

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 Paul Scott, Humayun Kabir, 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 11th February 2016 at the rise of Planning Committee but no earlier than 9pm**, in **The Council Chamber, The Town Hall, Katharine Street, Croydon CR0 1NX** .

GABRIEL MacGREGOR
Acting Director of Legal & Democratic
Services
London Borough of Croydon
Bernard Weatherill House
8 Mint Walk, Croydon CR0 1EA

MARGOT ROHAN
Senior Members Services Manager
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www.croydon.gov.uk/agenda
2 February 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 or call MARGOT ROHAN by 4pm on the
Tuesday before the meeting

AGENDA - PART A

1. Minutes of the meeting held on Thursday 14th January 2016 (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 Executive Director of Place:

6.1 15/04163/P 35 Croham Mount, South Croydon, CR2 0BR

Retention and erection of 2 metre high boundary fencing

Ward: Croham

Recommendation: Grant permission

6.2 15/04455/P 12 Woodcote Park Avenue, Purley, CR8 3NJ

Erection of four bedroom detached chalet bungalow at rear and provision of associated parking

Ward: Coulsdon West

Recommendation: Grant permission

6.3 15/05362/P 235 Coulsdon Road, Coulsdon, CR5 1EN

Erection of single storey out building at rear

Ward: Coulsdon East

Recommendation: Grant permission

7. [The following motion is to be moved and seconded as the “camera resolution” where it is proposed to move into part B of a meeting]

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

AGENDA - PART B

None

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PLANNING SUB-COMMITTEE

Meeting held on Thursday 14th January 2016 at 8:59pm in The Council Chamber, The Town Hall, Katharine Street, Croydon CR0 1NX

MINUTES - PART A

Present: Councillor Humayun Kabir (Acting Chairman);
Councillor Joy Prince (Acting Vice-Chair)
Councillors Luke Clancy, Stuart King and Chris Wright

Also present: Councillors Pat Ryan and Sara Bashford

Absent: Councillor Paul Scott

Apologies: Councillor Paul Scott

A1/16 MINUTES OF THE MEETING HELD ON WEDNESDAY 16TH DECEMBER 2015

RESOLVED that the minutes of the meeting held on Wednesday 16 December 2015 be signed as a correct record.

A2/16 DISCLOSURE OF INTEREST

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

A3/16 URGENT BUSINESS (IF ANY)

There was none.

A4/16 EXEMPT ITEMS

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

A5/16 PLANNING APPLICATIONS FOR DECISION

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

Erection of four bedroom single storey detached house with basement; provision of associated parking
Ward: Selsdon & Ballards

Mr David Rutherford spoke in objection, on behalf of Croham Valley Residents' Association

Mr Spencer Copping of WS Planning, spoke as the agent, on behalf of the applicant, Mr Justin Owens, Group Managing Director of Silverleaf

Councillor Sara Bashford, ward Member for Selsdon & Ballards, spoke in objection, on behalf of local residents

After considering the officer's report and addendum, Councillor Chris Wright moved and Councillor Luke Clancy seconded **REFUSAL**, on the grounds of being out of character with the area, excessively large and inadequate parking, and the Committee voted 2 in favour, 3 against, so this motion fell.

The Committee then voted on a second motion to **APPROVE** the officer's recommendation, proposed by Councillor Stuart King and seconded by Councillor Joy Prince. The result was 3 in favour and 2 against, so planning permission was **GRANTED** for development at land at the rear of 31-33 Croham Valley Road, South Croydon, CR2 7JE.

6.2 15/04151/P 78 Grecian Crescent, London, SE19 3HH

Alterations; erection of single storey rear extension

Ward: Upper Norwood

Mr Alan May spoke in objection, on behalf of the residents in Queen Mary Road

Councillor Pat Ryan spoke in objection as a local resident

Mr Alex Taylor spoke in support, as the applicant

After consideration of the officer's report and the addendum, Councillor Chris Wright moved and Councillor Joy Prince seconded the officer's recommendation and the Committee voted unanimously in favour (5) to **APPROVE** planning permission for development at 78 Grecian Crescent, London, SE19 3HH.

There was some discussion about encroachment of the development on the neighbouring property, no.76, but this is a civil issue, not a planning consideration.

