, Councillor Humayun Kabir proposed and Councillor Paul Scott seconded the officer's recommendation and the Committee voted 6 in favour, 4 against, with an additional condition requiring one space to be allocated per flat, so planning permission was **GRANTED** for development at 57 Welcomes Road, Kenley CR8 5HA.

A second motion for **REFUSAL**, on the grounds of lack of parking and access, proposed by Councillor Luke Clancy and seconded by Councillor Jason Perry, thereby fell.

A further motion for **DEFERRAL** for a site visit, proposed by Councillor Luke Clancy was not seconded.

7.5 17/02545/FUL 76 and Land R/O 76-80 Keston Avenue, Coulsdon CR5 1HN

Demolition of no 76: erection of 3 x two storey three bedroom detached houses at rear and 1 x two storey four bedroom detached house at the front with accommodation in roofspace: formation of access road and provision of associated parking

Ward: Coulsdon East

Mr Danny Hockton (a near neighbour in Keston Avenue) spoke in objection, on behalf of a number of neighbours

Mr Graham Rix (Architect) spoke as the agent, on behalf of the applicant

Councillor Margaret Bird, ward Member for Coulsdon East, spoke in objection, on behalf of local residents

After consideration of the officer's report, Councillor Chris Wright proposed and Councillor Jason Perry seconded **REFUSAL**, on the grounds of highway safety and the width of the access road, and the Committee voted 4 in favour, 6 against, so this motion fell.

The Committee then voted on a second motion for **APPROVAL**, supporting the officer's recommendation, proposed by Councillor Paul Scott and seconded by Councillor Humayun Kabir, 6 in favour, 4 against, so planning permission was **GRANTED** for development at 76 and Land R/O 76-80 Keston Avenue, Coulsdon CR5 1HN.

Concerns were raised about flood risk in the valley and officers agreed to investigate further the issue of flooding in the area with all relevant parties.

7.4 17/02724/FUL 122 Riddlesdown Road, Purley CR8 1DD

Demolition of one existing building: erection of a two storey building including basement and with additional accommodation in roofspace comprising of 2 x one bedroom flats, 4 x three bedroom flats and 2 x two bedroom flats: formation of associated access, and provision of 8 parking spaces, cycle storage and refuse store.

Ward: Purley

Mr Frank Simpson, a local resident, spoke in objection
Mr Yussuf Mwanza (MZA Planning) spoke as the agent, on behalf of the applicant

After consideration of the officer's report, Councillor Sue Winborn proposed and Councillor Luke Clancy seconded **REFUSAL**, on the grounds of overdevelopment and lack of parking, and the Committee voted, 4 in favour, 6 against, so this motion thereby fell.

A second motion supporting the officer's recommendation was proposed by Councillor Sherwan Chowdhury and seconded by Councillor Humayun Kabir. The Committee voted, 6 in favour, 4 against, so planning permission was **GRANTED** for development at 122 Riddlesdown Road, Purley CR8 1DD.

7.1 17/00484/FUL 1 Duppas Hill Terrace, Croydon CR0 4BA

Demolition of existing dwelling: erection of two/three storey building with accommodation in roofspace comprising 1 one bedroom, 7 two bedroom and 1 three bedroom flat: provision of access drive and associated parking

Ward: Waddon

Mr Rob Davies, representing four neighbours, spoke in objection
Mr Richard Smith (St Marks Properties) spoke as the applicant
Councillor Robert Canning, ward Member for Waddon, spoke in objection, on behalf of local residents

After consideration of the officer's report, Councillor Jason Perry proposed and Councillor Chris Wright seconded **REFUSAL**, on the

grounds of overdevelopment, bulk, massing, insufficient parking, and impact on the amenity of neighbouring properties, and the Committee voted, 4 in favour, 6 against, so this motion thereby fell.

A second motion supporting the officer's recommendation was proposed by Councillor Sherwan Chowdhury and seconded by Councillor Humayun Kabir. The Committee voted, 6 in favour, 4 against, so planning permission was **GRANTED** for development at 1 Duppas Hill Terrace, Croydon CR0 4BA.

It was agreed to include an informative on the decision notice to request tree planting, funded through CIL, outside the application site.

7.2 17/00650/FUL Rear of 1-9 Birchanger Road, South Norwood, London, SE25 5BA

Erection of 4 two-storey houses (3 x 3 bedroom, 1 x 4 bedroom) with accommodation in the roof space; formation of vehicle access and provision of 5 parking spaces, refuse storage and cycle stores
Ward: Woodside

This application was deferred at the Committee on 20 July, in order to make a site visit.

Ms Ellen Wilkinson, Chair of South Norwood Residents Association, spoke in objection, on behalf of local residents
Tom Weber (Montreaux) spoke as the agent, on behalf of the applicant

After consideration of the officer's report, Councillor Chris Wright proposed and Councillor Paul Scott seconded the officer's recommendation and the Committee voted 8 in favour, 2 against, so planning permission was **GRANTED** for development at Rear of 1-9 Birchanger Road, South Norwood, London, SE25 5BA, with conditions on obscure glazing to the rear dormer windows at low level and retention of the existing wall, including a maintenance plan.

7.3 17/02544/FUL 97 Woodcote Valley Road, Purley CR8 3BJ

Demolition of existing dwelling and erection of a two storey building with accommodation in the roofspace comprising 4 x two bedroom flats. Formation of new vehicular access and provision of associated parking and refuse storage
Ward: Coulsdon West

Mr Mahendra Shah, a neighbour, spoke in objection

After consideration of the officer's report, Councillor Luke Clancy proposed and Councillor Jason Perry seconded **REFUSAL**, on the grounds of over-intensification and impact on the amenity of neighbouring properties, and the Committee voted, 4 in favour, 6 against, so this motion thereby fell.

A second motion supporting the officer's recommendation was proposed by Councillor Paul Scott and seconded by Councillor Humayun Kabir. The Committee voted, 6 in favour, 4 against, so planning permission was **GRANTED** for development at 97 Woodcote Valley Road, Purley CR8 3BJ. The Committee stressed the importance of the getting the frontage landscaping right and officers confirmed this would be dealt with through the landscaping.

A137/17 Items referred by Planning Sub-Committee

There were none.

A138/17 Other planning matters

There were none.

MINUTES - PART B

None

The meeting ended at 9:36pm

This page is intentionally blank

PART 7: Planning Applications for Decision

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

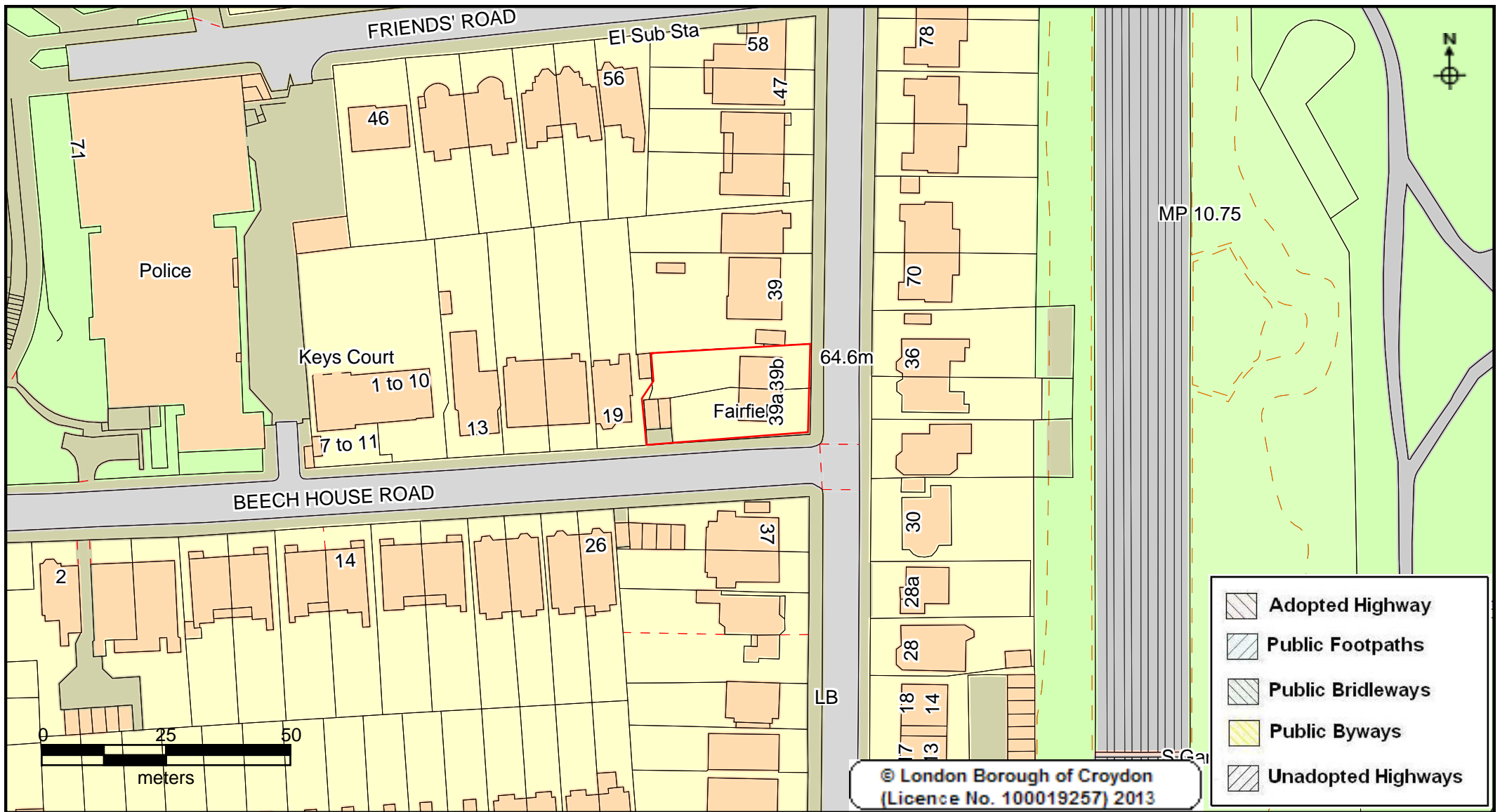
- 7.1 The Council's constitution allows for public speaking on these items in accordance with the rules set out in the constitution and the Chair's discretion.

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.



1 SUMMARY OF APPLICATION DETAILS

Ref: [16/06394/FUL](#) (*Link to associated documents on Planning Register*)
 Location: 39a and 39b Chatsworth Road CR0 1HF
 Ward: Fairfield
 Description: Demolition of existing buildings: erection of a two storey building with accommodation in basement and roofspace comprising 2x1 bedroom, 4x2 bedroom and 1x4 bedroom flats: provision of associated parking and bike storage
 Drawing Nos: 1729/13B, 1729/14A, 1729/15A, 1729/16A, 1729/17, 1729/18A, 1729/19A, 1729/21A,
 Applicant: Mr Victor Coombes
 Agent: Mr Brian Madge
 Case Officer: Christopher Grace

	1 bed	2 bed	3 bed	4 bed
Houses	2	4	0	1
Flats	0	0	0	0
Totals	2	4	0	1

Type of floorspace	Amount proposed	Amount retained	Amount lost
Residential	657 sq.m	0 sq m	0 sq m
Number of car parking spaces		Number of cycle parking spaces	
1		13	

1.1 This application is being reported to Planning Committee because objections above the threshold in the Committee Consideration Criteria have been received.

