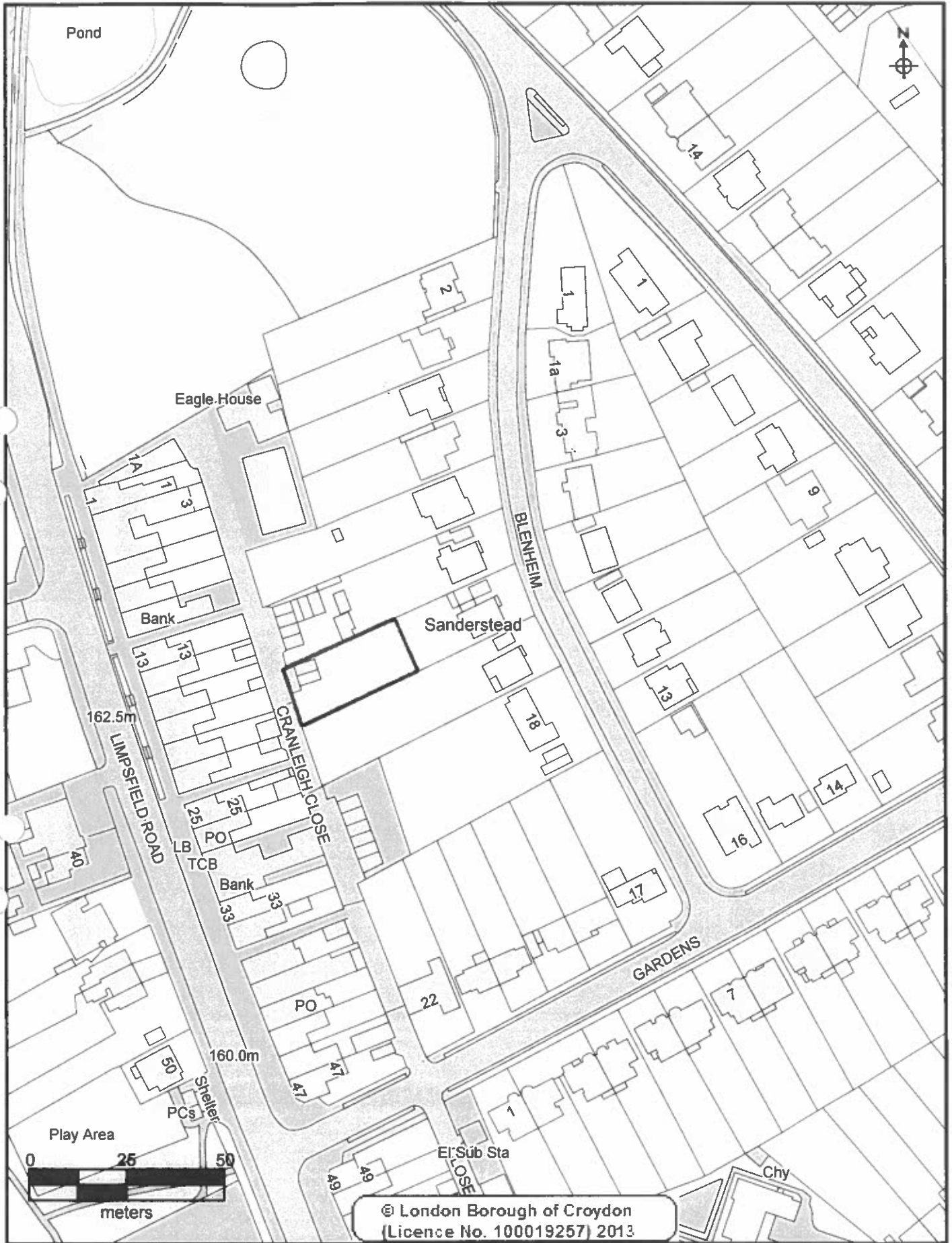


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**15/03673/P**

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19-Aug-2015



**PART 6: Planning Applications for Decision**

**Item 6.4**

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**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.