6.1 15/03450/P 78 Grecian Crescent, London, SE19 3HH

Erection of two storey three bedroom detached house at side

Ward: Upper Norwood

Mr Alan May spoke in objection, on behalf of the residents in Queen Mary Road

Mr Alex Taylor spoke in support, as the applicant

Following discussion of the officer's report and the addendum, Councillor Chris Wright moved and Councillor Humayun Kabir seconded the officer's recommendation and the Committee voted unanimously in favour (5) to **APPROVE** planning permission for development at 78 Grecian Crescent, London, SE19 3HH.

At 9:58pm the Chair proposed waiving standing orders, in order to complete consideration of the agenda items, as the guillotine of 10pm was approaching. This was unanimously agreed.

6.4 15/03673/P 14 Blenheim Gardens, South Croydon CR2 9AA

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

Ward: Sanderstead

There were no speakers on this application.

After consideration of the officer's report, Councillor Joy Prince moved and Councillor Humayun Kabir seconded the officer's recommendation and the Committee voted unanimously in favour (5) to **APPROVE** planning permission for development at 14 Blenheim Gardens, South Croydon CR2 9AA, with the condition to remove permitted development rights.

MINUTES - PART B

None

The meeting ended at 10:10pm

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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

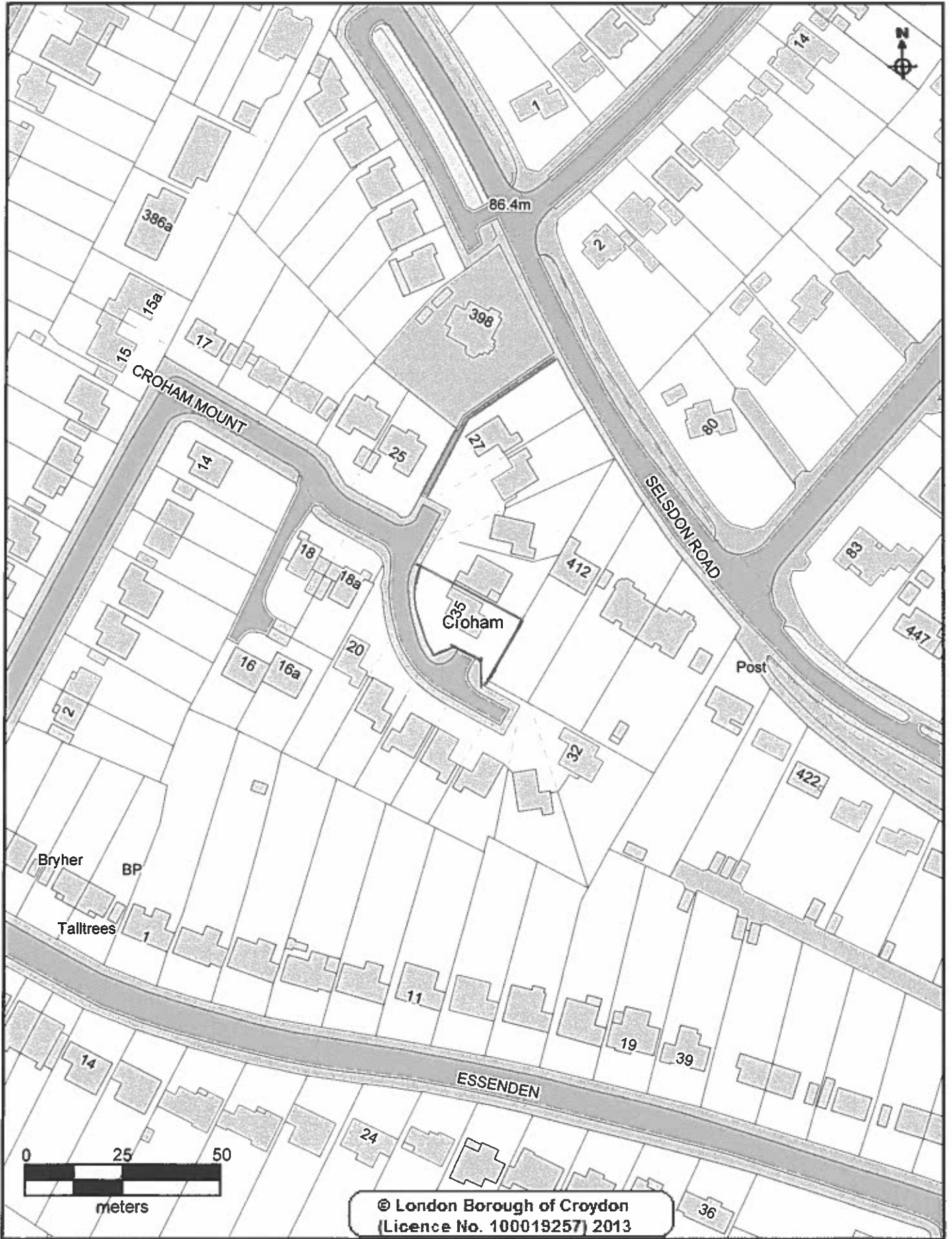
- 5.1 The Council's constitution allows for public speaking on these items in accordance with the rules set out in the constitution and the Chair's discretion.