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, conclude a S.106 Agreement and impose conditions [and informatives] to secure the following matters:
- 2.3 S.106 Agreement to cover the following obligations
 - Restriction of on-street car parking permits for future occupiers of the development

Conditions

- 1) Built in accordance with approved plans
- 2) Materials to be submitted for approval
- 3) No additional windows to be inserted in the walls of the building
- 4) Details to be provided:-

- a) Finished floor levels
- b) Hard and soft landscaping – including species
- c) Boundary treatment – including private amenity space enclosures between the the ground floor units.
- d) Vehicle site lines along Beech House Road
- 5) Refuse storage requirements
- 6) Cycle storage requirements
- 7) Disabled parking
- 8) Demolition and construction method statement
- 9) 19% reduction in carbon emissions
- 10) 110 litre water consumption target
- 11) Details of security lighting
- 12) Details of SUDs measures
- 13) Commence within 3 Years

Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport, and

Informative

- 1) CIL - granted
- 2) Site notice removal
- 3) Code of Practice regarding small construction sites
- 4) Highways works to be made at developer's expense

Any [other] informative(s) considered necessary by the Director of Planning

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

3 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 The proposal would involve demolition of the existing two storey semi-detached houses at 39a and 39b Chatsworth Road, the excavation to provide a basement level and construction of four storey detached building to providing 7 flats. The proposed 7 flats would comprise of 2x1bedroom, 4x2 bedroom and 1x4 bedroom units (657sq.m internal floorspace).
- 3.2 The proposed detached building would be set back from the front facing Chatsworth Road, from the side along Beech House Road and from the rear boundary with 39 Chatsworth Road to the north and 19 Beech House Road to the west. The proposed building would broadly follow the frontage of the existing buildings but would extend further towards the west (towards the rear of the site). The proposed building would be a maximum of 12m in height (7.5m at eaves), 20m in depth and 13.5m in width.
- 3.3 The proposed building would be constructed of the following materials: - decorative red stock brick, red tiled roof, cast stone window heads, cils and features, white upvc windows and timber doors.

- 3.4 The proposal would include a single disabled car parking space with access off Beech House Road; cycle storage within secured unit's in the rear garden and refuse stores off Beech House Road
- 3.5 The proposal would also include extensive landscaping with a private garden area to the four-bedroom flat. In addition there would be hard landscaping and concrete paving to the single parking area and pedestrian routes and new boundary treatment with a variety of tree/shrub planting in and surrounding the site boundary.

Amendments:

- The proposed drawings have been amended to reduce the number of flats from 8 to 7 - introducing a four-bedroom family sized unit with private garden.
- The proposal has been amended to remove a front light-well along Beech House Road, reduce floorspace at basement level and internal reconfiguration of flats.
- The proposal has been amended to include storage for 13 bicycle spaces increased from 8 spaces.

Site and Surroundings

- 3.6 The application sites comprises of a pair of semi-detached two storey inter-war houses, situated on the west side of Chatsworth Road at its junction with Beech House Road. The surrounding area is residential in character and comprises of large Victorian and Edwardian buildings along both sides of Chatsworth Road and is generally characterised by buildings with front and rear gardens.
- 3.7 The site is located within the Croydon Opportunity Area (Southern and Old Town Character Area), the Chatsworth Road Conservation Area and Area of High Density Archaeology Priority Zone and an area of Surface Water Flooding (1:1000yrs). There are no protected trees identified within the site or immediate surroundings (although prior notification is required should owners of land in conservation areas wish to carry out works to trees).

Planning History

- 3.8 The following planning decisions are relevant to the application:-

3.9 39 Chatsworth Road (Implemented).

11/03161/P - Alterations; conversion to form 3 two bedroom and 6 one bedroom flats; erection of single/two storey rear/side extensions and formation of lightwell for basement area; erection of dormer extensions in front and rear roof slopes and provision of bin and cycle stores

39A Chatsworth Road

16/00290/P– Refused permission for demolition of existing building; erection of two storey building with accommodation in roof-space comprising 1 three bedroom, 4 one bedroom and 3 two bedroom flats; provision of associated parking (Reason: design by reason of bulk, scale and mass failing to preserve conservation area and inadequate floorspace).

The subsequent planning appeal was dismissed in September 2016 on grounds of incongruity along Beech House Road frontage harmful to character and appearance of conservation area).

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 4.1 The proposed new building would preserve and enhance the character and appearance of the conservation area and would not harmfully affect the appearance of the street scene along Chatsworth Road and Beech House Road.
- 4.2 The proposed new building would not have a detrimental effect on the residential amenities of the adjoining occupiers and would provide an acceptable living environment for the future occupiers.
- 4.3 The development would provide an appropriate level of parking for the proposed development, encourage sustainable modes of transport other than the car, incorporate safe and secure vehicle access to and from the site and would have an acceptable impact on the highways network.
- 4.4 The development would incorporate sustainability requirements and incorporate sustainability technics as part of the overall drainage strategy.

5 CONSULTATION RESPONSE

- 5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.
- 5.2 The following were consulted regarding the application:

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 initial consultation notification and publicity of the application were as follows:

No of individual responses: 18 18 Objecting: Supporting: 0

No of petitions received: None (however 10 of the 18 letters exactly the same)

In response to revised drawings:-

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

No of petitions received: None

- 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>Principle of development</i>	
The existing houses should be refurbished and retained.	The principle of residential development on this site is considered to be acceptable and would

	make effective use of a brownfield site. Refer to paragraphs 8.2-8.4 of this report.
<i>Scale and massing</i>	
Out scale discordant feature exacerbated by scale, depth in rear garden and corner prominence; does not go far enough.	Officers consider that the proposal would be acceptable in terms of scale, massing and would form an acceptable transition in scale between the application site and the surrounding buildings. Refer to paragraph 8.5 to 8.16 of this report.
<i>Appearance</i>	
Appearance out of keeping with area; building line exceeds that set by adjoining sites; in appropriate design detract from Chatsworth Road Conservation area due to dominance in height	The proposed design of the building is considered to be acceptable. The proposal would involve repair and reconstruction of existing boundary treatment. Refer to paragraph 8.8 and 8.15 of this report.
<i>Standard of accommodation</i>	
Lack of amenity space for occupiers	Officers consider the proposal would provide a reasonable level of accommodation including amenity provision in line with London Plan standards. Refer to paragraph 8.24 -8.25 of this report.
<i>Transport</i>	
Removal of space for at least 5 cars and provide parking for a single car lead to more pressure on on-street parking.	In view of the PTAL level, officers consider the level of on-site parking and bicycle provision to be appropriate and that detailed planning conditions would secure suitable and safe vehicle movement to and from the site. Refer to paragraph 8.26-8.28 of this report.

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:

- Achieving sustainable development (Chap 1)
- Promoting sustainable transport (Chap 9)
- Delivering a wide choice of high quality homes (Chap 6)
- Requiring good design (Chap 7)
- Meeting the challenge of climate change, flooding and coastal change (Chap10).
- Conserving and enhancing the natural environment (Chap 11)

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
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 5.2 Minimising carbon dioxide
- 5.3 Sustainable design
- 5.12 Flood risk management
- 5.14 Water quality and wastewater infrastructure
- 5.17 Waste capacity
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.13 Parking
- 7.21 Woodlands and trees
- 7.4 Local character
- 7.6 Architect

Croydon Local Plan: Strategic Policies 2013 (CLP1):

- SP2 Homes
- SP2.2 Quantities and locations
- SP2.5 Mix of homes by size
- SP2.6 Quality and standards
- SP4.1 Urban design and local character
- SP7.4 Biodiversity
- SP6.1 Environment and Climate Change
- SP6.2 Energy and carbon dioxide reduction
- SP6.6 Sustainable design and construction
- SP4.2 Flooding
- SP6.6 Waste management
- SP8.1 Transport and communication
- SP8.6 Sustainable travel choice
- SP8.15 Parking

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

- (UD1) High Quality and Sustainable Design
- (UD2) Layout and Siting of New Development
- (UD3) Scale and Design of New Buildings

- (UD7) Inclusive Design
- (UD8) Protecting Residential Amenity
- (UD13) Parking Design and Layout
- (UD14) Landscape Design
- (UD15) Refuse and Recycling Storage
- (EP5-EP7) Water – Flooding, Drainage and Conservation
- (NC4) Woodland, trees and Hedgerows
- (T2) Traffic Generation from Development
- (T3) Pedestrians
- (T4) Cycling
- (T8 and T9) Parking
- (T11) Road Safety
- (H2) Supply of new housing
- (UC3) Development proposals in Conservation Areas
- (UD9 and H10) Residential Density

7.3 There is relevant Supplementary Planning Guidance as follows:

- Croydon Opportunity Area Planning Framework
- Housing Supplementary Planning Guidance March 2016 (DCLG Technical Housing Standard (2013)).
- Chatsworth Road Conservation Area. Appraisal and Management Plan (2015) Conservation Area General Guidance (2013)

8 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development
2. Townscape and visual impact.
3. Residential amenity/Daylight & Sunlight for neighbours
4. Housing/Mix/Tenures
5. Housing Quality/Daylight & Sunlight for future occupiers
6. Transport
7. Sustainability
8. Waste
9. Flooding

Principle of Development

8.2 In considering this proposal, the local planning authority has had regard to delivering a wide choice of homes in favour of sustainable development in line with the principles of paragraph of the NPPF, Policy 3.3 of the London Plan relating to increase housing stock; Policy SP2.1 of the Croydon Local Plan in providing a choice of housing for all people at all stages of life and Policy H2 of the Croydon Unitary Development Plan in supplying new housing.

8.3 The application site comprises of a pair of two storey houses which are to be replaced by a single four-storey building which would maximise the potential of the site but retain its residential use/character. A previous planning application for a similar development was refused permission in 2016 (LBC Ref 16/00290/P) due to its

design and standard of accommodation. The Planning Inspectorate in dismissing the subsequent appeal did not rule out the principle of further residential development on this site. Instead the appeal was dismissed on the complexity of the Beech House Road frontage. The applicants have sought to address the design issues associated with the new building which will be discuss below.

- 8.4 On balance therefore, it is considered that subject to an appropriately scale of development in line with NPPF requirements of sustainability and good design, and with regard to amenity considerations and conserving the natural environment, there is no objection in principle to the introduction of further residential accommodation in this location.

Housing Tenure

- 8.5 The proposed development would provide a combination of 1, 2 and 4 bedroom accommodation. The proposed site is situated within the Croydon Opportunity Area where there is an aspiration for 45% of new housing accommodation to be three or more bedrooms, thereby setting a preferred mix on individual sites through the CLP detailed policies and proposals. Whilst the proposed mix would not meet this requirement, the provision of a single four-bedroom unit family sized unit with 60% two bedroom and 30% one bedroom is regarded in this instance to be reasonable, in line with the principles of the NPPF, in delivering a wide of choice of quality homes and London Plan Policies 3.8 Housing Choice, 3.9 Mixed and Balance Communities. The 4 bed unit would also have exclusive access to a rear garden.

Townscape and visual impact and consideration of density

- 8.6 The surrounding area is predominantly residential in character with a mixture of dwelling houses and several developments containing flats (including 39 Chatsworth Road the north) in the vicinity of the site.
- 8.7 A major consideration of this proposal is the scale and form of development and its impact on the street-scene and the character and appearance of the Chatsworth Road Conservation Area.
- 8.8 Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, requires that, when granting planning permission with respect to any buildings or other land in a conservation area, the local planning authority should pay special attention to the desirability of preserving or enhancing the character or appearance of that area and to special regard to the desirability of preserving the building, or its setting. In this context, "preserving", means doing no harm.
- 8.9 The Court of Appeal has determined that, in order to give effect to the statutory duty under section 72(1), in respect of development proposed to be carried out in a conservation area, a decision-maker must give a high priority to the objective of 'preserving or enhancing the character or appearance of the area', when weighing this factor in the balance with other 'material considerations' which have not been given this special statutory status.
- 8.10 If any proposed development would conflict with that objective, there will be a strong presumption against the grant of planning permission, although, in exceptional cases the presumption may be overridden in favour of development which is desirable on the ground of some other public interest. However, if a development would not

conflict with that objective, the special attention required to be paid to that objective will no longer stand in its way and the development will be permitted or refused in the application of ordinary planning criteria.

