

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

Reserve Members: Hamida Ali, Simon Brew, Steve Hollands, Maddie Henson, Bernadette Khan, Shafi Khan, Stuart King, Maggie Mansell, Helen Pollard and Andy Stranack

(Five Members selected from the Planning Committee membership above for the Planning sub-Committee:

Councillors Humayun Kabir, plus Sherwan Chowdhury, Manju Shahul-Hameed and 2 minority group members)

A meeting of the **PLANNING SUB-COMMITTEE** which you are hereby summoned to attend, will be held on **Thursday 14th January 2016 at the rise of Planning Committee but no earlier than 8:30pm**, in **The Council Chamber, The Town Hall, Katharine Street, Croydon CR0 1NX** .

JULIE BELVIR  
Borough Solicitor & Monitoring Officer  
Director of Legal & Democratic Services  
London Borough of Croydon  
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8 Mint Walk, Croydon CR0 1EA

MARGOT ROHAN  
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www.croydon.gov.uk/agenda  
4 January 2016

Members of the public are welcome to attend this meeting. If you require any assistance, please contact the person detailed above, on the righthand side.

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

## **AGENDA - PART A**

- 1. Minutes of the meeting held on Wednesday 16th December 2015 (Page 1)**

To approve the minutes as a true and correct record.

- 2. Apologies for absence**

- 3. Disclosure of Interest**

In accordance with the Council's Code of Conduct and the statutory provisions of the Localism Act, Members and co-opted Members of the Council are reminded that it is a requirement to register disclosable pecuniary interests (DPIs) and gifts and hospitality in excess of £50. In addition, Members and co-opted 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 those disclosable pecuniary interests at the meeting. This should be done by completing the Disclosure of Interest form and handing it to the Business Manager at the start of the meeting. The Chairman will then invite Members to make their disclosure orally at the commencement of Agenda item 3. Completed disclosure forms will be provided to the Monitoring Officer for inclusion on the Register of Members' Interests.

- 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. Planning applications for decision (Page 5)**

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

**6.1 15/03450/P 78 Grecian Crescent, London, SE19 3HH (Page 8)**

Erection of two storey three bedroom detached house at side Ward:  
Upper Norwood

Recommendation: Grant permission

**6.2 15/04151/P 78 Grecian Crescent, London, SE19 3HH (Page 18)**

Alterations; erection of single storey rear extension Ward: Upper Norwood  
Recommendation: Grant permission

**6.3 15/04683/P Land R/O 31-33 Croham Valley Road, South Croydon, CR2 7JE (Page 26)**

Erection of four bedroom single storey detached house with basement; provision of associated parking

Ward: Selsdon & Ballards

Recommendation: Grant permission

**6.4 15/03673/P 14 Blenheim Gardens, South Croydon CR2 9AA (Page 38)**

Erection of a two storey four bedroom house at rear (fronting Cranleigh Close)

Ward: Sanderstead

Recommendation: Grant permission

**7. Camera Resolution**

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

**AGENDA - PART B**

None

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## PLANNING SUB-COMMITTEE

Meeting held on Wednesday 16th December 2015 at 7:00pm in Room F9, The Town Hall, Katharine Street, Croydon CR0 1NX

### MINUTES - PART A

Present: Councillor Paul Scott (Chairman);  
Councillor Humayun Kabir (Vice-Chairman);  
Councillors Jamie Audsley, Jason Perry and Susan Winborn

Also present: Councillors Andy Stranack and Helen Pollard

#### **A82/15 MINUTES OF THE MEETING HELD ON THURSDAY 26TH NOVEMBER 2015**

**RESOLVED** that the minutes of the meeting held on Thursday 26 November 2015 be signed as a correct record.

#### **A83/15 DISCLOSURE OF INTEREST**

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

#### **A84/15 URGENT BUSINESS (IF ANY)**

There was no urgent business.

#### **A85/15 EXEMPT ITEMS**

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

#### **A86/15 PLANNING APPLICATIONS FOR DECISION**

##### **6.3 15/03466/P Forestdale Service Station, 76 Selsdon Park Road, South Croydon, CR2 8JT**

Continued use as service station (without compliance with condition 1 - hours of use - attached to planning permission 93/00810/P)

Ward: Heathfield

Mr Rupert Ainsworth (Pegasus PG) spoke in support, as the agent Councillor Andy Stranack, ward Member for Heathfield, spoke in objection, on behalf of local residents

After consideration of the officer's report, Councillor Paul Scott moved and Councillor Jason Perry seconded the officer's recommendation and the Committee voted unanimously in favour (5) to **APPROVE** planning permission for continued use as a service station at Forestdale Service Station, 76 Selsdon Park Road, South Croydon, CR2 8JT for a temporary period of a year, with correction of condition 1 to read: 'The vacuum cleaner, car wash, jet wash and tyre inflator would be disabled during the proposed additional hours and would not be operational **except** between 0730 and 2200.' Also an additional condition requiring the use of timers and signage to prevent use outside the controlled hours will be added.

**6.1 15/02448/P 175A Brigstock Road, Thornton Heath, CR7 7JP**  
Use as a place of worship  
Ward: West Thornton

Mr Azad Azam (DPB Ltd) spoke as the agent, on behalf of the applicant

After considering the officer's report, Councillor Humayun Kabir moved and Councillor Paul Scott seconded the officer's recommendation and the Committee voted unanimously in favour (5) to **APPROVE** planning permission for change of use at 175A Brigstock Road, Thornton Heath, CR7 7JP.

**6.4 15/04123/P The Star, 101 Southbridge Road, Croydon, CR0 1AJ**  
Continued Use as Car Wash (without compliance with condition 1 -limited period - attached to planning permission 13/02479/P)  
Ward: Fairfield

Mr Brendan Godsil spoke in objection, as a neighbour to the site

Mr Graham Miles (Architect), spoke as the agent, in support of the application  
Councillor Helen Pollard, ward Member for Fairfield, spoke in objection, on behalf of local residents

After considering the officer's report, Councillor Paul Scott moved and Councillor Jason Perry seconded the officer's recommendation and the Committee voted 4 in favour, with 1 abstention, to **APPROVE** planning permission for continued use as a car wash at The Star, 101 Southbridge Road, Croydon, CR0 1AJ, with additional conditions for screening to mitigate water seepage into neighbours' gardens and a reduction in hours on Sundays and bank holidays to 10am-4pm.

The referrals were withdrawn on the following two items, which will now be decided under delegated authority:

**6.2 15/03339/P Land R/0 27 Avondale Road, South Croydon, CR2 6JE**  
Erection of single storey detached building at rear  
Ward: Croham

**6.5 15/04359/P 33 Bishops Close, Coulsdon, CR5 1HH**

Erection of single storey front/side and rear extensions; rear decking

Ward: Coulsdon East

**MINUTES - PART B**

None

The meeting ended at 8:14pm

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**PART 6: Planning Applications for Decision**

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**1 INTRODUCTION**

- 1.1 In this part of the agenda are reports on planning applications for determination by the 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 This Committee can, if it considers it necessary or appropriate to do so, refer an agenda item to the Planning Committee for consideration and determination. If the Committee decide to do this, that item will be considered at the next available Planning Committee, which would normally be the following evening.
- 1.5 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.
- 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 PROVISION OF INFRASTRUCTURE

- 3.1 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:
  - Education facilities
  - Health care facilities
  - Projects listed in the Connected Croydon Delivery Programme
  - Public open space
  - Public sports and leisure
  - Community facilities
- 3.2 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.

#### **4 FURTHER INFORMATION**

- 4.1 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.

#### **5 PUBLIC SPEAKING**

- 5.1 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.

#### **6 BACKGROUND DOCUMENTS**

- 6.1 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.

#### **7 RECOMMENDATION**

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



## 1 APPLICATION DETAILS

- 1.1 Ref: 15/03450/P  
Location: 78 Grecian Crescent, London, SE19 3HH  
Ward: Upper Norwood  
Description: Erection of two storey three bedroom detached house at side  
Drawing No.s: OS Map, 1543/10B, 1543/12B, 1543/13B  
Applicant: Mr Taylor  
Agent: Mr Pierson  
Case Officer: Lauren McHugh

- 1.2 This application is being reported to committee because objections above the threshold in the Committee Consideration Criteria have been received.

## 2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The provision of a 3 bedroom dwellinghouse is acceptable in principle.
- The proposal would have an acceptable impact on the character of the area and the amenities of the adjoining occupiers.
- The proposal would be acceptable with regards to the accommodation for future occupiers.
- The proposal would have an acceptable impact on parking demand and the efficiency of the highway.
- The environmental performance of the proposed building could be secured through the use of a condition in the event of a grant of planning permission.