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.



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Page 8 of 30



PART 6: Planning Applications for Decision

Item 6.1

1 APPLICATION DETAILS

Ref: 15/04163/P
Location: 35 Croham Mount, South Croydon, CR2 0BR
Ward: Croham
Description: Retention of 2 metre high boundary fencing
Drawing Nos: Unnumbered A4 plans comprising existing front elevation, existing side elevation, panel size plan, proposed front elevation and proposed side elevation.
Applicant: Mr Walters
Case Officer: John Asiamah

1.1 This application is being reported to committee because the ward councillor (Cllr Maria Gatland) 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

- The proposal would not have an unduly harmful effect on the appearance of the street scene.
- The siting and height of the fence would have no undue impact on the residential amenities of the adjoining occupiers.
- The proposal would have no impact on pedestrian and highway safety.
- All objections have been taken into account but are not sufficient to outweigh the reasons for granting 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) The development to be implemented in accordance with the approved plans
- 2) Soft landscape details to western frontage to be submitted within 2 months and provided on site
- 3) Any other planning condition(s) considered necessary by the Director of Planning.

Informatives

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

4 PROPOSAL AND LOCATION DETAILS

Proposal

- 4.1 Full planning permission is sought for the retention of the 2 metre high portions of the boundary fence fronting onto Croham Mount.
- 4.2 Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order permits the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure without planning permission provided the height of any gate, fence, wall or means of enclosure erected or constructed is not adjacent to a highway used by vehicular traffic and would not exceed 2m in height. Where it is adjacent to a highway used by vehicular traffic, the maximum permitted height is 1m.
- 4.3 The fence to the south of the site is adjacent to a highway used by vehicular traffic and exceeds 1m in height. Therefore it requires planning permission. The portions of fence to the east and west that do not front the highway are within 2m in height, so do not require planning permission.
- 4.4 The planning application as submitted included the erection of a balcony over the existing garage; this has been negotiated out of the scheme so no longer forms part of the proposal.

Site and Surroundings

- 4.5 The application site is located on the eastern side of Croham Mount. It is occupied by a two storey detached house set above the road. Land levels fall to the south.
- 4.6 The surrounding area is residential in character and is made up of detached and semi-detached properties. The site is within Flood Risk (Surface Water) area as identified in the Croydon Local Plan Proposal Map.

Planning History

- 4.7 The following planning decisions are relevant to the application.
 - 15/00569/C: Planning enforcement complaint regarding erection of boundary fence over 1m.

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 on and around the site by way of site notices (2 in Croham Mount). The number of representations received from neighbours and local groups in response to publicity of the application were as follows:

No of individual responses: 20 Objecting: 16 Supporting: 4

6.2 The following Councillor has made representations:

- Maria Gatland [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

- The fence is not in keeping with the character of the area
- Visual intrusion
- Poor construction
- The development will set a precedent
- Breach of planning control
- Overbearing
- The development will compromise highway safety

Supporting

- The fence is necessary to provide safety and privacy
- There would be serious safeguarding issues without the fence

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

- Breach of restrictive covenant [OFFICER COMMENT: not a material consideration]
- Unsafe structure [OFFICER COMMENT: not a material consideration]
- The fence is unnecessary [OFFICER COMMENT: not a material consideration]

7 MATERIAL PLANNING CONSIDERATIONS

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

1. The impact on the appearance of the street scene
2. The impact on the residential amenities of the adjoining occupiers
3. The impact on pedestrian and highway safety

The Impact on the Character and Appearance of the Area and the Appearance of the Street Scene

