

PART 6: Planning Applications for Decision

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.

