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London Borough Croydon

Scale 1:1250

24-Aug-2017



1.0 SUMMARY OF APPLICATION DETAILS

Ref: 17/00824/FUL
 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.