## 3 RECOMMENDATION

- 3.1 That the Committee resolve to GRANT planning permission.
- 3.2 That the Director of Planning is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

### Conditions

- 1) Built in accordance with approved drawings
- 2) Details of external facing materials to be submitted and approved
- 3) Obscure glazing to be provided to first floor windows in southern elevation
- 4) No windows to be provided, other than as specified in the application
- 5) Details of landscaping
- 6) Details of bin storage and cycle parking
- 7) Removal of Permitted Development Rights
- 8) Commence within 3 years
- 8) Any other planning condition(s) considered necessary by the Director of Planning

### Informatives

- 1) Site notice removal

- 2) Community Infrastructure Levy (CIL) – Granted
- 3) Any informative(s) considered necessary by the Director of Planning

## 4 PROPOSAL AND LOCATION DETAILS

### Proposal

- The applicant seeks full planning permission for the erection of a two storey three bedroom detached house at the side of 78 Grecian Crescent. The dwelling would measure a maximum of 10.7m in depth, 6.3m in width and 5.6m to the eaves. The dwellinghouse would measure a maximum of 8.1m in height to the top of the hipped roof. There would be an area of soft landscaping provided at the front of the dwelling and the existing dropped kerb would be raised. To the rear, a sizable garden space would be provided, predominantly comprising of soft landscaping. No car parking spaces are proposed.

### Site and Surroundings

- 4.1 The site is located on the eastern side of Grecian Crescent in Upper Norwood. The site is not designated by the Croydon Local Plan: Strategic Policies (2013).
- 4.2 The surrounding area is predominantly residential in character, comprising mainly of semi-detached pairs on the eastern side of Grecian Crescent and modern detached properties to the opposite side of the road.

### Planning History

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

15/04151/P: Alterations; erection of single storey rear extension. **Pending Decision**

15/02097/P: Erection of two storey five bedroom detached house at side with accommodation in roofspace. **Permission refused** on grounds of the proposal being out of keeping with the character of the locality, detrimental to the visual amenity of the street scene and visually intrusive for adjoining occupiers

92/00212/P: Erection of single storey rear extension. **Permission granted**

## 5 CONSULTATION RESPONSE

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

## 6 LOCAL REPRESENTATION

- 6.1 The application has been publicised by way of 2 site notices displayed in the vicinity of the application site. The number of representations received from

neighbours/local groups in response to notification and publicity of the application were as follows:

No of individual responses: 16      Objecting: 16    Supporting: 0

6.2 The following issues were raised in representations that are material to the determination of the application, and they are addressed in substance in the next section of this report:

### **Objections**

- Plans have not changed except roof windows have been taken out
- Out of keeping with character of street due to massing and design
- Privacy issues
- Loss of light
- Does not follow building line as the rear of the house extends further back into the garden in line with no. 78
- Building works at adjacent 78 Grecian Crescent without planning permission
- The extended property at 78 Grecian Crescent should not be used as a reference point
- Queen Mary Road is on a lower land level than Grecian Crescent which makes development even more overbearing
- Visual intrusion
- Need to draw the blinds and subsequently will lose natural light
- Even though this new application does not have a loft extension, at present, there is no stopping the builder putting one in once the house is built, as you don't need planning
- Would be built on top of a currently hidden stream [OFFICER COMMENT: There is no evidence to support this statement.]
- Proposed changes to the property are insufficient to address the previous objections which resulted in a denial of permission by the council.
- Space between 78 and 82 is not wide enough to build a 3 bedroom house
- Pressure on parking
- Increase in traffic
- Concern regarding the density
- Addition of decking encroaches even more

6.3 The following issues were raised in representations, but they are not material to the determination of the application:

- Compromise the value and saleability of our property
- Footings of the house will put great pressure on the back walls of the gardens as there is an underground river running along the back of both gardens pushing very wet heavy earth [OFFICER COMMENT: This is a Building Control Matter.]

## **7 MATERIAL PLANNING CONSIDERATIONS**

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

1. The principle of the proposed development;
2. The impact of the development upon the character of the area and the visual amenity of the streetscene;
3. The impact of the development upon the residential amenities of the adjoining occupiers;
4. The standard of accommodation for future occupiers;
5. The impact of the development upon the safety and efficiency of the highway network;
6. The environmental performance of the proposed building

### **The principle of the proposed development**

7.2 The NPPF Chapter 6 Delivering a Wide Choice of Quality Homes states that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

7.3 The London Plan (consolidated with alterations since 2011) Policy 3.3 *Increasing Housing Supply* seeks to meet identified housing needs.

7.4 The Croydon Local Plan: Strategic Policies (2013) Policy SP2.1 *Homes* applies a presumption in favour of development of new homes provided applications for residential development meet the requirements of Policy SP2 and other applicable policies of the development plan.

7.5 Croydon Plan 2006 (Saved Policies 2013) H2 states that the Council will permit housing development within the existing built-up area "provided this does not conflict with its aim of respecting the character of residential areas".

7.6 The principle of the residential development is considered to be acceptable subject to the proposals meeting the requirements of the Policies as detailed below.

### **The impact of the development upon the character of the area and the visual amenity of the streetscene**

7.7 Policy SP4 of the Croydon Local Plan: Strategic Policies (2013) concerns Urban Design & Local Character. SP4.1 is of particular relevance to this proposal which states that the Council will require development of a high quality, which respects and enhances Croydon's varied local character and contributes positively to public realm, landscape and townscape to create sustainable communities. The Council will apply a presumption in favour of development provided it meets the requirements of Policy SP4 and other applicable policies of the development plan. Policy UD2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013 states that "Development proposals will be permitted provided they reinforce and respect the development pattern, where they



contribute to local character”. Policy UD3 requires development to “Respect the height and proportions of surrounding buildings”.

- 7.8 The Croydon Plan (2006) Saved Policy 2013 UD15 *Refuse and Recycling Storage* states that new development will only be permitted if it provides temporary storage space for refuse which is generated by the development and which is adequately screened and conveniently located.
- 7.9 The Croydon Plan (2006) Saved Policy 2013 Policy UD14 requires all landscape associated with new development to be considered as an intrinsic part of the overall design concept and should be considered in detail at the outset.
- 7.10 London Plan (consolidated with alterations since 2011) Policy 7.4 also states that: *‘Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings’*. Policy 7.6 of the London Plan states *‘Architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context’*.
- 7.11 The siting of the proposed dwelling would respect the established front building lines of the existing semi-detached properties along this section of Grecian Crescent. The proposed front ground floor bay window feature and entrance, covered by a pitched roof, echoes the design feature to the front of adjacent number 82 Grecian Crescent. Whilst the submitted elevation drawings do not show the full streetscene and only show the relationship between the proposed development and number 78 Grecian Crescent, it is considered that the height of the property would respect the existing development pattern. As compared to previously refused application 15/02097/P, the massing of the proposed dwellinghouse has been substantially reduced at the roof level. All accommodation has been removed from the roof space and the gable end, table top roof form as refused under 15/02097/P, has been replaced with a hipped roof form. Furthermore, the rear dormer extension has been removed from the scope of the plans. The massing of the development is now considered to be more appropriate to the local context.
- 7.12 The existing semi-detached properties on the eastern side of Grecian Crescent have been used as a point of reference. It is noted that the proposed dwellinghouse cannot replicate the existing houses since it has to be detached, although the roof form should complement the existing development pattern. The adjoining property at number 78 Grecian Crescent has recently undergone a hip to gable roof extension, under permitted development. However, this is the only example of a gable end roof within this row of semi-detached pairs. It is considered that the proposed infill property with a hipped roof form would appear in-keeping with the local architectural character.
- 7.13 Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013 requires amenity space which respects the character of the area. The proposed amenity space is considered to be acceptable from a townscape perspective as it would provide a similar area to properties on Grecian Crescent.
- 7.14 The proposed materials comprise of pebbledash/ rendered brickwork and plain roof tiles to match the donor property. The palette of materials is considered to be

acceptable, although full details would be secured by way of condition in the event of a grant of planning permission.

- 7.15 In considering the proposed refuse store, no details have been provided on the plans. However, further details of the siting and design would be secured by way of condition in the event of a grant of planning permission.
- 7.16 With regard to landscaping, the provision of hard and soft landscaping is considered to be acceptable. However, full details to include the proposed boundary treatment, would be secured by way of condition in the event of a grant of planning permission.

### **The impact of the development upon the residential amenities of the adjoining occupiers**

- 7.17 Policy UD8 states that the Council will have regard to the following factors when considering proposals for new residential development – (i) Form and layout of existing and adjacent buildings; (ii) privacy and amenity of occupiers of surrounding buildings ensuring that both new and existing occupiers are protected from undue visual intrusion and loss of privacy; and... (v) maintenance of sunlight or daylight amenities for occupiers of adjacent properties’.
- 7.18 The proposal should be considered in relation to the adjoining properties at 78 Grecian Crescent, 82 Grecian Crescent and the properties to the rear along Queen Mary Road.
- 7.19 In considering the relationship with number 78 Grecian Crescent, this property has an existing, recently built two storey rear extension extending across part of the rear elevation. There is an enforcement case relating to these works under ref no. 15/0346/C. Whilst there is no formal planning history for this extension, the Enforcement Officer confirmed on a site visit on 02/10/2015 that the two storey rear extension now falls within the remit of permitted development. The rear building line of the proposed dwelling would extend no further than the rear building line of the two storey rear extension which runs adjacent to the boundary. As such, there are considered to be no harmful impacts in terms of a loss of outlook, light or visual intrusion for the occupiers of number 78. All windows on the flank elevation facing number 78 Grecian Crescent would be obscure-glazed, fixed up to 1.7m from the finished floor level. As such, there are no privacy issues foreseen.
- 7.20 In relation to number 82 Grecian Crescent, the proposed dwellinghouse would project by 2.75 metres beyond the main rear elevation of this adjoining property at the two storey level. The adjoining property at number 82 Grecian Crescent is stepped in from the flank boundary and therefore there would be a separation distance of 2.65 metres. Furthermore, there is an existing small projection at ground floor level on this adjoining property and the nearest first floor window on the property is obscure-glazed. Under the previously refused application 15/02097/P, the massing of the roof form was considered to result in an over-dominant structure which would result in visual intrusion and a loss of outlook for these adjoining occupiers. However, the revised roof form removes the dormer extension and the hipped roof would now slope away from this adjoining property. It is considered that the proposal would no longer appear visually intrusive for these adjoining occupiers and their outlook would be adequately preserved. It is not considered that the proposal would result in an undue loss of light for these adjoining occupiers. There

would be no windows on the flank elevation of the property facing 82 Grecian Crescent and therefore no privacy issues are foreseen.