- 8.11 However, it does not follow that if the harm to the significance of such heritage assets is found to be less than substantial, the balancing exercise referred to in paragraph 134 of the National Planning Policy Framework should ignore the overarching statutory duty imposed by section 72(1). Whilst such a finding will lessen the strength of the presumption against granting planning permission, it does not follow that the strong presumption against the grant of planning permission has been entirely removed.
- 8.12 A number of neighbours have raised concern over the height and size of the proposed building and its impact on the immediate surroundings. Policies UD2, UD3 and UC3 of the Council Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013 states that development will be permitted provided they reinforce and respect the existing development pattern and special heritage of the site.
- 8.13 The Chatsworth Road Conservation Area contains a substantial grouping of late Victorian and Edwardian houses, many of which are of a high architectural quality. However the existing buildings are described as having a neutral impact on the character and appearance of the conservation area. The existing buildings are in need of renovation and provide the smallest set of pairing in this grouping of properties between 39-58 Chatsworth Road. The previous application to remove these buildings was considered acceptable (in principle) by the Planning Inspectorate. It therefore follows that the removal of the buildings would be acceptable, subject to the quality of any replacement.
- 8.14 The principle concern of the previous proposal surrounded the complexity of the proposed development with its two frontages along Chatsworth Road and Beech House Road. The Planning Inspector referred to the complicated arrangement of the two principle elevations. It was this aspect which the Inspector agreed was discordant and was exacerbated by the building's proposed scale, depth and prominence given its corner location (demonstrated by the height of the competing rear outrigger). The siting of the previously proposed building, further forward of the neighbouring properties along this stretch of Chatsworth Road, further exacerbated the uncomfortable relationship expressed by the two frontages.
- 8.15 The current proposal however has introduced a less prominent and subservient elevation along Beech House Road. The rear half of the proposed building has been reduced in height from 12.5m to 11m and 10.9m to 9.6m, compared to the previous scheme and the side entrance along Beech House Road has been set back/recessed. The projecting bay window has also been reduced in height from 7.6m to 5.7m and its prominence along Beech House Road diminished. In line with the Inspector's comments, the main front section along Chatsworth Road has been pulled back in line with properties along this side of the road. This has helped to reduce the prominence of the side entrance along Beech House Road. The proposal would still maintain the two storey element and pitch roof design with accommodation within the roof space in line with several properties along this side of Chatsworth Road. The proposed reduced scale and presence is now considered to be acceptable.

- 8.16 The proposed building has been designed to include many of the characteristics and architectural features found in adjoining buildings. The proposed building would include decorative board, dormer design, pitch roof gable end, similar contrasting brick and timber doors the details of which would be controlled by condition. The proposed building would be set back sufficiently along Chatsworth Road to maintain a reasonable garden depth of between 4m and 6m, in line with similar properties found within the Chatsworth Road Conservation Area. The rear half of the building would be suitably positioned with reasonable separation between it and the rear of neighbouring properties to the north and east along Beech House Road. Overall, the proposal would represent a considered contextual response appropriate to this corner site and the adjacent historic context and is considered to be acceptable.
- 8.17 Overall the proposal would introduce a new building would not detract from the area. Whilst the mass and height would be more noticeable when compared with the existing buildings, it is considered that the proposal would be generally in keeping and sympathetic to its surroundings. The demolition and redevelopment of the site (in the form presented proposal) is in keeping with the character and appearance of the conservation area and would not cause further harm to this designated heritage asset. It is therefore considered that significant alterations have been undertaken to this proposal to ensure that it would now be in accordance with London Plan policies, 3.5 quality and design of housing, 7.4 Local character and 7.6 Architecture; CLP1 policies SP2.2 quantities and locations, SP4.1 urban design and local character and UDP policies UD1 high quality sustainable design, UD2 Layout and siting of new development, UD3 scale and design of new buildings, UC3 conservation areas and the Chatsworth Road Conservation Area. Appraisal and Management Plan (2015) Conservation Area General Guidance (2013). Subject to details regarding sample materials, this part of the proposal is acceptable.

Residential Amenity Daylight/Sunlight, Overlooking, Privacy, Outlook, Noise, construction for neighbours.

- 8.18 The proposed building would be located between 3.1m to 7m from the south facing flank elevation of the neighbouring building at 39 Chatsworth Road 2m to 3.5m from this neighbouring boundary fence. The proposal would introduce a new 1.8m high boarded timber boundary fence with this neighbouring property. Whilst the proposed building would be south of this neighbouring property, the bulk of the proposal would be adjacent to the flank elevation of 39 Chatsworth Road. Whilst the proposed two-storey outrigger would have some impact on afternoon light to the rear garden for these occupiers, this element of the proposal would be further away from 39 Chatsworth Road, with reasonable separation and openness existing to the rear of this neighbouring property. The proposal would therefore not result in undue loss of amenity in terms of sunlight/daylight for existing occupiers of the flats at 39 Chatsworth Road. The proposed windows in the flank elevation towards 39 Chatsworth Road would be to secondary kitchen/living room windows, staircases/corridors, bathroom and two bedroom windows within the four bedroom flat. A condition requiring these windows to include an element of obscured glazing would safeguard the amenity of the occupiers of the neighbouring property in terms of outlook, overlooking and privacy.
- 8.19 The proposed building would be 9m east of the flank elevation of with 19 Beech House Road and whilst the proposal would result in some overshadowing of early morning sunlight to the side and rear garden of this neighbouring property, this is likely to be for a small time during the morning and this neighbour is unlikely to be

unduly impacted in terms of sunlight/daylight. The proposed building would be unlikely to lead to any significant overlooking or loss of privacy for this neighbour. The proposal would alter the outlook for the occupiers of this neighbouring property but would be at a suitable distance away and with a reasonable degree of openness expected between the two sites.

- 8.20 The proposed building would maintain the overall sense of spaciousness being at opposite sides of properties in Beech House Road and Chatsworth Road. Due to the position of the proposed building and the distance between neighbouring properties, the proposal would not unduly impact on neighbours in terms of daylight/ sunlight or overshadowing.
- 8.21 Whilst it is acknowledged that there will be some noise and disturbance during the construction process, this would be of a temporary nature. A planning informative is recommended to advise the applicant to follow the Councils "Code of Practice on the Control of Noise and Pollution from Construction Sites".
- 8.22 The proposal is therefore considered to acceptable and would be in line with London Plan policy 7.6 Architecture for good design and Council policy UD8 protecting residential amenity.

Housing Quality/Daylight and sunlight for future occupiers

- 8.23 All 7 flats would accord with the Mayoral Guidelines housing standards in terms of floor space requirements. Each house would have more than one form of outlook and should receive good levels of sunlight and daylight. The height of the building ensures that sufficient headroom would be provided within the roof space.
- 8.24 Each of the flats would benefit from some private balcony space and the large 4 bedroom family sized unit would have access to its own private rear garden space in excess of Mayoral minimum guidelines for family sized dwellings. The proposal would include landscaping and planting the details of which would be secured by condition. The proposal would therefore be in accordance with the principles of the NPPF in delivering a wide of choice of quality homes and London Plan Policies, CLP1 policy SP2.6 quality and standards; UDP policies UD3 scale and design, UD14 landscape design.

Transport

- 8.25 The development site has a public transport accessibility rating [PTAL] of 6b which is very high. It is considered most people would use sustainable modes of transport to access the site. The site is within central Croydon CPZ which provides a measure of control on parking potentially generated by the development.
- 8.26 A concern of neighbours has been the impact on parking within the area. The development would provide one disabled parking which would be accessed through an existing dropped kerb on Beech House Road. The proposal for a car free development is supported and would need to be secured by a Section 106 agreement as potential occupiers of the development would not be eligible for residents parking permit. An existing dropped kerb on Chatsworth Road would need to be removed at the applicant's expense.
- 8.27 The applicant has amended the proposal to increase the level of cycle storage provision from 9 to 13 spaces in line with London Plan standards which is considered

to be acceptable. The proposal is therefore considered not to have a discernible impact on transportation issues associated with this area, would be in line with policy objectives and there is no objection in principle to the application from a transport perspective.

Sustainability

- 8.28 The Council would seek new homes to meet the needs of residents over a lifetime and be constructed using sustainable measures to reduce carbon emissions. In line with Policy 5.2 of the London Plan, the development proposals should make the fullest contribution to minimising carbon dioxide emissions. The development would need to achieve a reduction in carbon dioxide emissions of 19% beyond the 2013 Building Regulations and demonstrate how the development will achieve a water use target of 110 litres per head per. An informative requiring developers to meet air and pollution requirements under code of practice for small developments should ensure sustainable construction methods are applied to this site. Subject to condition the proposal would be in accordance with NPPF guidelines on meeting climate change; London Plan Policy 5.2 minimising carbon dioxide, 5.3 sustainable design, 5.14 water quality and waste water infrastructure; CLP1 policies SP6.1 environment and climate change, SP6.2 energy and carbon dioxide reduction, SP6.6 sustainable design construction; UDP policies EP5-EP7 water.

Trees

- 8.29 London Plan Policy 7.21 states that existing trees of value should be retained and any loss as the result of development should be replaced following the principle of 'right place, right tree'. UDP Policy NC4 seeks to protect trees and hedgerows. Croydon Local Plan: Strategic Policy SP7.4 seeks to enhance biodiversity across the borough.
- 8.30 The majority of trees are proposed to be removed from the site to accommodate the larger building. The previous application included a tree survey report which concluded that all of the trees are Category C, with a low quality or value. The principle of the removal of the trees was established in the previous proposal and there is no objection to the removal of the trees proposed. It is recommended that a replacement planting be secured as part of a landscaping scheme by condition in the event that planning permission is granted.

Waste

- 8.31 The proposed plans indicate the location for the waste storage facilities within a reasonable distance for collection. It is considered that the proposed bin storage would be acceptable. In order to ensure that a suitable level of bin provision is provide a condition requiring details of this space should ensure that the proposal is in line with the principles of London Plan policy 5.17 waste capacity; CLP1 policy SP6.6 waste management and UDP policy UD15.