7.2 Policies 7.1, 7.4, 7.5 and 7.6 of the London Plan 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.

- 7.3 It is acknowledged that the properties to the southern side of Croham Mount have open frontages with limited boundary fencing and therefore this form of boundary treatment is generally uncharacteristic of the area and is relatively prominent from higher vantage points. However, this site is unique in this portion of Croham Mount given its position on the bend and the associated land level changes. Consideration must be given to the privacy of the users of the garden and their requirements to adequately enclose the site.
- 7.4 Portions of the fence are already behind low level hedging which has the potential to further screen it when the landscaping is further established. Furthermore, a condition is recommended to ensure suitable planting is provided to the western-most portion of fence along the frontage. It is envisaged this would be in the form of climbing plants that would help to soften the appearance of the fence. Taking all the above aspects into consideration, it is not considered there are sufficient grounds to justify the refusal of planning permission.
- 7.5 It is concluded that the proposal would have minimal impact on the character and appearance of the area. It thereby accords with Policies 7.1, 7.4, 7.5 and 7.6 of the London Plan Policies UD2 and UD3 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).

The Impact on the Residential Amenities of the Adjoining Occupiers

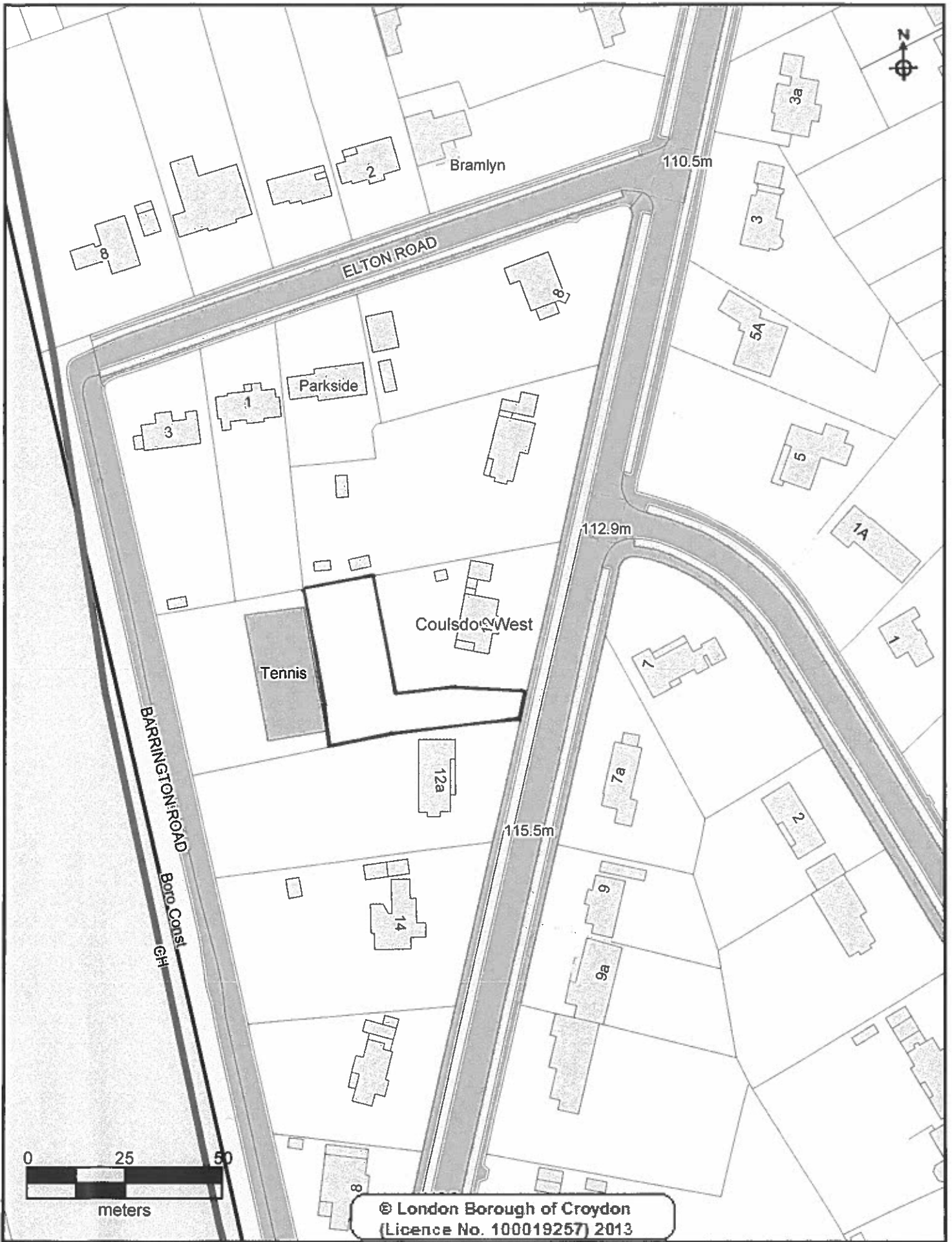
- 7.6 Policy 7.1 of the London Plan indicates that in their neighbourhoods, people should have a good quality environment. Policy UD8 of the Croydon Plan (2006) Saved Policies 2013 requires the Council to have regard to the privacy and amenity of adjoining occupiers. Policies SP4.1 and SP4.2 of the Croydon Local Plan: Strategic Policies (2013) seek to respect and enhance character, to create sustainable communities and enhance social cohesion and well-being.
- 7.7 Only the boundary fence to the south of the site is under consideration as the others are permitted development. It is sited well away from the adjoining properties and given the siting and separation distance, the fence does not overshadow or detract from the privacy of the adjoining occupiers. Consequently, it does not detract from the residential amenities of the adjoining occupiers and complies with the objectives of Policy 7.6 of the London Plan 2011 (Consolidated with Alterations since 2011), Policies SP4.1 and SP4.2 of the Croydon Local Plan: Strategic Policies (2013), Policy UD8 of the Croydon Plan (2006) Saved Policies 2013 and the Supplementary Planning Document No. 2: Residential Extensions and Alterations.