- 7.21 In considering the relationship between the proposed dwelling and the existing properties to the rear at Queen Mary Road, there would be a minimum separation distance of 25 metres between the rear of the new dwelling and the rear elevations of the properties along Queen Mary Road. This is considered to be an adequate separation distance in order to ensure that these adjoining occupiers would not experience undue visual intrusion or a loss of outlook, light or privacy as a result of the proposals. Furthermore, it is not considered that there would be undue visual intrusion from within the rear gardens of the adjoining properties of Queen Mary Road given the proposed dwelling is stepped in from the rear boundary by 11.9 metres. Whilst it is noted that the subject site is located at a higher land level than the properties along Queen Mary Road, the development pattern has already been established along Grecian Crescent, with similar separation distances between properties.
- 7.22 The proposal would result in an increased number of occupants inhabiting the application site. Nevertheless, the proposal is not considered to result in undue noise and disturbance for the adjoining occupiers, thereby complying with Policy EP1 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013- *Control of Potentially Polluting Uses*.
- 7.23 The proposal would result in a reduction in the rear amenity space for the occupiers of 78 Grecian Crescent. However, the loss is not considered to be so significant so as to warrant a refusal reason.

#### **The standard of accommodation for future occupiers**

- 7.24 London Plan Policy 7.1 states that in their neighbourhoods, people should have a good quality environment. The NPPF attaches great importance to the design of the built environment. One of core planning principles (paragraph 17) in the NPPF is that decisions should 'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. London Plan Policy 3.5 taken together with the Mayor's Housing SPG requires development of the highest quality and places a strong emphasis on the internal quality of new residential development. As set out in Table 3.3 of the London Plan and the nationally described space standards, a 3 bedroom, 5 person dwellinghouse, over 2 stories, should have a minimum internal floor area of 93 square metres. As measured from the plans, the gross internal floor area would measure 111.2 square metres, which would comply with the above standard.
- 7.25 In terms of the individual bedrooms, it is noted that the single bedroom falls slightly short of the 7.5 sqm requirement for a single bedroom, measuring a total of 6.6 sqm. However, the bedroom would measure in excess of the 2.15 metre minimum width requirement and on balance, this is deemed to be acceptable.
- 7.26 The proposal is considered to provide an acceptable amount of light and outlook from the proposed habitable rooms.
- 7.27 Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policy 2013 UD8 states that (iv) Residential amenity space should be considered as an integral part of the design of the overall development concept. It is considered

that the proposed amenity space provides an acceptable amenity area for residents.

### **The impact of the development upon the safety and efficiency of the highway network**

- 7.28 The Croydon Plan (2006) Saved Policy 2013 T2 *Traffic Generation from Development* states that development will only be granted where the traffic generated by a development can be satisfactorily accommodated on nearby roads, allowing for ameliorating measures such as the increased use of public transport or cycling. The Croydon Plan (2006) Saved Policy 2013 T8 *Parking Standards* sets out parking standards for residential development. The London Plan 2011 Policies 6.3 *Transport Capacity* and 6.13 *Parking* should also be considered.
- 7.29 The proposal does not include the provision of any car parking spaces and would result in the loss of one garage. The site has a PTAL rating of 2, with relatively low access to local public transport links. Notwithstanding this, it is considered that the lack of car parking is acceptable in this instance since an off road parking space could not be easily accommodated at this site, without impacting negatively on townscape. Specifically, the front building lines are established along this section of Grecian Crescent and as seen at the adjoining properties, this leaves insufficient space for off-road parking. It is considered that any increased demand in car parking spaces as a result of this development could thus be accommodated through on-street car parking. Furthermore, it is not considered that a 3 bedroom dwelling would generate a significant increase in vehicular activity in the local area.
- 7.30 London Plan Policy 6.9 *Cycling* requires all developments to provide dedicated storage space for bicycles. The Croydon Plan (2006) Saved Policy 2013 T4 requires new development to provide sufficient, safe and secure cycle parking facilities. The application does not include cycle parking on the plans and further details regarding siting and design would be attained through a condition in the event that this application was granted planning permission.

### **The environmental performance of the proposed building**

- 7.31 Policy SP6 of CLP1 requires development to make the fullest contribution to minimising carbon dioxide emissions in accordance with the London Plan energy hierarchy. Policy SP6.3 of CLP1 requires new build residential development to achieve a minimum of Level 4 of the Code for Sustainable Homes or equivalent. Following the withdrawal of the Code earlier this year, the equivalent standard being sought on new build residential development is a 19% reduction in CO2 emissions produced by the development (beyond the 2013 Building Regulations) and a water use target of 110 litres per head per day to be achieved. This can be secured by condition in the event that planning permission is granted.

### **Conclusions**

- 7.32 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

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**1 APPLICATION DETAILS**

- 1.1 Ref: 15/04151/P  
 Location: 78 Grecian Crescent, London, SE19 3HH  
 Ward: Upper Norwood  
 Description: Alterations; erection of single storey rear extension  
 Drawing No.s: OS Map, 1543/05, 1543/06, 1543/07, 1543/10 (dated Nov. 2015),  
 1543/11 (dated Nov. 2015) and 1543/12 (dated Nov. 2015)  
 Applicant: Mr Taylor  
 Agent: Mr Pierson  
 Case Officer: Lauren McHugh

- 1.2 This application is being reported to committee because objections above the threshold in the Committee Consideration Criteria have been received.

**2 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- The proposal is considered to have an acceptable impact on the character of the dwellinghouse and the visual amenity of the streetscene.
- The proposal is not considered to result in harm to the amenity of adjoining occupiers.

**3 RECOMMENDATION**

- 3.1 That the Committee resolve to GRANT planning permission.
- 3.2 That the Director of Planning is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

**Conditions**

- 1) Materials to match the existing
- 2) Commence within 3 years
- 3) Any other planning condition(s) considered necessary by the Director of Planning

**Informatives**

- 1) Site notice removal
- 2) Any informative(s) considered necessary by the Director of Planning

**4 PROPOSAL AND LOCATION DETAILS**

**Proposal**

- 4.1 Number 78 Grecian Crescent has been recently extended without planning permission and this site is currently subject to enforcement investigation under 15/00346/C. The Enforcement Officer has measured the dormer extension and gable end roof extension and both fall within the remit of permitted development and

therefore planning permission is not required. However, the building works also comprised of a part-two storey, part-single storey rear extension, which involved the removal of a pre-existing single storey rear extension. The new part-two, part-single storey rear extension did not meet the requirements of permitted development. Specifically, the single storey element was sited within 2 metres of the boundary and the height to the eaves of the whole structure exceeded 3 metres. This was the case on site, at the time the current application (15/04151/P) was submitted on 16/09/2015. The applicant was given two options, to either apply for the part-single storey and part-two storey extension as one full planning application or to remove the previously erected single storey element and seek to prove that the two storey element constitutes permitted development. On the basis that the two storey extension as built does not require planning permission, the applicant could then have the option to continue with the current application (15/04151/P) for the erection of a single storey rear extension.

- 4.2 The applicant opted to demolish the single storey element. This was confirmed by the Enforcement Officer on a site visit on 02/10/2015. Therefore, the two storey rear extension is no longer sited within 2 metres of the boundary and now constitutes permitted development. This is shown in the existing drawings submitted with the application and reflects the extensions on site, as of 02/10/2015. Once these issues had been clarified, the full planning application for the single storey rear extension could continue.
- 4.3 The applicant seeks full planning permission for the erection of a single storey rear extension to infill the area to the side of the lawful two storey rear extension. Amended plans were received during the course of the application, showing an increase in the height of the single storey element from 3.0 metres to 3.5 metres. The single storey extension would measure 3.0 metres in depth and 2.45 metres in width. The extension would measure 2.9 metres to the eaves and would feature a part-sloping, part-flat roof. The flat roof would measure 3.5 metres at its highest point. The extension would feature coloured render and would comprise of a tiled roof. A set of bi-fold doors would be provided across the rear elevation of the single storey addition and the existing two storey rear extension.

### **Site and Surroundings**

- 4.4 The site is located on the eastern side of Grecian Crescent in Upper Norwood. The site is not designated by the Croydon Local Plan: Strategic Policies (2013).
- 4.5 The surrounding area is predominantly residential in character, comprising mainly of semi-detached pairs on the eastern side of Grecian Crescent and modern detached properties to the opposite side of the road.