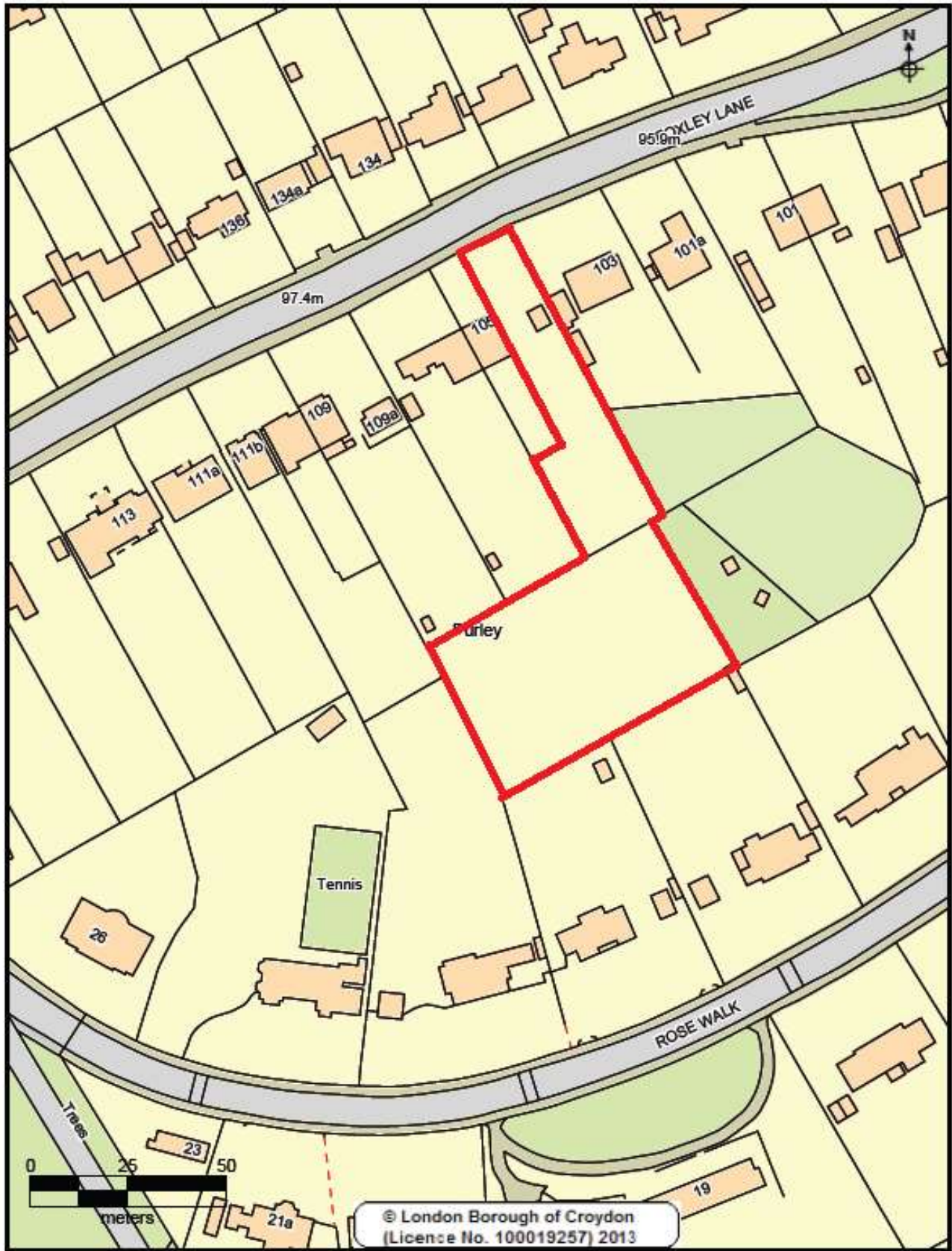
Flooding

- 8.32 The property has been identified as being located within an area subject to surface water flooding (1 in 1000yrs). The proposed development would therefore need to ensure that suitable SUDS measures are introduced to safeguard against potential flooding. The details of such measures would be controlled subject to condition in

order to ensure that the proposal complies with the principles of the NPPF in meeting flooding requirements; London Plan policy 5.12 flood risk management; CLP1 policy SP4.2 flooding and UDP Policies EP5-EP7 flooding/drainage and conservation.

Conclusions

- 8.33 The recommendation is to grant planning permission subject to a 106 Agreement
- 8.34 All other relevant policies and considerations, including equalities, have been taken into account.



CROYDON
www.croydon.gov.uk

Crown Copyright Ordnance Survey (License No: 100019257) 2011

London Borough Croydon

Scale 1:1250

24-Aug-2017



PART 7: Planning Applications for Decision

Item 7.2

1.0 SUMMARY OF APPLICATION DETAILS

Ref: [17/00824/FUL](#) (*Link to associated documents on Planning Register*)
 Location: Land Adjoining 105 Foxley Lane And To The Rear Of 18 Rose Walk, Purley, CR8 3HQ
 Ward: Purley
 Description: Erection of 1 five bedroom and 1 six bedroom detached two storey houses on land to the rear with accommodation in roofspace; provision of associated garaging, refuse store and landscaping
 Drawing Nos: 05FL PA A, LP01, PP01, 105FL P3 A, 105FL P5, 105FL P4 105FL P1 C, 105FL P6 A
 Applicant: C/O Agent
 Agent: Spencer Copping of WS Planning and Architecture
 Case Officer: Georgina Betts

	2 bed	3 bed	4 bed	5 bed	6 bed
Houses	0	0	0	1	1

All units are proposed for private sale

Number of car parking spaces	Number of cycle parking spaces
4 formal spaces	4

1.1 This application is being reported to committee because the ward councillor (Cllr Badsha Quadir) made representations in accordance with the Committee Consideration Criteria and requested committee consideration and 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. Submission of a Tree Protection Plan prior to works commencing on site
- 3. Materials to be submitted
- 4. Submission of details for external lighting, visibility splays and refuse storage
- 5. Development in accordance with the mitigation in the Ecology Report

6. Cycle storage to be provided as specified
7. Hard and soft landscaping to be submitted to incorporate SuDS
8. 19% Carbon reduction and water usage
9. Removal of Permitted Development rights
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 informatives considered necessary by the Director of Planning and Strategic Transport
- 2.3 That the Committee confirms that it has paid special attention to the desirability of preserving or enhancing the character and appearance of the Webb Estate Conservation Area as required by Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.4 That the Committee confirms that adequate provision has been made, by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.

3.0 PROPOSAL AND LOCATION DETAILS

3.1 Proposal

- Erection of 1x five bedroom and 1x six bedroom detached two storey houses with accommodation in roofspace to the land adjoining 105 Foxley Lane and rear of 18 Rose Walk
- Formation of access road and associated garaging
- Provision of refuse store
- Associated hard and soft landscaping

Site and Surroundings

- 3.2 The application site lies on the southern side of Foxley Lane and is currently forms part of the garden land of 105 Foxley Lane and 18 Rose Walk. There are a number of trees within the site and has a strong verdant character. The surrounding area is residential in character and comprises sizable two storey semi-detached and detached properties varying in design but all utilising a similar palette of materials, such as rough cast render, brick and timber detailing.
- 3.3 Foxley Lane is a heavily tree lined road frontage and this part of Foxley Lane forms part of the local area of special character. The site is subject to a formal tree preservation area and lies with a local area of special character and an area at risk of surface water flooding. The rear of the site behind 18 Rose Walk

lies within the Webb Estate Conservation Area. No's 14, 16 and 22 Rose Walk are included on the Councils Schedule of Locally Listed Buildings.

- 3.4 The application site has a PTAL (Public Transport Accessibility Level) rating of 1a/1b indicating the worst access to public transport. While the site has a poor PTAL rating bus routes are within reasonable walking distance from the site. Foxley Lane is classified as a London distributor road.

Planning History

- 3.5 None of relevance

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the development is acceptable given the residential character of the surrounding area.
- The design and appearance of the development is appropriate given the context of the site and in particular regards to the Webb Estate Conservation Area
- The development would preserve and enhance the 'Garden First' principles of the Conservation Area
- 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: 91 Objecting: 90 Support: 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:

- Overdevelopment/not in keeping with the area/overbearing development
- Overlooking/loss of privacy/light/sunlight
- Subdivision harmful the design principles of the Webb Estate CA

- New access road at odds with Webb Estate CA creating a backdoor to the estate
- Harm to Locally Listed building
- Sustainability not designed into buildings
- Loss/damage to trees
- Harm to local wildlife
- Noise and general disturbance
- Increase in pollution e.g. light, fumes etc
- Increase in anti-social behaviour/crime
- A letter of support was received however no details were given

6.3 Councillor Badsha Quadir [Objecting] has made the following representations:

- This will have serious implications on the status of the Webb Estate as a conservation area.

6.4 Councillor Steve O'Connell [Objecting] made the following representations:

- Out of character
- Garden grabbing
- Excessive massing
- The unique character of the Conservation Area will not be preserved.

6.5 Purley and Woodcote Residents Association [Objecting] made the following representations:

- The impact of the development upon the status of the Conservation Area

6.6 Chris Philp MP [Objecting] made the following representations:

- Fail to protect the garden first character
- Loss of vegetation and wildlife

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
- SP2.6 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
- UC5 Local areas of special character
- UC9 Locally listed buildings
- 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

7.6 There is relevant Supplementary Planning Guidance as follows:

- London Housing SPG March 2016

7.7 There is relevant non-statutory documentation as follows:

- Webb Estate and Upper Woodcote Village Conservation Areas Appraisal and Management Plan
- CAGG SPD

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. The examination took place between 18th May and 31st May 2017. Policies which have not been objected to can be given some weight in the decision making process. 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. Impact on local heritage
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 Paragraph 1.9 of the Webb Estate and Upper Woodcote Village Conservation Areas Appraisal and Management Plan states that,

“In applying its statutory powers the Council will operate policies, which are designed to ensure that the special significance and character of the Webb Estate are retained. The intention of these policies is not to inhibit development on the Estate but to ensure that it respects the character of the area.”

- 8.3 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 a residential development can be supported providing that the proposal respects the character (with particular regards to preserving the Webb Estate Conservation Area) and appearance of the surrounding area and there are no other impact issues.

Townscape and Visual Impact

- 8.4 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to the desirability of preserving or enhancing the character and appearance of the Webb Estate Conservation Area.
- 8.5 The site comprises land adjoining 105 Foxley Lane and part of the rear garden of 18 Rose Walk, which lies within the Webb Estate Conservation Area. The site forms part of an established garden and has a strong verdant character covered by Tree Preservation Order. The rear garden of 18 Rose Walk is 'L' shaped and therefore the subdivision in the site would result in two rectangular parcels of land, one lending itself to the new development of two dwellings and the other retained for the rear garden of 18 Rose Walk.
- 8.6 While it is acknowledged that there is no immediate back land/back garden developments sited between the properties on Foxley Lane and Rose Walk this area is unusually large and irregular in shape. This results in large parcels of under used urban land within an established residential and sustainable location.
- 8.7 Foxley Lane has been subject to significant development over recent years, to the western end there is a large number of infill dwellings and to the east the redevelopment of single dwellings to flats. As such the surrounding area has been subject to change and further intensification. In the wider context and just a short walk from the site lies Badgers Walk, a cul-de-sac development of 7 detached dwellings located to the southern side of Green Lane.

- 8.8 Foxley Lane and Rose Walk are both sites heavily screened by established vegetation along all boundaries. Due to combined depth of the site, existing boundary treatment and established vegetation there are limited views into the site from the surrounding area.
- 8.9 The two dwellings would be sited 14/15 metres from the proposed boundary with 18 Rose Walk, 51 metres from the pavement in Rose Walk and in excess of 96 metres from Foxley Lane. The applicant has approached the development bearing in mind the 'Garden First' principles of William Webb. This can be seen in the extensive indicative landscaping proposal, the quantity of built form to open space and sensitive approach to the materiality of the access road. The design of the buildings are inspired by the Arts and Crafts period and this can be seen in the elevational treatment. The dwellings would be orientated towards Foxley Lane allowing for a sensitive transition between the Conservation Area and the Local Area of Special Character. The buildings have been designed to comply with the Webb Estate Management Plan allowing for generous spacing to boundaries, not being less than 3 metres, with front and rear garden depths comparable with other properties within the Webb Estate.
- 8.10 As established above, the vehicular access would be gained from Foxley Lane and is capable of complying with the Council's adopted highway standards. Adequate parking is provided in accordance with the maximum standards while suitable space is allocated for cycle and refuse storage.
- 8.11 Samples of the external facing materials and a detailed landscaping proposal would be secured via condition to ensure that a high quality scheme is delivered.
- 8.12 The location of the refuse store is acceptable, although it may need to be larger in size. As such it is considered that the size, siting and design of the refuse store be secured via condition.
- 8.13 It is acknowledged that this proposal would introduce a tandem form of development which does not form part of the original layout of the estate by William Webb. However, as with Webb's original concept, this plot is being built independently around a set of garden first principles and would therefore preserve to the character and appearance of the surrounding area.
- 8.14 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.

Impact on heritage assets

- 8.15 As explained above, the principle of development has been accepted. Due to the specific parameters of the site, including reinstatement of historic plot boundaries to Rose Walk properties, access from Foxley Lane (rather than from within the conservation area) and retention of trees/enhancement of vegetation, the development would preserve important heritage assets.