### **Planning History**

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

15/03450/P: Erection of two storey three bedroom detached house at side.

**Decision Pending**



15/02097/P: Erection of two storey five bedroom detached house at side with accommodation in roofspace. **Permission refused** on grounds of the proposal being out of keeping with the character of the locality, detrimental to the visual amenity of the street scene and visually intrusive for adjoining occupiers

92/00212/P: Erection of single storey rear extension. **Permission granted**

## 5 CONSULTATION RESPONSE

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

## 6 LOCAL REPRESENTATION

6.1 The application has been publicised by way of 2 site notices displayed in the vicinity of the application site. The number of representations received from neighbours/local groups in response to notification and publicity of the application were as follows:

No of individual responses: 13      Objecting: 13      Supporting: 0

6.2 The following issues were raised in representations that are material to the determination of the application, and they are addressed in substance in the next section of this report:

### Objections

- Inaccuracies in the planning statement and drawings.
- The original single storey extension was not removed. This means that the two storey extension cannot come under permitted development.
- The original extension has stayed in place and the height increased by approximately 600 mm at the same time the second floor was added.
- Single storey encroaches over the boundary with number 76 and this is not shown on the drawings. The plans also show a gap which is not as built. [OFFICER COMMENT: The application is for a proposed development and not for the retention of an existing structure on site. As such, the application will be assessed on the basis of the drawings submitted. These drawings demonstrate that the proposed extension would be contained within the site boundaries.]
- In conjunction with the proposed 3 bedroom house, it will be totally imposing to the houses behind in Queen Mary Road. [OFFICER COMMENT: The application is for the erection of a single storey extension only. The impact of the proposed 3 bedroom house to the side of number 78 Grecian Crescent is considered separately under 15/3450/P.]
- Height and scale
- Loss of privacy
- Loss of light
- Visual intrusion
- Planning permission should be passed before any works started
- The extensions shown on the existing plans have never been built

- It is appalling that the council have allowed this house to be near completion without having put a stop to these works.
- The kitchen extension is higher than previous one and with an added storey on top of it.
- Out of proportion with other houses in Grecian Crescent
- Height is more than 3 metres
- Workmen are currently taking down part of the roof in readiness for an Inspector to visit tomorrow.
- Most of the original garden to the rear has been taken away
- Cannot recall an existing single storey rear extension built in the 1980s as I only have papers that relate to the single storey rear extension for 1992
- Loss of outlook as the roofline is higher than the original
- Internal kitchen layout drawing is different to arrangement on site

6.3 The following issues were raised in representations, but they are not material to the determination of the application:

- Nothing in writing regarding Party Wall Act [OFFICER COMMENT: This is a civil matter.]
- Where there was damage this has mostly been put right [OFFICER COMMENT: This is a civil matter.]
- Concern that the foundations are not strong enough to support a two storey structure [OFFICER COMMENT: This is a Building Control matter.]
- Chimney stack has been removed but this is not shown on proposed roof plan. Is this safe? [OFFICER COMMENT: This is a Building Control matter.]

6.4 Councillor John Wentworth expressed an interest in this case. Specifically, concerns were raised with regards to the enforcement issues at the site and the accuracy of the submitted plans.

## **7 MATERIAL PLANNING CONSIDERATIONS**

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

1. The impact of the development upon the character of the area and the visual amenity of the streetscene;
2. The impact of the development upon the residential amenities of the adjoining occupiers;

### **The impact of the development upon the character of the area and the visual amenity of the streetscene**

7.2 Policy SP4 of the Croydon Local Plan: Strategic Policies (2013) concerns Urban Design & Local Character. SP4.1 is of particular relevance to this proposal which states that the Council will require development of a high quality, which respects and enhances Croydon's varied local character and contributes positively to public

realm, landscape and townscape to create sustainable communities. The Council will apply a presumption in favour of development provided it meets the requirements of Policy SP4 and other applicable policies of the development plan. Policy UD2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013 states that “Development proposals will be permitted provided they reinforce and respect the development pattern, where they contribute to local character”. Policy UD3 requires development to “Respect the height and proportions of surrounding buildings”.

- 7.3 London Plan (consolidated with alterations since 2011) Policy 7.4 also states that: *‘Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings’*. Policy 7.6 of the London Plan states *‘Architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context’*.
- 7.4 Supplementary Planning Document No.2 (SPD No.2) on ‘Residential Extensions and Alterations’ states that single storey rear extensions should be subordinate to the original dwellinghouse. It should be noted that the dwellinghouse has already been extended under permitted development and these extensions are not for consideration under this application. The single storey rear extension, subject of this application, would represent a modest addition to this already enlarged property. The extension is considered to be acceptable in terms of scale and design and is not considered to detract from the character of the host property. The painted render walls and roof tiles would be complimentary to the host dwelling, whilst the bi-fold door across the rear of the property is also considered to be acceptable in visual terms.
- 7.5 The extension would not be visible from within Grecian Crescent and therefore no harmful impacts are foreseen.

#### **The impact of the development upon the residential amenities of the adjoining occupiers**

- 7.6 Policy UD8 states that the Council will have regard to the following factors when considering proposals for new residential development – (i) Form and layout of existing and adjacent buildings; (ii) privacy and amenity of occupiers of surrounding buildings ensuring that both new and existing occupiers are protected from undue visual intrusion and loss of privacy; and... (v) maintenance of sunlight or daylight amenities for occupiers of adjacent properties’.
- 7.7 The proposal should be considered in relation to the adjoining property at 76 Grecian Crescent and the properties to the rear at Queen Mary Road.
- 7.8 SPD No.2 states that the maximum acceptable projection beyond the rear of the neighbouring building for terraced and semi-detached dwellings is generally 3 metres, although on well separated detached dwellings, a larger extension may be permissible. The adjoining number 76 Grecian Crescent has not been extended and the proposed single storey element would therefore project by 3.0 metres beyond the windows on the main rear wall of this property. The roof would also slope away from the shared boundary. The depth and height of the extension is not

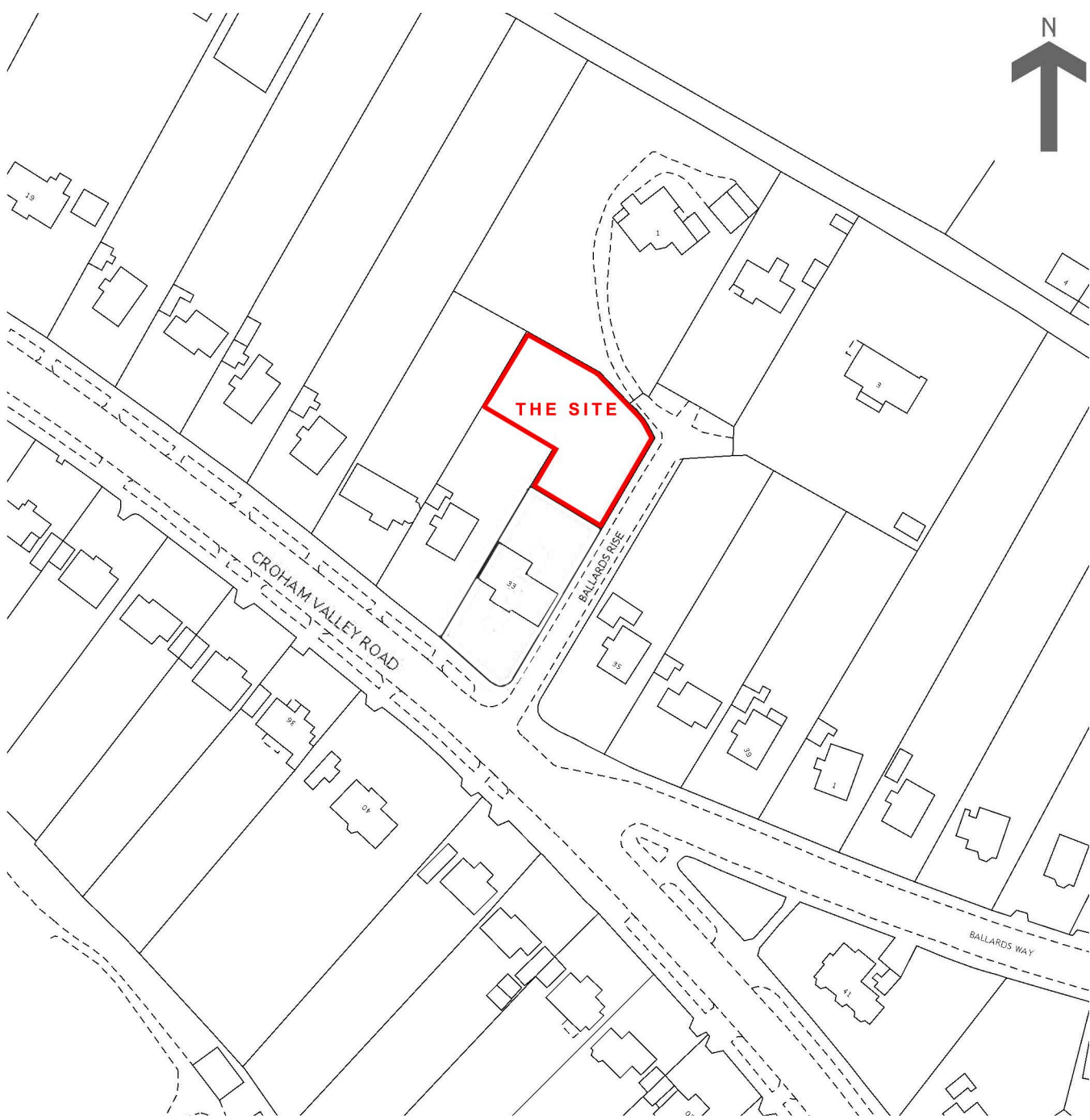
considered to result in undue visual intrusion or a loss of outlook for these adjoining occupiers.

- 7.9 Due to adequate separation distances, of at least 25 metres, the proposed single storey rear extension would not result in undue visual intrusion or a loss of light for the adjoining occupiers to the rear at Queen Mary Road. Furthermore, the extension would not compromise the privacy of these adjoining occupiers.

### **Conclusions**

- 7.10 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

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Date : June 14

Status : Title

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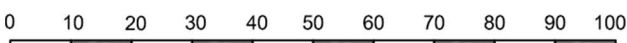
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Client : **SilverLeaf**

Project : **Land to rear of 31 Crowham Valley Road**

Drawing : **Location Plan**

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**PART 6: Planning Applications for Decision**

**Item 6.3**

**1 APPLICATION DETAILS**

Ref: 15/04683/P  
Location: Land to the rear of 31-33 Croham Valley Road, CR2 7JE  
Ward: Selsdon and Ballards  
Description: Erection of a four bedroom single storey detached house with basement; provision of associated parking.  
Drawing Nos: 2014-453-D01, 2014-453-002, 2014-453-010, 2014-453-011, 2014-453-012, 2014-453-013, 2014-453-014, JBA 15/99 landscape masterplan, 1479LS, Design and Access Statement  
Applicant: Mr Owens  
Case Officer: Hayley Crabb

- 1.1 This application is being reported to committee because the ward councillor (Cllr Sara Bashford) 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 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- 2.1 Planning permission has previously been granted for the erection of a detached single dwelling (15/01937/P). This proposal incorporates a basement area to that previously granted.
- 2.2 The proposed development would not have a detrimental impact on the character of the wooded hillside or the wider surrounding area and overcomes grounds for refusal on previous schemes.
- 2.3 The development would not have a detrimental impact to the amenity of adjoining occupiers.
- 2.4 The space standards set out in the London Housing SPG are significantly exceeded and adequate parking is provided. The proposal is therefore considered acceptable.

**3 RECOMMENDATION**

- 3.1 That the Committee resolve to grant planning permission.
- 3.2 That the Director of Planning is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

## **Conditions**

- 1) Details of materials to be agreed
- 2) Planting scheme to be approved, implemented and retained as such for 5 years
- 3) Bin and bike stores to be provided
- 4) Energy efficiency measures to be incorporated
- 5) Visibility splays to be provided
- 6) Works to be carried out in accordance with the approved plans
- 7) Commence within 3 years
- 8) Any other planning condition(s) considered necessary by the Director of Planning

## **Informatives**

- 1) Community Infrastructure Levy liability
- 2) Notification of Construction Code of Practice
- 3) Removal of Site Notices
- 4) Any other informative(s) considered necessary by the Director of Planning

## **4 PROPOSAL AND LOCATION DETAILS**

### **Proposal**

- 4.1 Full planning permission has been sought for the erection of a detached four bedroom single-storey house with basement, formation of vehicular access, provision of associated parking and landscaping.
- 4.2 The main house has been designed as a modern building with a flat green roof, and of a brick, vertical timber cladding and glass construction with aluminium framed glazing.
- 4.3 Landscaping includes a screening belt of semi-mature planting between the house and the southern edge of the site. The vehicular access would be from Ballards Rise with provision for two off-street car parking spaces.
- 4.4 The proposal is the same as the previously approved 15/01937/P scheme with the exception of the provision of a basement, light wells and internal alterations.

### **Site and Surroundings**

- 4.5 The application site is located on the north eastern side of Croham Valley Road (a local distributor road), on the western side of the junction with Ballards Rise. Number 33 is currently a two storey detached property. The proposed backland development would front onto Ballards Rise.



- 4.6 Croham Valley Road is characterised by detached properties set back from and fronting the road, set in relatively generous plots. There are three houses at the end of Ballards Rise which also have spacious grounds. There is a significant rise in land levels from Croham Valley Road up Ballards Rise of at least a storey.
- 4.7 The area of the site constitutes a “wooded hillside” and the land to the North of Ballards Farm Road is designated as Metropolitan Green Belt. It has a Public Transport Accessibility Level (PTAL) of 1b, considered to be “poor”.

### Planning History

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

07/00115/P Erection of detached three bedroom house at rear with integral garage, formation of vehicular access onto Ballards Rise.

**Refused** on grounds of character of the locality, unsatisfactory cramped backland development, detrimental to the amenities of adjoining occupiers from loss of privacy, poor outlook and visual intrusion and inadequate private amenity space

10/00910/P Erection of a detached two bedroom bungalow at rear; formation of vehicular access onto Ballards Rise

**Refused** on grounds of character of the locality, unsatisfactory cramped backland development and detrimental to the amenities of adjoining occupiers from loss of privacy and visual intrusion

**Appeal dismissed** on character ground only

14/02840/P Erection of a detached house and detached garage, provision of associated parking

**Refused** on grounds of character of the locality, unsatisfactory cramped backland development and detrimental to the amenities of adjoining occupiers from visual intrusion

**Appeal dismissed** on character ground only, stating:

*"The site contributes to the hillside setting which is an attractive and pleasant feature of the area. The hillside is not entirely free from development... The development's impact would be visually unavoidable, appearing noticeably and prominently above the dwellings in Croham Valley Road, punctuating the hillside and appearing at odds with the established pattern of development leading to unacceptable harm to the character and appearance of the area".*

The Inspector went on to state *"The scheme before me has sought to address that point [the cramped and overcrowded nature of the previous development dismissed at appeal, and] would not be too dissimilar to others in the vicinity. However, the proportion of the plot covered by the development would be a significant departure from the established pattern of residential dwellings in the area such that I find*

*this aspect of the scheme would also be out of character with the area".*

*In terms of impact on adjoining occupiers the Inspector stated: "having regard to the separation distances and the single-storey nature of the garage (the closest building to the boundary), the proposal would not be overly intrusive to neighbouring properties. The proposal therefore accords with UDP policy UD8 which seeks to protect residential amenity".*

15/01512/P Erection of a detached house and associated parking and landscaping.

**Refused** on same grounds as the above, being a very similar scheme

15/01937/P Erection of a detached three bedroom house and provision of associated parking

**Approved** but not implemented

## **5 CONSULTATION RESPONSE**

5.1 The views of the Planning Service are expressed in the Material Planning Considerations section below.

## **6 LOCAL REPRESENTATION**

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

No of individual responses: 20      Objecting: 20      Supporting: 0      Comment: 0

6.2 The following Councillor made representations:

- Councillor Sara Bashford [objecting]

6.3 The following issues were raised in representations that are material to the determination of the application, and they are addressed in substance in the next section of this report:

### **Objections**

- Out of keeping/character with other buildings and the area
- The proposal will set a precedent for future development
- Out of character with the area in terms of form and layout with existing properties on the wooded hillside

- Too large for the plot/larger than that previously granted/50% of area
- No other properties having living accommodation in a basement
- Impact on wildlife due to development or currently undeveloped area
- Backland development out of keeping with the character of the area and detrimental to the host properties
- At 90 degrees (side facing) to all other surrounding properties and would have a small garden out of character with the size of the gardens of the surrounding properties and area as a whole
- Lacking of parking resulting in visitors having to park on Ballards Rise resulting in an obstruction for delivery/emergency vehicles
- Property would be contemporary in design which would be higher than the houses in the valley and would not respect their height
- Impact on residential amenity due to overlooking/visual intrusion and loss of privacy
- Impact on Metropolitan Green Belt as the structure would be visible from within it.
- Excavation would lead to structural and land instability on neighbouring properties & unsightly retaining walls/severely alter the water table/flooding
- Impact on wildlife due to development and impact on existing vegetation
- Insufficient parking and very narrow road leading resulting in obstruction
- The proposal will set a precedent for future development

6.4 The following issues were raised in representations, but they are not material to the determination of the application:

- Delivery/construction vehicles (Officer comment: The Council has a code of practice for construction sites)
- Planning rules being disregarded (Officer comment: Each application is judged on its own individual merits)

## **7 MATERIAL PLANNING CONSIDERATIONS**

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

- 1) The design and appearance of the development and its effect upon the character and appearance of the surrounding area
- 2) The impact of the development upon the residential amenities of the adjoining occupiers
- 3) Quality of residential accommodation
- 4) Highways and parking

### **The impact on the character and appearance of the area**

7.2 The Croydon Local Plan: Strategic Policy SP2.1 applies a presumption in favour of development of new homes. Croydon Local Plan – Strategic Policies SP4

concerns Urban Design & Local Character. SP4.1 is of particular relevance to this proposal which states that the Council will require development of a high quality, which respects and enhances Croydon's varied local character and contributes positively to public realm, landscape and townscape to create sustainable communities. The Council will apply a presumption in favour of development provided it meets the requirements of Policy SP4 and other applicable policies of the development plan. London Plan policies 7.4 and 7.6 "Local Character" and "Architecture", take a similar approach, requiring development to be in keeping with the character of the area, highlighting the pattern and grain of existing spaces and streets and not causing unacceptable harm to the amenity of surrounding land and buildings.