- 8.16 The additional visual information provides greater clarity on the relationship between the new buildings, the conservation area, locally listed buildings and LASC. It indicates the limited visibility of the proposal from the streetscene. It is acknowledged that this level of visibility is subject to tree cover. It is therefore important to ensure an increase in screening (both deciduous and appropriate evergreen specimens) along the boundary to Rose Walk properties in particular, and to ensure that this is maintained in future years (should specimens for example not survive). Therefore it is suggested that such matters are secured through condition. Subject to this, the proposal would have an acceptable impact upon heritage assets.
- 8.17 Given its sensitive location, conditions should be added to ensure appropriate high quality traditional detailing and materials to the buildings, boundaries and hard landscaping. This should include large scale drawings for all architectural elements (eaves/windows/doors/chimneys etc) and samples of materials. Given the generous separation to the Locally Listed Building at 14, 16 and 22 Rose Walk the proposed development would preserve the setting of these heritage assets.

Housing Quality for Future Occupiers

- 8.18 Both units are substantial and would comply with internal dimensions required by the Nationally Described Space Standards.
- 8.19 Each dwelling would have excellent outlook with access to a large private garden with nearby garage. The proposed dwellings are 5 and 6 bedroom houses and contribute to the boroughs need for larger family housing.
- 8.20 Both dwellings are capable of being wheelchair accessible with adequate internal space should a need for a lift arise in the future.
- 8.21 The development is considered to result in a high quality development for future occupiers and is acceptable.

Residential Amenity for Neighbours

- 8.22 The site lies within an established residential area forming part of the land adjoining 105 Foxley Lane and part of the rear garden of Rose Walk. As such the new dwellings would be well separated from the properties in Rose Walk and Foxley Lane with separation distances of 54 and 68 metres.
- 8.23 Given the substantial separation distances and extensive boundary vegetation the development is not considered to result in an overbearing, visually intrusive development nor would it give rise to a loss of privacy.

Access and Parking

- 8.24 The application site is located within an area with a PTAL rating of 1a/1b which indicates very poor accessibility to public transport links, although a bus route is located within a short walking distance of the site. The development would provide a new access onto Foxley Lane and would provide 4 formalised parking spaces including additional informal parking areas. This provision is in

accordance with the maximum space standards set out in the UDP, with a 1:2 ratio in terms of detached dwellings.

- 8.25 The vehicular access would be sited to the north-eastern corner of 105 Foxley Lane and would gently curve in places to the south leading to the dwellings. The width of the access would be large enough in part to accommodate two passing vehicles, with sensitively placed passing points, while there is sufficient space within the site for vehicles to turn and exit in a forward gear.
- 8.26 The refuse store would be sited within 20 metres of the highway and is within acceptable drag distances for collection personnel. The size, siting and design of the store could be secured through condition without harming the visual appearance of the surrounding area.
- 8.27 The provision of extensive landscaping helps to integrate the development into its surroundings without compromising its safety. The applicant has indicated that the access road would be of a bound gravel material and it is expected that this is maintained as the landscaping proposal progresses to respect the character of the conservation area. Clarification over the technical details of the pedestrian visibility splays would be secured through condition.

Environment and sustainability

- 8.28 The site lies within a surface water flood risk area as identified by the flooding maps. Given that the scheme incorporates extensive 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.
- 8.29 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

- 8.30 The site is subject to a formal tree preservation order which seeks to preserve mature trees along north-eastern, south-eastern and northern boundaries with 109 Foxley Lane. The Council's Tree Officer has no objection to the proposal providing a Tree Protection Plan is submitted and approved prior to works commencing on site.
- 8.31 No other trees of merit are considered to be at risk from the development and subject to a suitable worded condition is considered acceptable in this respect.

Ecology

- 8.32 The applicant has submitted an Ecology Report with the application, although this was not a statutory requirement as the site is not near a designated site of nature conservation area and/or a site of specific scientific importance. The findings are supported. It is recommended that any mitigation as outlined in the report is secured through condition.

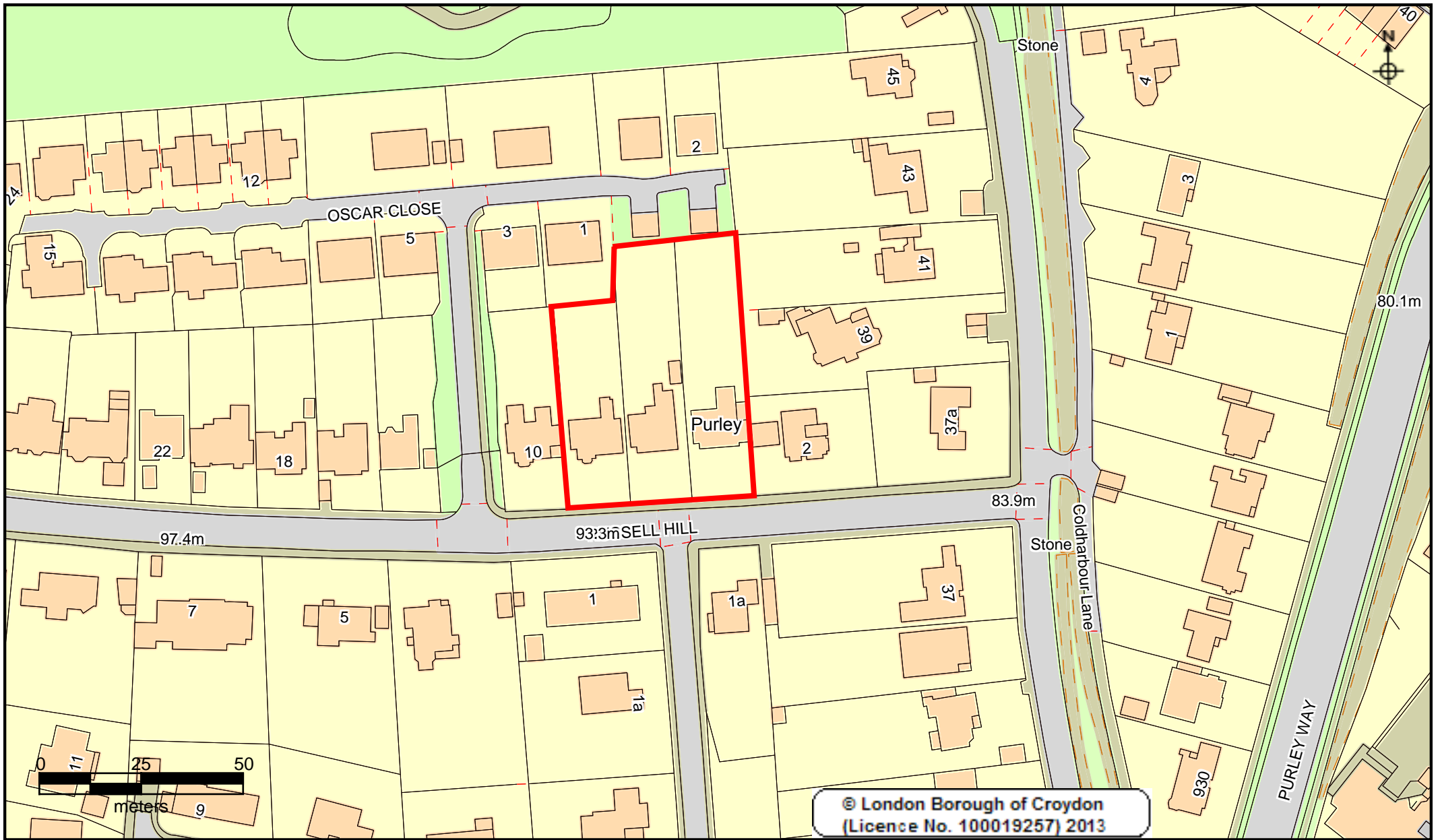
Covenants

8.33 Representations have raised the issue of restrictive covenants in regards to the subdivision of the plot but this is not a material planning consideration.

Conclusions

8.34 The proposal would result in the redevelopment of the site which would provide 2 additional large sized family homes. The dwellings would be in keeping with the character of the area (with particular reference to the Webb Estate) 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.

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



Crown Copyright Ordnance Survey (License No: 100019257) 2009

**CROYDON
COUNCIL**

London Borough Croydon

Scale 1:1250

10-Aug-2017

Page 36 of 64

PART 7: Planning Applications for Decision

Item 7.3

1.0 SUMMARY OF APPLICATION DETAILS

Ref: [17/02427/FUL](#) (*Link to associated documents on Planning Register*)
 Location: 4-8 Russell Hill, Purley, CR8 2JA
 Ward: Coulsdon East
 Description: Demolition of existing houses: erection of 2 three storey buildings, comprising a total of 15 two bedroom, 8 one bedroom and 7 three bedroom flats and the formation of vehicular access and provision of associated parking.
 Drawing Nos: 16-3905 001; 16-3905 002; 16-3905 003; 16-3905 004; 16-3905 005; 16-3905 011 Rev D; 16-3905 012 Rev A; 16-3905 013 Rev A; 16-3905 014 Rev B; 16-3905 015 Rev B; 16-3905 016 Rev B; 16-3905 017 Rev B; 16-3905 018 Rev A; 16-3905 019 Rev A; 16-3905 020 Rev A; 16-3905 021; 16-3905 022; 16-3905 023 Rev A; 16-3905 024 Rev A; 16-3905 025 Rev A; 16-3905 026; 16-3905 027; 16-3905 028 and 16-3905 029.
 Applicant: Buxton Building Contractors Limited
 Agent: David Ciccone of Robinson Kenning & Gallagher Architects
 Case Officer: Robert Naylor

	1 bed	2 bed	3 bed	Total
Flats	8 (2 person)	15 (11 x 3 person and 4 x 4 person)	7 (5 person)	30

All units are affordable units under a shared ownership tenure with 50% secured through a S106 agreement

Number of car parking spaces	Number of cycle parking spaces
16 (including 3 disabled space)	36

1.1 This application is being reported to Planning Committee because the ward councillor (Cllr Badsha Quadir) made representations in accordance with the Committee Consideration Criteria and requested committee consideration, 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 subject to:

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

- a) Affordable housing provision – on-site 50% shared ownership units (although 100% is proposed)
- b) Financial contribution towards air quality
- c) Local employment and training strategy and contribution
- d) Zero Carbon off-set contribution
- e) Car Club membership
- f) Monitoring Fee

- g) Any other planning obligation(s) considered necessary by the Director of Planning and Strategic Transport
- 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 implemented in accordance with submitted drawings
- 2) Details of materials to be submitted and approved
- 3) No windows other than as shown
- 4) Balcony screens as specified on the plans
- 5) Landscaping scheme including boundary treatment and maintenance strategy to be submitted and approved
- 6) Details of Boundaries; Finished Floor Levels; Visibility slays; Access ramp gradient; Swept paths; EVCP to be submitted
- 7) Approval of construction logistics plan
- 8) Arboriculture Method Statement to be submitted
- 9) Tree Protection measures
- 10) Replacement trees
- 11) Ecological details
- 12) Water efficiency 110L per hear per day
- 13) Sustainable development zero carbon
- 14) In accordance with the Flood Risk Assessment, Surface Water Management Plan and the approval of detailed design of a surface water drainage scheme
- 15) Air quality assessment to be submitted and approved
- 16) Reinstatement of raised kerbs
- 17) Travel Plan
- 18) Development to commence within 3 years of the date of permission
- 19) 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) Wildlife protection
 - 5) Subject to a legal agreement
 - 6) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport
- 2.4 That the Planning Committee confirms that adequate provision has been made, by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.
- 2.5 That, if by 6th December 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

Proposal

3.1 Demolition of three existing detached buildings and the erection of 30 new apartments on two new blocks one fronting Russell Hill (Block A) and a small development to the rear (Block B). These will consist of the following:

- Front two storey block (Block A) with roofspace accommodation and a glazed link comprising 8 x one bedroom units; 15 x two bedroom units and 2 x three bedroom units.
- Rear block (Block B) which utilises the topography to provide a part two storey and part three storey block accommodating 5 x three bedroom units.
- The buildings are traditional in design albeit with a modern interpretation and the indicative materials seek to respect local character.
- Provision of 16 off-street car parking spaces including 3 disabled bays with associated access via Russell Hill.
- The access road would comply with highway standards.
- Refuse storage for the flats would be provided within the front block and there is a detached cycle store at the rear of the site accessible by all units.
- The design of Block A would respect the appearance and massing of Russell Hill while the block to the rear would respond positively to the recent development located in Oscar Close.
- The applicants have secured an agreement for affordable housing with a registered providers for the scheme shared ownership with 50% of these being secured through the Section 106 agreement.