- 7.3 Croydon Plan 2006 (Saved UDP Policies 2013) H2 states that the Council will permit housing development within the existing built-up area "provided this does not conflict with its aim of respecting the character of residential areas". Policy H5 states that "Residential development on back garden and backland sites will only be permitted where it respects the character and protects the amenity of adjoining residential areas. In particular, ... b) The form, layout, siting and site area should respect the existing character...". Paragraph 11.41 states that "the pattern of development, urban form and character of well-established residential areas could be considerably altered by back garden and backland development". Policy UD2 states that "Development proposals will be permitted provided they reinforce and respect the development pattern, where they contribute to local character". Policy UD3 requires development to "Respect the height and proportions of surrounding buildings".
- 7.4 Policy UD9 requires the Council to protect the special character of wooded hillsides and ridges. Policy UD13 states that "car and cycle parking must be designed as an integral part of a scheme and not be allowed to dominate or determine the urban form". Policy RO6 requires development to protect the setting of Metropolitan Green Belt Land.
- 7.5 London Plan Policy 3.5 *Quality and Design of Housing Developments* states that the design of all new housing developments should enhance the quality of local places, taking into account physical context; local character; density; tenure and land use mix; and relationships with, and provision of, public, communal and open spaces, taking particular account of the needs of children and older people.
- 7.6 The application site is located on rising land to the north east of Croham Valley Road. This slope forms part of a substantial hillside which provides a wooded backdrop to the street scene. Housing in Croham Valley Road consists typically of large detached dwellings set back from the road on generous plots. The site has a frontage to Ballards Rise, a cul-de-sac running alongside No 33 and giving access to three dwellings on higher land to the rear of Nos 29 to 39 Croham Valley Road. The Ballards Rise houses have a spacious setting and are partially screened by the mature hillside vegetation.

- 7.7 As noted in “Planning History” above, the application site has been subject to recent planning applications for residential development comprising one single dwelling; all those relating to two storey dwellings have previously been refused.
- 7.8 Key to assessing whether the proposal has a detrimental impact on the character of the area is considering its setting on a wooded hillside in close proximity to Metropolitan Green Belt. The applicant has provided a landscaping strategy which includes screening of the proposed building from the south through the provision of semi-mature planting between the building and the boundary.
- 7.9 This, together with the single storey nature of the proposal and its setting in the middle of the site is considered to lead to the building not being easily visible from the key vantage point of the junction of Ballards Rise and Croham Valley Road and partially screened from views between houses on Croham Valley Road.
- 7.10 Whilst the proposal would be visible from Ballards Rise and potentially from Ballards Farm Road to the North, it is considered to be adequately screened and sited to have no detrimental impact on the wooded hillside and to not detract from views of the Metropolitan Green Belt. As such, the proposal is considered to be in keeping with the character of the area in this regard. A detailed landscaping strategy has been provided which is considered acceptable.
- 7.11 Policies relating to character and the architecture of developments make clear that developments of a different style for the norm in an area may be acceptable where they are of their own right well designed. The proposal is considered to be a high quality of design making use of a modern style and palette of materials and the most of the land levels of the site.
- 7.12 As the proposal is to develop a rear garden area, it constitutes backland development. However the proposal faces on to a road, and so has the same relationship with the highway as the vast majority of properties in the area. As such its size and siting is acceptable for a backland scheme and it is not considered to be out of keeping for other reasons as set out above.
- 7.13 Whilst there are a number of properties on Ballards Rise, none of them front directly on to it, with no 5 being the closest at 25m distance. The proposed building would have a relationship with the street, with its orientation set by the road, but would be set back by 14m, with a substantial hedge to the front. This is considered appropriate given the character of the area.
- 7.14 Similarly, there is no defined rhythm of frontage widths to Ballards Rise. The proposal is however similar, or somewhat wider than, those in the area. This is considered to be acceptable.

7.15 The key consideration for this application is the provision of a basement, light wells and internal alterations, since the other aspects were granted permission under the 15/01937/P consent. Given the land level changes, siting of this element of the building 14m behind Ballards Rise and the soft landscaping, these aspects would have no adverse impact on the character or the area beyond what has already been approved.

### **The residential amenities of the adjoining occupiers**

7.16 The policies quoted above refer to the relationship of development to the surrounding area and are of relevance when considering the impact of development on adjoining occupiers. Policy UD8 of the UDP aims to protect residential amenity and requires the Council to have regard to the privacy and amenity of the occupiers of surrounding buildings when considering development proposals.

7.17 In dismissing previous appeals, the Inspector has concluded that the impact of a two-storey building on light, outlook and privacy from adjoining occupiers is acceptable. Now that a single storey with a basement area is proposed, which would be screened by planting, it is considered that there would be no significant impact on light and outlook to properties on Croham Valley Road, which are approximately 20m away. Given the orientation and siting of no 7 Ballards Rise, the proposal is not considered to have a significant impact on that property.

7.18 The host properties would be retain gardens of over 12m and an area of over approximately 100m<sup>2</sup>.

7.19 One side facing bathroom window is proposed; considering it serves a bathroom and so is likely to be obscure glazed in any case and would look directly on to an area of semi-mature screening planting, a condition requiring obscure glazing is not considered necessary in this instance.

7.20 As highlighted above, the key consideration for this application is the provision of a basement, light wells and internal alterations. Given the changes relate solely to basement accommodation and the siting, height and design of the above ground works are the same as previously approved, no objections are raised.

### **Residential accommodation**

7.21 London Plan policy 3.5 states that housing developments should be of the highest quality internally and externally and in relation to their context. The London Housing Supplementary Planning Guidance provides guidance on the design of residential units and provides a breakdown of minimum floor areas by unit type and requirements for individual room dimensions to ensure adequate amenity. CLP1 addresses this issue by indicating that all homes should achieve the minimum, or “baseline” standards set out in the London Housing SPG.

- 7.22 The proposal significantly exceeds the minimum standards set for residential accommodation in the London Plan. Outlook is provided to the front and rear with the basement served by light wells which leads to all principal rooms being provided with large glazed areas, resulting in adequate light and outlook. London Plan policy 3.8 requires houses to be built to Lifetime Homes standards, which can be secured by condition and can be complied with.
- 7.23 Policy UD8 requires amenity areas in keeping with the general character of the area. Properties on Croham Valley Road often have garden depths in excess of 80m, whereas the length of the garden proposed is 8m. This is significantly shorter than the gardens in the area, but a large front and side garden is proposed. Whilst residents use front and rear gardens differently, with rear gardens generally being more private, the hedge to the front will allow some privacy in the front garden. The area of garden provided is significantly in excess of minimum standards in the London Housing SPG and overall sufficient amenity space is provided to be in keeping with the locality.
- 7.24 Conditions can be attached to a permission to ensure that the development is carried out in a sustainable fashion, with energy efficiency measures similar to those in the Code for Sustainable Homes being required. As the property has a green roof, it is considered likely that these requirements can easily be complied with.

### **Highways and parking**

- 7.25 Policy T8 of the UDP sets out that the amount of parking should be linked to the Public Transport Accessibility Level and that two spaces should be provided per dwelling with an area of this accessibility. Policy SP8.17 of CLP1 sets out a similar approach.
- 7.26 The proposal would incorporate two parking spaces to the side of the house as was approved under application 15/01937/P. Whilst it is noted that objections have been received relating to the number of parking spaces, this accords with policy and is considered to be acceptable for a four bedroomed dwelling.
- 7.27 The access would be located on a slope but this is not considered to lead to a significant risk to highway safety due to the low number of vehicular movements anticipated and as visibility splays can be provided. It should be noted that the previously refused applications all made similar provisions for access and parking and were not refused on those grounds.
- 7.28 Objections relating to parking blocking access for emergency service and delivery vehicles are also noted, but it is of relevance that a vehicle could currently halt on Ballards Rise and cause the same issue. The police and highways enforcement officers have powers relating to obstructing the highway which could be used if necessary and it is considered unreasonable to refuse planning permission for this reason as sufficient parking is provided and the problem (ie the width of Ballards Rise) is already in existence.

7.29 The proposal is considered acceptable in highways terms.

### **Other Planning Considerations**

7.30 Objections relating to wildlife are noted however there is no evidence of protected species on site. Whilst the proposal would lead to a loss of an area which is currently in a natural overgrown state, a landscaping condition is recommended, and wildflower planting is proposed. On balance it would not be reasonable to recommend refusal on this basis and protected species are safeguarded by alternative legislation.