3.2 During the course of the application amended plans were submitted. These were generally minor alterations to fenestration, location of cycle stores and materials with the main change resulting in a reduction in height on Block B at the rear. These changes were not considered material and as such there was no need to re-consult the application.

4.0 Site and Surroundings

4.1 The application site lies on the northern side of Russell Hill and is currently occupied by three individual large detached properties. Whilst the host properties are traditional dwellings and form part of the residential character of the surrounding area, it is acknowledged that the surrounding area has been subject to a number of planning permissions and the overall character and appearance of the area has evolved.

4.2 Nevertheless the surrounding area is mainly residential with a number of flatted developments approved and built over the last 10 years.

4.3 The topography of the site is important with the land sloping steeply from front to rear (north to south) and also sloping away from west to east with the properties within

Oscar Close (west) significantly higher than the rear of the properties located between 37 – 45 Russell Hill Road which are located to the east of the application site.

- 4.4 The site adjoins a recent development to the north at Oscar Close which consists of a number of large detached two storey properties, with a two detached garages adjoining the site at the rear.
- 4.5 Most properties, including recent developments, are two/three stories in height with accommodation in the roof space being of a hipped roof form with prominent gable features.
- 4.6 Given that there are three individual properties located at the site at present there are multiple crossovers. The proposal seeks to consolidate this arrangement with two vehicular accesses, one at the western side of the development for the front parking provision and second located to the east end of the site (opposite 1a Russell Hill) allowing access via a gateway to the parking within the site.
- 4.7 There are a number of mature and well established trees at the rear of the site although these are not subject to any Tree Preservation Order (TPO). There is an individual TPO that includes the beech tree at the front of the site on Russell Hill.
- 4.8 The site PTAL rating of 4 (good), the location is easily accessible to 10 bus routes and also within reasonable walking distance of Purley Railway Station thus providing good access to public transport.

5.0 Planning History

- 5.1 There is no planning history associated to this site that would be of any direct reference to this planning application.

6.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- There are no protected land use designations on the site and therefore the principle of development is acceptable, subject to assessment of other related planning considerations.
- The proposed development would contribute positively to borough-wide housing targets and would deliver 30 new units (including 7 three bedroomed units) with 50% of these secured as affordable units under a shared ownership tenure.
- The development would create a good mix of unit types
- Given the scale and appearance of the existing built-form on site and the adjacent developments, the scale and density of development proposed would cause no harm to the visual amenities of the area.
- The layout and design of development ensures that the proposal would not have a detrimental impact on the amenity of the neighbouring residents.
- The development would provide an acceptable standard of living for future residents of the development in terms of internal accommodation and external amenity space.
- Adequate provision is made for soft landscaping
- Adequate parking, including disabled bays, electric vehicle charging points and cycle spaces are proposed subject to conditions
- The development would not have a detrimental impact on highway safety and efficiency

- Surface Water and Critical Drainage Flood Risk has been addressed and any outstanding matters can be secured through condition
- Reduction in carbon emissions and water usage can be controlled through condition

7.0 CONSULTATION RESPONSE

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

7.2 The following were consulted regarding the application:

Lead Local Flood Authority (Statutory Consultee)

7.3 An objection to the scheme was initially received. Further information has now been received to address LLFA concerns. In relation to the revised details, the LLFA do not object and are satisfied that a SuDs scheme can be provided on the site subject to the imposition of conditions. [OFFICER COMMENT: These are the conditions attached to the recommendation].

8.0 LOCAL REPRESENTATION

8.1 The application has been publicised by way of 4 site notices displayed in the vicinity of the application site, including two along Russell Hill, one in Oscar Close and one outside Russell Hill Lodge on Russell Hill Road. 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: 20 Objecting: 20 Supporting: 0

8.2 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:

- Adverse effect on the residential amenity of neighbours (noise, disturbance, overlooking, loss of privacy, overshadowing)
- Unacceptably high density and overdevelopment
- The application is 'garden grabbing' creating backland development.
- Out of keeping and has a negative visual impact on the character
- Loss of mature trees and gardens with impact on nature
- Over-bearing, out-of-scale and out of character
- Adverse impact on highway safety
- Lack of parking and increase street congestion and parking congestion.
- Cumulative impact of the developments approved in Russell Hill
- Noise, air and light pollution
- Increased flood risk
- Lack of consultation [OFFICER COMMENT: The site was advertised by four site notices and in the local press (see above) in accordance with the LPA's statutory requirements]

8.3 Chris Philp MP has objected to the proposed scheme on the following grounds:

- The proposal would be a significant over development of this site
- The proposal would unacceptably intensify the use of the site from three detached family homes to 30 flats accommodating an anticipated 75 people
- Poor amenity for the new residents including an anticipated 30 - 40 children
- Loss of vegetation and trees on the site and creation of significant hard standing

9.0 RELEVANT PLANNING POLICIES AND GUIDANCE

9.1 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.

9.2 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:

- Section 4: Promoting sustainable transport
- Section 6: Delivering a wide choice of quality homes;
- Section 7: Requiring good design;
- Section 8: Promoting healthy communities;
- Section 10: Meeting the challenge of climate change and flood risk;
- Section 11: Conserving and enhancing the natural environment;

9.3 The strategic and local policies that need to be taken into account as part of the Planning Committee deliberations are as follows:

9.4 Consolidated London Plan 2015 (LP):

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 3.11 Affordable housing targets
- 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
- 3.13 Affordable housing thresholds
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.11 Green roofs and development site environs
- 5.13 Sustainable drainage
- 6.9 Cycling

- 6.10 Walking
- 6.11 Smoothing traffic flow and tackling congestion
- 6.13 Parking
- 7.1 Lifetime neighbourhoods
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local Character
- 7.6 Architecture
- 7.8 Heritage assets and archaeology
- 7.14 Improving air quality
- 7.19 Biodiversity and access to nature
- 7.21 Trees and woodland

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

- SP1.2 Place Making
- SP1.3 Growth
- SP2.1 Homes
- SP2.3 & SP2.4 Affordable homes
- SP2.5 Mix of homes
- SP2.6 Quality and standard of homes
- SP4.1 & SP4.2 Urban design and local character
- SP4.13 Protection of heritage assets
- SP5 Community facilities
- SP5.2 Health and wellbeing
- SP6.1 Environment and climate change
- SP6.2 Energy and carbon dioxide reduction
- SP6.3 Sustainable design and construction
- SP6.4 Flooding
- SP7.4 Biodiversity
- SP8.3 & SP8.4 Pattern of development and accessibility
- SP8.6 Sustainable travel choice
- SP8.12 & SP8.13 Electric charging infrastructure
- SP8.17 Parking outside of high PTAL areas

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

- UD1 High quality and sustainable design
- 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
- UD15 Refuse and recycling storage
- NC4 Woodland Trees and Hedgerows
- EP1 Control of potentially polluting uses
- EP2 and EP3 Land contamination
- T2 Traffic generation from development
- T4 Cycling

- T8 Parking
- H2 Supply of new houses
- H5 Backland development
- CS2 Loss of community facilities

9.7 CLP1.1 & CLP2

- 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 and the examination took place in May/June this year. 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.

9.8 There is relevant Supplementary Planning Guidance as follows:

- London Housing SPG March 2016
- London Mayoral Affordable Housing SPG: Homes for Londoners August 2017. The SPG also recognises a wider range of affordable housing tenures and how the value of these tenures might be maximised whilst ensuring overall affordability for Londoners to either rent a home or purchase a property.
- The National Housing Space Standards October 2015 is also relevant to this application.

10.0 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of development
- Affordable housing
- Townscape and visual impact
- Residential amenity
- Living conditions of future occupiers
- Highway safety and car parking demand and supply
- Trees and biodiversity
- Flood risk and sustainable drainage
- Other planning matters

Principle of development

10.2 The appropriate use of land is a material consideration to ensure that opportunities for development are recognised and housing supply optimised. The application is for a flatted development providing additional high quality homes within the borough, which the Local Planning Authority (LPA) is seeking to promote. Furthermore the

scheme would provide the provision of 7 x three bedroom units, which the borough has an identified shortage of, and is seeking to provide throughout the borough.

- 10.3 The site is located within an existing residential area and as such providing that the proposal respects the character and appearance of the surrounding area and there are no other impact issues the principle is supported.

Affordable housing

- 10.4 Through negotiations during the application, the scheme is now being offered as 100% affordable housing. The legal agreement can only secure 50%. The offer is for all 30 units to be provided as shared ownership tenure, and evidence has been provided by the Registered Providers that the tenure has been justified.
- 10.5 The registered provider has indicated that there are currently 3,414 applicants registered, who live and work within the whole of the Croydon area. Of these applicants 856 applicants live within 2.5 miles of Russell Hill site. This highlights the strong demand for shared ownership in this area. Furthermore demand can be higher as many shared ownership purchasers only register as and when they see a scheme they are interested in.
- 10.6 The development would therefore comply with the requirements of policy and provide the maximum reasonable quantum of affordable housing, to a tenure agreed with the Registered Provider.

Townscape and visual impact

- 10.7 The existing properties do not hold any significant architectural merit and therefore their demolition can be supported. The proposal has two distinct blocks with a larger block located at the front of the site facing Russell Hill (Block A) and a smaller block located at the rear of the site (Block B) positioned behind two garages at the end of Oscar Close.

Block A (Front)

- 10.8 The development has been designed to work with the topography of the site, given that it slopes down from west to east. The scheme seeks to break up the massing of the proposal into two distinct units with a glazed link between and staggering these masses towards east side of the plot. The design has sought cues from the local area, using appropriate materials and features such as gables to provide a successful design response to the site, in keeping with the local pattern of development. The articulation of both of the blocks through varying the depths of the façade would also successfully break down the overall mass of the proposal, to the benefit of the Russell Hill street scene.
- 10.9 This design approach seeks to respect the dominant character type of large detached dwellings in appearance. The overall height of the proposal would be similar to the adjoining properties at numbers 10 Russell Hill (west) and 2 Russell Hill (east) given that the proposal steps down in accordance with the topography and the building heights, and as such has an acceptable relationship between eaves and ridge heights. The appearance of the development from the street scene is therefore acceptable.

- 10.10 The flatted building would vary in depth to a maximum of 18 metres. The western flank mass would be broken with a variation in depth, width and roof form while the eastern flanks would respond to the new access road.
- 10.11 The rear elevation would incorporate glazed elements emulated from the front façade and would be appropriate. There would be a minimum 18 metre separation distance between the rear of Block A to Block B, and in excess of 20m between block A and number 1 Oscar Close. The site offers sufficient existing soft landscaping and opportunities for further soft landscaping to mitigate the visual impacts of the development.
- 10.12 As with the adjoining properties, the proposed building would be centrally located with site access points at either end both via Russell Hill. The setting ensures that the development does not appear overly cramped in its plot. The front of the site will be landscaped and the beech tree will be protected and remain in order that the development would be in keeping with the area. Whilst it is acknowledged that the front of the site would be given over to hard-standing to allow for off street parking for the new dwellings, there are areas of soft landscaping at the ground floor and along the boundary of the site. This would reflect the arrangement of the neighbouring buildings and would be acceptable.

Block B (Rear)

- 10.13 To the rear the block again has been broken into two distinct masses with a glazed link between. The overall mass of Block B is smaller than that of Block A to the front of the site, thus providing a degree of subservience from the main block. These units are considered more in keeping with the detached properties at the rear of the site located in Oscar Close. The design seeks to use the topography, with the units appearing like two large two storey houses, albeit that the eastern unit would have three storeys, (with the use of semi basement) which is appropriate.
- 10.14 There would be a minimum 18 metre separation distance between the front flatted block and this unit, which is comparable to the current arrangement between the existing units and the neighbouring development at Oscar Close.
- 10.15 Given the overall scale of the development, the extent of hardstanding would not be excessive. The site offers sufficient opportunities for soft landscaping to the rear and Russell Hill frontage as well as between the proposed development and the neighbouring properties to the rear.
- 10.16 The application site is a substantial plot within an established residential area and is comparable in size to other flatted and neighbouring back-land developments approved in the vicinity and throughout the borough as a whole. The scale and massing of the new build will generally be in keeping with the overall scale of development found in the immediate area and the layout of the development respects the pattern and rhythm of neighbouring area, and would result in a high quality design. The materials proposed are to blend in with the existing area in terms of the brick, roof and window treatments which are considered acceptable and a high standard of design. Further details to ensure their compatibility will be required by way of a condition.

- 10.17 Representations have raised concern over the intensification of the site and overdevelopment. The site is in a suburban setting with a PTAL rating of 4 and as such the London Plan indicates that the density levels ranges of 200-350 habitable rooms per hectare (hr/ha) and the proposal would be in excess of this range at 364hr/ha. However, the London Plan further indicates that it is not appropriate to apply these ranges mechanistically, as the density ranges are broad, to enable account to be taken of other factors relevant to optimising potential, such as local context, design and transport capacity.
- 10.18 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.

Impact on residential amenity

- 10.19 In terms of the proposal the properties that are most affected adjoining properties at 2 and 10 Russell Hill and the property adjoining the site to the rear at 1 Oscar Close.

2 Russell Hill

- 10.20 The main increase in bulk of the proposal at Block A is experienced to the east of the site adjoining 2 Russell Hill, and is set in excess of 15m from the flank wall of this property with the proposed access road between these properties. The windows on this elevation serve bathrooms and have been indicated as obscured glazed, and can be conditioned as such, it is unlikely to cause issues of overlooking.
- 10.21 Whilst there would be a degree of overlooking as a consequence of the rear fenestration at Block A, 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.
- 10.22 In regard to Block B of the site given the topography of the site, the existing and retained trees and vegetation boundary and the separation between the properties in excess of 30m, this relationship is acceptable.
- 10.23 Whilst the access road and the rear car parking area has been located adjoining the property at number 2 Russell Hill, there is a significant soft landscape boundary screen between the properties and is a suitable treatment subject to conditions.

10 Russell Hill

- 10.24 Number 10 adjoins the proposal to the west. The rear building line is similar to that already experienced from the site, albeit 2.0m deeper. The adjoining property has windows in the upper floors facing the proposal, which serve a bedroom. This room is dual aspect and give the proposal will be built on the same flank building line and should not have a significant impact on these windows to an unacceptable degree. The upper floor of the proposal does contain flank windows which serve bathrooms and utility rooms which will be obscured glazed to prevent either actual or perceived levels of overlooking and loss of privacy. This can be secured by condition.

- 10.25 There are two balconies in this elevation at first and roof level that could have a perceived and actual level of overlooking on this property. These have been annotated as having obscured glazed screen, and again it is considered prudent to condition the application to ensure that the screening remains throughout the lifespan of the development.
- 10.26 As stated above the proposal does sit proud of the existing building line and this is also experienced at the front of the property where it adjoins number 10 albeit it is set off the boundary. Given that the building line is staggered this increase is not considered out of keeping and would not have a significant impact on the amenities of the adjoining property.
- 10.27 In terms of the impacts from Block B, similarly to 2 Russell Hill this part of the development is located suitably away and adequately screened as not to have an undue impact on overlooking or loss of privacy.

1 Oscar Close

- 10.28 There are windows in the upper floors of the existing houses to be demolished that face this property. The separation between 1 Oscar Close and Block A is in excess of 20m and there is a significant landscaped boundary located between the application site and which property ensures this relationship is acceptable.
- 10.29 The main impact will be experienced from Block B at the rear of the site, which sits forward of the rear building line of 1 Oscar Close. The new bulk of the proposal would be on the main property which is located approximately 6m from the boundary. The topography of the site slopes from west to east and as such 1 Oscar Close would be located on higher ground than that of the proposed development. The rear ground floor room serves a kitchen/diner and this room is dual aspect.
- 10.30 The existing boundary treatment consists of a well-established and well vegetated screen and these trees are proposed to be retained on site and would help mitigate any issues of overlooking and visual impacts from the development. There are no windows in the flank elevation of Block B. Nevertheless it is considered prudent to condition the application to prevent any windows to ensure that any future overlooking is mitigated.
- 10.31 The applicant undertook a daylight test on the windows of the existing properties most affected by the proposed scheme, and the report concluded that the proposal was acceptable in daylight terms and would be within the 80% tolerance for vertical sky components (VSC). The proposed development would not harm the residential amenities of the adjoining occupiers and is acceptable in this respect subject to conditions. Matters surrounding noise and air quality measures would be secured via condition and the legal agreement.

Living conditions of future occupiers

- 10.32 The proposal would comply with internal dimensions required by the Nationally Described Space Standards (NDSS). All units would have adequate outlook, with each of the units in excess of the minimum GIA requirements as set out in the NDSS.

- 10.33 The internal layouts would be acceptable with adequate room sizes and a large open plan living, kitchen and dining area. With regard to external amenity space, the London Housing SPG states that a minimum of 5sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm for each additional unit. All units have access to private amenity space via balconies which are in excess of minimum standards. Furthermore, all units will have access to the large communal gardens at the rear of the site.
- 10.34 In terms of accessibility, level access would be provided to both blocks there is a lift installed within Block A and disabled spaces are proposed for the parking area, each located close to entrance doors.
- 10.35 The development is considered to result in a high quality development offering a variety of housing types including 7 x three bedroom units all with adequate amenities and provides a very good standard of accommodation for future occupiers.

Highway safety and car parking demand and supply

- 10.36 The site is located within an area with a PTAL rating of 4 indicating the good accessibility to public transport. The location is easily accessible to 10 bus routes and also within reasonable walking distance of Purley Railway Station and Purley Town.
- 10.37 Given the mix of residential units being proposed the number of parking spaces (16 off street car parking spaces) is in compliance with Croydon Policy and the London Plan. A reduction to car ownership levels at the above location given the good PTAL rating is necessary together with the need to promote sustainable travel modes for the residents and the use of a Travel Plan will also assist which can be secured through a condition. The provision 3 no. disabled parking bay on site within the proposed parking facility for the development is welcomed.
- 10.38 Visibility splays will be achievable from the front parking area and the side access road to the east of the site, although details of access arrangement in compliance with current highway engineering standards should be submitted and this can be secured by way of a condition. A condition is necessary to reinstate the disused dropped kerbs to ensure the appearance of the street scene is maintained.
- 10.39 The location of refuse and cycle storage is acceptable with full details to be secured through condition. The streets management team have confirmed that there are no access issues, and that the developers need to purchase or hire the bins from the council or a third party.
- 10.40 In addition a Demolition/Construction Logistic Plan (including a Construction Management Plan) will be required through condition to ensure that further building works along this stretch of Russell Hill do not undermine the safety and efficiency of the highway network.

Trees and biodiversity

- 10.41 The trees at the rear of the site are not subject to a tree preservation order (TPO) although there is an individual TPO beech tree on the front boundary. The Council's

Tree Officer raises no objection to the development subject to suitably worded conditions requiring the existing retaining wall around the beech to be retained, a tree protection plan and replacement trees to be secured through the landscaping condition to mitigate any loss of trees to the rear. The development would therefore have an acceptable relationship with trees on site and in neighbouring gardens.

- 10.42 The applicants have submitted an Ecology Appraisal for the proposed. report indicated that no evidence of bat activity was recorded, but all three buildings had suitability for roosting bats. Some suitable bird nesting habitat exists on site and recommendations have been made regarding timings of works to avoid disturbance of nesting birds. The report recommended that further surveys for bats should be undertaken and that a precautionary removal of vegetation in relation to nesting birds should be adopted and ongoing maintenance of habitats prior to development. These can be secured by way of a condition.
- 10.43 If protected species are identified on site during the course of construction any species and/or their habitat would be protected under the Wildlife and Countryside Act of 1981. Any deliberate attempt to destroy protected species or their habitat would then become a criminal matter and this has been indicated as an informative.

Flood risk and sustainable drainage

- 10.44 The application site lies within an area at risk of surface and critical drainage area flooding as identified by the Croydon Plan. During the course of the application the applicant has submitted details of the drainage proposal on site to overcome concerns raised by the Local Lead Flood Authority. The proposals would be acceptable in relation to flood risk providing that an appropriate condition is attached.

Other planning matters

- 10.45 Conditions would be secured in relation to a 'Zero Carbon' and a water use target of 110L per head per day. If 'Zero Carbon' is not achievable on site a financial contribution would be secured via a Legal Agreement to off-set the carbon emissions.
- 10.46 The development would be CIL liable. The levy amount has been calculated to ensure that the development contributes to meeting the need for physical and social infrastructure, including educational and healthcare facilities.
- 10.47 An Employment and Training Strategy would be secured through the legal agreement to ensure the employment of local people during construction.

Conclusions

- 10.48 Taking all of the above planning considerations into account, it is recommended that planning permission should be granted.
- 10.49 All other relevant policies and considerations, including equalities, have been taken into account.

This page is intentionally blank

PART 7: Planning Applications for Decision

Item 7.4

1 SUMMARY OF APPLICATION DETAILS

Ref: [17/03313/FUL](#) (*Link to associated documents on Planning Register*)
 Location: 49 Bridle Road, Croydon CR0 8HP
 Ward: Shirley
 Description: Demolition of existing bungalow and erection of two storey building with accommodation in roofspace comprising 1 three bedroom, 2 two bedroom and 1 one bedroom flats and the formation of vehicular access and provision of associated parking.
 Drawing Nos: Location Plan 786_49BR__X000, Floor plans 786_49BR__X001 EX GRD, Elevations 786_49BR__X002 EX, Elevations 786_49BR__P100 EX AND PRO, Floor plans 786_49BR__P101 GRD AND PRO SITE, Floor plans 786_49BR__P102 PRO GRD, Layout Plans 786_49BR__P103 PRO, Floor plans 786_49BR__P104 PRO 1ST AND 2ND, Roof plan 786_49BR__P105 PRO, Elevations 786_49BR__P106 PRO FRONT, Elevations 786_49BR__XP107 PRO SIDES, Elevations 786_49BR__P108 PRO FRONT, Sections 786_49BR__P109 PRO - A-A, 786_49BR__P110 PRO - 1, 786_49BR__P111 PRO - 2 and 786_49BR__P113 PRO Received
 Applicant: Mr Yogesh Patel
 Agent: Miss Daniela Favero
 Case Officer: Mr Robert Naylor

	1 bed	2 bed	3 bed	4 bed
Flats	1 (2 person)	2 (1 x 3 person and 1 x 4 person)	1 (4 person)	

All units are for private sale

Number of car parking spaces	Number of cycle parking spaces
4	10

1.1 This application is being reported to Planning Committee because 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 to be submitted

3. Details of Refuse/Cycles/visibility splays/Disabled Parking Space/Electric vehicle charging point to be submitted
4. Access to flat roof restricted
5. Car parking provided as specified
6. Obscure glaze and fix shut above 1.70m above relevant finished floor level upper floor flank windows
7. Hard and soft landscaping to be submitted to incorporate SuDS
8. 19% Carbon reduction
9. 110litre Water usage
10. Permeable forecourt material
11. Construction Logistics Plan to be submitted
12. Time limit of 3 years
13. 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) Control of Noise and Pollution
- 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 The proposal includes the following:

- Demolition of existing detached bungalow
- Erection of a two storey building with accommodation in roofspace
- Provision of 1 x one bedroom flat, 2 x two bedroom flats and 1 ground floor three bedroom flat.
- Provision of 4 off-street spaces with associated access via Ash Road.
- Provision associated refuse and cycle stores

Site and Surroundings

- 3.2 The application site is a large detached bungalow occupying a prominent corner plot on the eastern side of Bridle Road close to the junction with Ash Road. The site is located in a mainly residential area and is located in a fairly generous plot.
- 3.3 The surrounding area is a mixture of a number of differing units including two storey, detached and semi-detached units alongside single storey bungalows similar to the host property. The majority of properties appear to be single family dwellinghouses. The site is located in an area of surface water flood risk.