7.31 Similarly, the objections with regards to precedent are noted, but each application is determined on its own merits considering the proposal and the specifics of the site.

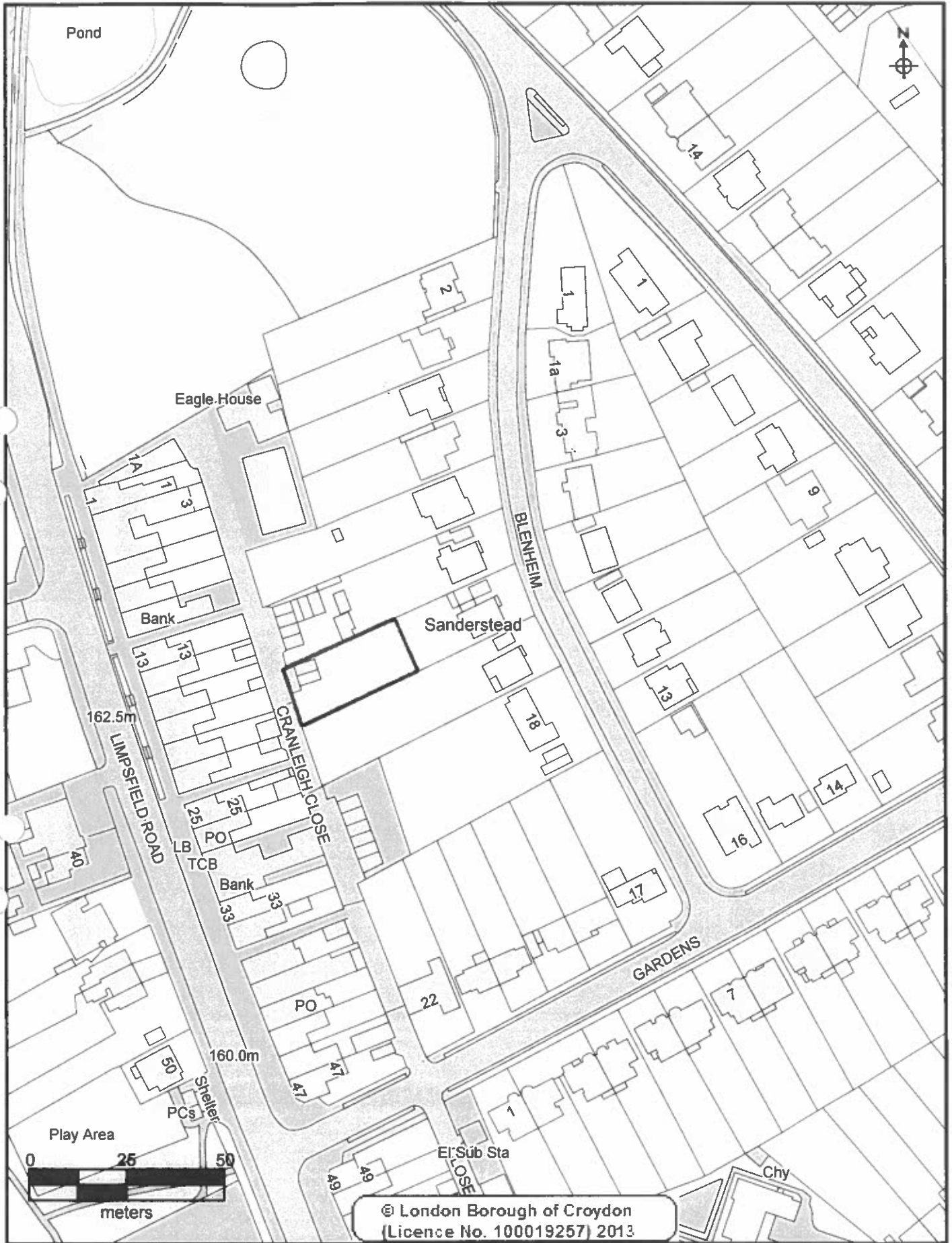
7.32 Aspects relating to excavation, structural and land instability would be covered through building regulations.

### **Conclusions**

7.33 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.



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19-Aug-2015



**PART 6: Planning Applications for Decision**

**Item 6.4**

**1 APPLICATION DETAILS**

Ref: 15/03673/P  
 Location: 14 Blenheim Gardens, South Croydon, CR2 9AA  
 Ward: Sanderstead  
 Description: Erection of a two storey, four bedroom detached house at rear (fronting Cranleigh Close).  
 Drawing Nos.: 1529-1, 2B, 3B.  
 Applicant: Mr Dickinson  
 Agent: M J Read Building Design  
 Case Officer: Billy Tipping

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

**2 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- Planning permission was refused in 2014 for a two storey building comprising 3 two bedroom and 2 one bedroom flats, with associated parking in the same location as the application proposal. The previous scheme was considered to be an overdevelopment of the site. The level of development previously proposed led to concerns relating to insufficient floor areas and outside amenity space resulting in substandard accommodation, and a frontage dominated by parking. These concerns have been overcome by the reduction of the development from five units to one.
- The development would provide an additional housing unit and there are no policy constraints to prevent the proposal.
- The proposed dwelling, would not have an unduly harmful effect on the character and appearance of the area or the appearance of the street scene.
- The siting, design, layout of the proposed building including the degree of separation between the existing buildings and the proposed building would be sufficient to ensure no undue impact on the residential amenities of the adjoining occupiers.
- The proposal would provide adequate accommodation for future occupiers in terms of layout, outlook and amenity space.
- The proposed parking and access arrangements would not harm the appearance of the street scene. Furthermore, the proposal would have no significant adverse impact on parking, pedestrian and highway safety.

**3 RECOMMENDATION**

3.1 That the Committee resolve to GRANT planning permission.

3.2 That the Director of Planning is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

### **Conditions**

- 1) development in accordance with approved plans,
- 2) submission of details relating to: refuse storage, cycle storage, visibility splays, finished floor levels in relation to existing and proposed site levels, including level access,
- 3) the submission of a landscaping scheme,
- 4) submission of material samples,
- 5) submission of Construction Environmental Management and Logistics Plan,
- 6) no doors or windows in flank elevations other than as specified,
- 7) restriction of permitted development rights,
- 8) details of 19% carbon reduction measures beyond 2013 Building Regulations,
- 9) water usage of occupiers limited to a target of 110 litres per person, per day,
- 10) three years for commencement, and,
- 11) any other planning obligation(s) considered necessary by the Director of Planning.

### **Informatives**

- 1) Community Infrastructure Levy.
- 2) Site Notice removal
- 3) Code of Practice – Construction Sites
- 4) Any other informative(s) considered necessary by the Director of Planning.

## **4 PROPOSAL AND LOCATION DETAILS**

### **Proposal**

4.1 Planning permission is sought for:

- the erection of a detached, two storey four bedroom house to the rear of the existing building fronting Cranleigh Close and,
- the formation of an access to the new development from Cranleigh Close.

### **Site and Surroundings**

4.2 The application site is to the rear of a long plot occupied by a single detached, two storey single family dwelling. The surrounding area is characterised by similar properties. There are small pockets of development of garaging and offices, of varying shapes and sizes, towards the rear of existing properties in Blenheim Gardens, fronting Cranleigh Close.

4.3 Cranleigh Close is an unadopted road serving the rear of the properties in Blenheim Gardens and Limpsfield Road. Some of the Limpsfield Road properties have flats above shops which are accessed from Cranleigh Close. The site is within an Archæological Priority Zone.

### **Planning History**

4.4 The following planning decision is relevant to the application.

- 14/04254/P – Erection of a two storey building at rear (fronting Cranleigh Close) with accommodation in the roofspace comprising 3 two bedroom 2 one bedroom flats, and the provision of associated parking.  
**Refused** on grounds of overdevelopment, insufficient amenity space, substandard accommodation and parking.

4.4 Following this decision the development was the subject of a pre-application enquiry:

- 15/01382/PRE – Erection of a terrace of 3 two storey single family dwellings facing Cranleigh Close. During dialogue with officers around this enquiry it was suggested that a single dwelling was more likely to be acceptable than the three proposed.

## 5 CONSULTATION RESPONSE

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

## 6 LOCAL REPRESENTATION

6.1 The application has been publicised by way of site notices in Blenheim Gardens and Cranleigh Close. The number of representations received from neighbours and local groups in response to publicity of the application were as follows:

No. of individual responses: 17 Objecting: 17 Supporting: 0 Commenting: 0.

6.2 The following issues were raised in representations that are material to the determination of the application, and they are addressed in substance in the next section of this report:

### Objections

- Loss of trees and shrubs.
- Out of scale.
- Loss of privacy.
- Back garden development.
- Loss of daylight.
- Overshadowing.
- Noise and disturbance.
- Inadequate parking.
- Development out of character for area.
- Pedestrian safety.
- Increased vehicle congestion for existing access, particularly during construction.
- Problems for service and emergency vehicles accessing site.
- Creation of precedent for future proposals.
- Problems of construction vehicle access.
- Suggested presence of badgers.

6.3 The following issue was raised in representations, but is not material to the determination of the application:

- Loss of value to properties in the surrounding area [Officer Comment: impact on property values is not a planning consideration].