Planning History

3.4 There is planning history associated with the site, which is detailed as follows:

- 14/02519/GPDO – A prior approval application was submitted to the LPA in June 2014 for the erection of an 8m rear extension. This was refused consent as the scheme would have exceeded 4m in height and planning permission would have been required.
- 14/03150/GPDO – A new prior approval application was submitted in July 2014 for a similar 8m rear extension however the height had been lowered. As such prior approval notification was issued in September 2014.
- 14/03821/GPDO – A further prior approval application was submitted in September 2014 for a 4.5m rear extension. A prior approval notification was issued in November 2014.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the development is acceptable given the residential character of the surrounding area.
- 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 Nationally Described Space Standard (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 host property close to the adjoining property on Bridle Road and one to the rear of the site in close proximity to 47 Ash Road. 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: 28 Objecting: 28 Supporting: 0 Comment: 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:

- Our of keeping in the surrounding area – Visually obtrusive
- Overdevelopment
- Loss of privacy and overshadowing
- Increase in off-street parking in already congested area

- Unsafe parking close to junction
- Create noise and disruption
- Loss of garden land and trees
- Negative impact on local services and facilities
- Increase flooding
- Lack of consultation [OFFICER COMMENT: The site was advertised by two site notices (see above) in accordance with the LPA's statutory requirements]

6.3 Spring Park Residents Association Shirley have objected to the scheme and made the followings representations:

- Not in Keeping with the area
- Over Development
- Traffic or Highways

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
- 7.8 Conservation of archaeological interest
- 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 and the examination took place in May/June this year. 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 Planning Committee are required are as follows:

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
8. Other matters

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. The existing property at the site is a small family dwellinghouse, and it is acknowledged that the Policy H11 of the UDP seeks to protect small family units. However, it is considered that an exception to policy could be justified on the basis that the policy seeks to protect the older terraced properties, which this is not. The terraces are often the cheapest type of family housing in the area, and is this type of house that often provides good single-family accommodation, but are often too small to convert into adequate flatted accommodation that maintains residential standards and amenity.

8.3 The application is for a flatted development which would provide additional high quality homes within the borough, which the Local Planning Authority (LPA) is seeking to promote. Furthermore the scheme would provide the provision of additional smaller family units through the provision of a three bedroom unit within the property itself, which the borough has an identified shortage of, and is seeking to provide throughout the borough.

8.4 The site is located within an existing residential area and as such providing that the proposal respects the character and appearance of the surrounding area and there are no other impact issues the principle is supported.

Townscape and Visual Impact

8.5 The existing unit does not hold any significant architectural merit and therefore the demolition can be supported. The proposal is for the demolition of the existing

bungalow and the erection of a two storey (plus roof space accommodation) flatted development that would consist of 4 units (1x1 bedroom unit; 2x2 bedroom units and 1x3 bedroom unit). Whilst it is acknowledged that there would be an increase in the overall scale and massing of the development, this would not be out of character, given that there are numerous examples of two storey dwellings in close proximity to the site. Furthermore, the appearance has been specifically designed to be akin to a large family dwellinghouse in terms of character and appearance rather than a “block of flats” and as such would not appear out of keeping in the surrounding area.

- 8.6 The design of the building incorporates a modest form of development given the corner plot with a traditional feel, albeit a more modern interpretation. It still incorporates traditional materials such as brickwork for the main building with two rendered gabled bays to the front of the property. Whilst larger than the current unit, the design has sought to contain features of the surrounding area and has been designed to be similar to the adjoining properties.
- 8.7 The main difference from the existing property to the proposed development is the increase in height and depth. The overall footprint has increased to accommodate the single storey rear extension at the site which would be comparable to a large householder rear extension, and would be similar to the existing rear building line at the adjoining property 53 Bridle Road. The front elevation will sit in a similar position as the existing front elevation and as such would not project forward of the existing building line and the scheme will not appear as an intrusive feature to the streetscene.
- 8.8 Whilst the proposal would be higher than the immediately neighbouring bungalows, the additional height would not dominate those adjoining properties. The height helps to link the proposed building to the larger buildings opposite and on the adjoining corner. The building responds well to its corner setting on Bridle Road and Ash Road and as such the design, scale and massing of the proposal positively responds to the character and appearance of the area, and would provide a building which would change but enhance the current appearance of the application site.
- 8.9 As with the adjoining properties, the proposed building would be centrally located and this setting ensures that the development does not appear overly cramped in its plot. The proposed property frontage would be soft landscaped (secured by condition) which would be similar to the front garden treatment along this street. The rear of the site would provide a more hard landscape treatment and would accommodate the off-street parking (four spaces), refuse and cycles stores. This would reflect the arrangement of the neighbouring buildings and would be acceptable.
- 8.10 Representations have raised concern over the intensification of the site and overdevelopment. The site is a suburban setting with a PTAL rating of 2 and as such the London Plan indicates that the density level ranges of 150-200 habitable rooms per hectare (hr/ha) and the proposal would be within this range at 184 hr/ha.
- 8.11 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 and would respect local character.

Housing Quality for Future Occupiers

8.12 The proposal would comply with internal dimensions required by the Nationally Described Space Standards (NDSS) and all units are in excess of the minimum GIA requirements as set out in the NDSS, as highlighted in the following table:

8.13

Unit	Bedrooms	GIA	NDSS requirement (GIA)
1	2 (3P)	66 sqm	61 sqm
2	3 (4P)	90 sqm	74 sqm
3	1 (2P)	50 sqm	50 sqm
4	2 (4P)	79 sqm	79 sqm

8.14 The internal layouts would be acceptable with adequate room sizes and a large open plan living, kitchen and dining area and includes the provision of a three bedroomed unit.

8.15 With regard to external amenity space, the London Housing SPG states that a minimum of 5sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm for each additional unit. The three bedroom family unit has access to a private amenity space of 36sqm, and the ground floor 2 bedroom unit would have access to 40sqm of private amenity space to the front of the property. The remaining upper floor properties have access to the communal gardens at the rear of the site that would exceed the amenity space standards.

8.16 The provision of private balconies is not a feature of the area and there is potential to impact on the amenities of the adjoining residents, so no private balconies/terraces are proposed. It would be prudent to condition the flat roof on the single storey element not to be used as a balcony or terrace.

8.17 In terms of accessibility, level access would be provided to both ground floor units which includes the three bedroomed family unit. The development is considered to result in a high quality development offering a variety of housing types with adequate amenities and provides a very good standard of accommodation for future occupiers.

Residential Amenity for Neighbours

8.18 In terms of the proposal the properties that are most affected adjoining properties at 53 Bridle Road adjoining the site and 47 Ash Road to the rear of the site.

Impact on 53 Bridle Road

8.19 The front building line of the proposal has been replicated and would be generally consistent with the existing properties on along Bridle Road including the adjoining property at number 53. The main changes are experienced at the rear of the site with an increase in the depth of the property and the height of the main building increasing by a storey.

- 8.20 In regard to depth, the single storey ground floor element would be approximately 18.3m deep, with the first floor element approximately 13.3m deep however ground floor element will be akin to the existing rear building line at this adjoining property and given that this element would be single storey would be appropriate in this regard. However, it is prudent to condition the use of the roof to ensure that it is not used as a terrace or balcony to limit overlooking.
- 8.21 The new bulk of the proposal would be the first floor and roof element which is located approximately 2.6m from the boundary with number 53 which is also located 2.6m from this boundary. There are five ground floor windows at number 53 facing the proposal one serves the kitchen which is dual aspect while the remaining four serve non-habitable rooms. There is a close board fence and extensive vegetation along this boundary which is sought to be retained, and would help mitigate any issues of overlooking from the ground floor windows which serve bedrooms.
- 8.22 There is an upper floor window that serves the kitchen/living room of flat 3, however this could be conditioned to be obscured glazed and fixed shut above 1.70m from the relevant finished floor level to mitigate actual and perceived levels of overlooking and loss of privacy, as the room is dual aspect and has a front window as well. Nevertheless it is considered prudent to condition the application to the proposed fenestration to ensure that any future overlooking is mitigated along this flank elevation.
- 8.23 Whilst there would be a degree of overlooking as a consequence of the rear fenestration, this is not uncommon in a suburban location. 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 47 Ash Road

- 8.24 The separation between the properties is in excess of 30m from both the ground and first floor elements and the significant landscaped boundary located between this property and application site, this relationship is acceptable.
- 8.25 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 acceptable.

Access and Parking

- 8.26 The location has a PTAL level of 2 which indicates poor level of accessibility to public transport links. The parking is generally unrestricted in the surrounding roads with spare capacity on street. The new dwelling would benefit from four off street parking space. One space shows a step free access which could be used for a designated disabled bay, details of which can be secured by way of a condition. The scale and nature of the development is such that it is likely to have a negligible impact adjoining highway network.

- 8.27 Maximum car parking standards as described in Appendix 2 of the Croydon UDP state that a maximum of 5 car parking spaces should be provided for the scheme as a whole although it should be noted that these are maximum standards. The Strategic Transport team has no objection. Whilst not achieving these maximum standards, there would be a 1:1 parking ratio which would promote sustainable travel in the borough. 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.
- 8.28 The applicant is proposing a single vehicle access in Ash Road and the vehicles would be able to access and exit the site in forward gear. It is prudent to attach a condition to ensure that highway visibility splay standards and turning heads are incorporated. As such the development it is not considered to harm the safety and efficiency of the highway network.
- 8.29 Cycle storage facilities would comply with the London Plan (which would require 8 spaces) as these are secure and undercover. There is scope for the space allocated for cycles and bin storage to be used more effectively, as such further details of these can be secured by way of a condition.
- 8.30 Representations have raised concern that construction works will be disruptive and large vehicles could cause damage to the highway. Whilst it is acknowledged that the site could reasonably be accessed from Ash Road, it would be prudent to control details of construction through the approval of a Construction Logistics Plan. Overall however, it is not considered that the development would affect highway safety along the access road. The applicant has submitted a Demolition/Construction Logistic Plan (including a Construction Management Plan) however, further revisions are required and as such these details will need to will be secured through a condition.

Environment and sustainability

- 8.31 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.
- 8.32 The site lies within a surface water flood risk area. 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

- 8.33 None of the trees on site are subject to a tree preservation order. The Council's Tree Officer raises no objection to the development subject to a suitably worded condition secured through the landscaping condition to mitigate any loss. The development would therefore have an acceptable relationship with trees on site and in neighbouring gardens.
- 8.34 The application site is not near an area of special scientific interest or a site of nature conservation value. From the officer's site visit, there is no evidence to suggest that

any protected species are on site and as such further surveys are not deemed necessary.

- 8.35 Nevertheless, 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.

Other matters

- 8.36 Representations have raised concerns that local schools and other services will be unable to cope with additional families moving into the area. The development will be liable for a charge under the Community Infrastructure Levy (CIL). This payment will contribute to delivering infrastructure to support the development of the area, such as local schools.

Conclusions

- 8.37 The principle of development is considered acceptable within this area. The design of the scheme is 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.
- 8.38 All other relevant policies and considerations, including equalities, have been taken into account.

This page is intentionally blank