## **7 MATERIAL PLANNING CONSIDERATIONS**

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

1. The principle of development
2. The character and appearance of the area.
3. Amenities of the occupiers of adjoining property.
4. Amenities of future occupiers of the property.
5. Parking and highway safety

### **The principle of development**

7.2 Chapter 6 of the National Planning Policy Framework (NPPF) indicates that housing applications should be considered in the context of a presumption in favour of sustainable development and that it is the role of local planning authorities to deliver a wide choice of high quality homes, widening opportunities for home ownership. Policy 3.3 of the London Plan 2011 (with 2013 Alterations) recognises the pressing need for more homes in London and Policy 3.8 states that Londoners should have a genuine choice of homes. Policy H2 of the Croydon Plan (2006) Saved Policies 2013 permits housing development within the existing built up area provided it does not conflict with the Council's aim of respecting the character of the residential area and there is no loss of protected uses. Policy SP2.1 of the Croydon Local Plan: Strategic Policies (2013) states that the Council will apply a presumption in favour of development of new homes provided proposals meet the requirements of Policy SP2 and other applicable policies of the development plan.

7.3 The proposal would provide a new dwelling within a residential area, utilising existing infrastructure. The principle of development is therefore considered acceptable and is in line with the NPPF, Policies 3.3 and 3.8 of the London Plan 2011(with 2013 Alterations), Policy H2 of the Croydon Plan (2006) Saved Policies 2013 and Policy SP2.1 of the Croydon Local Plan: Strategic Policies (2013), subject to the considerations below.

### **The impact on the character and appearance of the area**

7.4 Paragraph 56 of the NPPF states that good design is a key aspect of sustainable development. Further paragraph 61 states that securing high quality and inclusive design goes beyond aesthetic considerations. Planning decisions should, therefore, address the connections between people and places and the integration of new development into the natural, built and historic environment. Policy 3.5 of the London Plan 2011(with 2013 Alterations) requires housing development to be of the highest quality. Policies 7.1, 7.4, 7.5 and 7.6 of the London Plan 2011(with 2013 Alterations) state that development should make a positive contribution to the local character, public realm and streetscape. It should incorporate the highest quality materials and design appropriate to its context. Policies UD2 and UD3 of the Croydon Plan (2006) Saved Policies 2013 require the siting, layout and form of new development to

respect the character and appearance of existing areas. Policy SP1.1 of the Croydon Local Plan: Strategic Policies (2013) indicates that the Council will require all new development to contribute to enhancing a sense of place and improving the character of the area. Policies SP4.1 and SP4.2 of the Croydon Local Plan: Strategic Policies (2013) also require development to be of a high quality which respects and enhances local character.

- 7.5 The application site fronts Cranleigh Close, to the rear of 14 Blenheim Gardens. The rear elevation of 14 Blenheim Gardens is approximately 45m-47m from the rear boundary with Cranleigh Close. The proposed building would front Cranleigh Close, but would be set back by a minimum of 6m. It would have plot depth of 27.4m-29.4m, with a rear garden depth of 10m, and leave a rear garden for the existing house, 14 Blenheim Gardens of 17.5m. It is therefore considered that this location is suitable for consideration for residential development. The plot width is consistent with surrounding plots to the rear fronting Blenheim Gardens. It is therefore considered that the plot width is sufficient to accommodate a dwelling in this location.
- 7.6 The shape of the roof of the proposed dwelling would reflect the predominant roof form in the area and is considered acceptable. The addition of a chimney feature would add character to the design of the building. A condition is proposed requiring further design detailing be submitted prior to construction to ensure a building of sufficient quality. Details of refuse storage would also be conditioned to ensure that the storage area is not prominent on the frontage. The Design and Access Statement refers to level access for the proposed dwelling. A condition is also proposed requiring details to secure level access. It is considered that the addition of the building could provide an addition to the built character of the area providing visual interest. Materials are key consideration of the proposal, and a condition is recommended that these are submitted for approval.
- 7.7 Consequently, it is concluded that the proposal would accord with the intentions of the NPPF, Policies 3.5, 7.1, 7.4, 7.5 and 7.6 of the London Plan (2011), Policies UD2, UD3, H2 of the Croydon Plan (2006) Saved Policies 2013 and Policies SP1.1, SP4.1 and SP4.2 of the Croydon Local Plan: Strategic Policies (2013).

#### **Amenities of the occupiers of adjoining property**

- 7.8 Policy 7.6 of the London Plan 2011 (with 2013 amendments) states that development should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. Policy UD8 Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013 states that "Privacy and amenity of occupiers of surrounding buildings ensuring that both new and existing occupiers are protected from undue visual intrusion and loss of privacy..." and will have regard to the "maintenance of sunlight or daylight amenities for occupiers of adjacent properties".
- 7.9 The proposed dwelling would front Cranleigh Close, an unadopted cul-de-sac used principally to access the rear of the properties fronting Limpsfield Road, but also to access some office developments at the far end. The dwelling would face the rear of the properties fronting Limpsfield Road at a distance of approximately 28m. Some of these rears provide accesses to residential uses on upper floors. However these properties still constitute the rear of the Limpsfield Road properties, and are separated from the proposed dwelling by the Close, forecourt parking and some

parking to the rear of the Limpsfield Road properties themselves. It is not therefore considered that there would be an undue adverse impact on the residential amenity of these properties. The host property in Blenheim Gardens would be 26m from the rear elevation of the proposed dwelling which is considered to be an acceptable degree of separation.

- 7.10 There are no adjacent residential properties to the north and south of the site, fronting Cranleigh Close, so there is no impact on adjoining occupiers in this regard. However a windows condition is proposed to protect the amenity of any future properties which may be developed on adjoining sites, and ensure that any such development is not prejudiced.
- 7.11 A condition requiring a Construction Logistics Plan is proposed, which should minimise noise and disturbance during construction to an acceptable level and an informative is proposed advising that the development should comply with the Council's Construction Code of Practice.

### **Living conditions of future occupiers**

- 7.12 The gross internal floor area of the proposed dwelling would provide an acceptable internal layout. All rooms would exceed the minimum standards with the Mayor's Housing SPG and provides a comfortable internal living environment for future occupiers. With regard to amenity space, the London Housing SPG states that a minimum of 5m<sup>2</sup> of private outdoor space should be provided for 1 person dwellings, increasing by 1m<sup>2</sup> per occupant and Croydon Plan Policy UD8 requires development proposals to provide residential amenity space that is considered as an integral part of the design of the overall development concept. The proposed garden area exceeds the minimum standards while the provision is considered to respect the character of the area as discussed above. It would have a total depth from the rear elevation of the proposed dwelling to the rear boundary of 10m which is considered to be a sufficient degree of separation.

### **The impact on parking, pedestrian and highway safety**

- 7.13 Chapter 4 of the NPPF seeks to promote sustainable transport. Policy 6.13 of the London Plan 2011(with 2013 Alterations) indicates that a balance should be struck between promoting development and preventing an excessive parking provision. Policies T8 and T2 of the Croydon Plan (2006) Saved Policies 2013 respectively require development to make appropriate provision for car parking on site and to ensure that traffic generated does not adversely affect the efficiency of nearby roads. Policy UD13 of the Croydon Plan (2006) Saved Policies 2013 requires car parking and access arrangements to be safe, secure, efficient and well designed. Policies SP8.1, SP8.3, SP8.4, SP8.6, SP8.12, SP8.13 and SP8.15 of the Croydon Local Plan: Strategic Policies (2013) seek to ensure that sustainable transport will be promoted, that traffic generated by new development can be safely accommodated on the road network and that there is an appropriate level of car parking.
- 7.14 The parking arrangements for the proposed dwelling would be two spaces, one in a garage, and also forecourt parking. The site has previously been occupied by a pair of garages. The proposed parking, would be within the maximum standard of 2 spaces per dwelling, and is considered acceptable. Conditions are proposed requiring that the applicant demonstrates that vehicles can access and exit the



parking area and garage safely. Sight and visibility splays conditions are also proposed.

- 7.15 The submission of the Construction Logistics Environmental Management Plan will ensure that any impact on other users of the close is minimised.
- 7.16 It is not therefore considered that the proposal would have a significant adverse impact on traffic flow or highway safety, and incorporates sufficient parking provision.

### **Other Planning Issues**

- 7.17 Reference has been made in consultation responses to the prior removal of trees and shrubs from the proposed development site. However the site does not benefit from a Tree Preservation Order. A landscaping condition is proposed which can secure an adequate level of planting for the development.
- 7.18 Reference has been made to potential badgers in the general rear gardens area of the properties on this side of Blenheim Gardens, in a consultation response from an office occupier at the far end of the close. However no further substantiation was provided and no reference was made to such presence from other residential occupiers in these properties. This reference is therefore not considered sufficient reason to merit a refusal of the proposal.
- 7.19 As the proposed development is in an Archæological Priority Zone, Historic England has considered the proposal and raises no objection to the proposal subject to an appropriate condition.
- 7.20 It is suggested that a condition is attached restricting the permitted development rights of any new dwelling to protect residential the amenities of the adjoining occupiers from future harm, and also ensure that the innovative design, which is a feature of the proposal, would be maintained.

### **Conclusions**

- 7.21 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.