The Impact on Pedestrian and Highway Safety

- 7.8 The fence is sited away from the edge of the pavement and is within the site. Furthermore, no new access is proposed. It is also important to note that the site is near to the end of a cul-de-sac and therefore traffic speeds would be low. Consequently, it is considered that the proposal will not significantly impede the safety and efficiency of the adjoining highway network. It would thereby accord with the intentions of saved Policy UD13 of the Croydon Plan.

Conclusions

- 7.9 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.



1 APPLICATION DETAILS

Ref: 15/04455/P
Location: 12 Woodcote Park Avenue, Purley, CR8 3NJ
Ward: Coulsdon West
Description: Erection of a four bedroom detached chalet bungalow at rear and provision of associated parking.
Drawing Nos: 12WPA P1, 12WPA P2(A), 12WPA P3, revised Arboricultural Method Statement and Tree Protection Plan dated December 2015
Applicant: Miss Springall
Case Officer: Hayley Crabb

- 1.1 This application is being reported to committee because the South Woodcote Resident's Association made representations in accordance with the Committee Consideration Criteria and requested committee consideration.

2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 2.1 The proposed development would not have a detrimental impact on the character of the Local Area of Special Character.
- 2.2 The development would not have a detrimental impact to the amenity of adjoining occupiers due to the siting and design of the proposed dwelling in relation to neighbouring properties.
- 2.3 The space standards set out in the Technical Housing Standards are met and adequate parking is provided. The proposal is therefore considered acceptable.
- 2.4 The development would not have a detrimental effect on highway safety due to the siting and adequate visibility splays.
- 2.5 The development would not result in the loss of trees on the site. None of the trees on the frontage of Woodcote Park Avenue or on the adjoining property will be removed which is 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) Works to be carried out in accordance with the approved plans
- 2) Details of materials to be agreed
- 3) Fencing and ground protection to be provided for the preserved trees on site
- 4) Details of underground services to be installed, altered or removed
- 5) Removal of permitted development rights
- 6) Visibility splays provided as specified
- 7) Existing planting to be retained
- 8) Details of hard and soft landscaping to be provided
- 9) Window condition
- 10) Energy efficiency measures
- 11) Commence within 3 years
- 12) 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

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

4 PROPOSAL AND LOCATION DETAILS

Proposal

- 4.1 Full planning permission has been sought for the erection of a detached four bedroom chalet bungalow to the rear of No. 12 and provision of associated parking.
- 4.2 The proposed chalet bungalow would be approximately 12.1m x 8.2m with dormer windows in the front and rear roofslopes serving accommodation in the roof space.
- 4.3 The chalet bungalow would have two parking spaces at the front of the property with access via the access road from Woodcote Park Avenue.

Site and Surroundings

- 4.4 The application site forms part of the rear garden to 12 Woodcote Park Avenue. No. 12 Woodcote Park Avenue is occupied by a two storey detached dwelling.

- 4.5 Planning permission has been granted for the erection of 3 detached houses located at the end adjacent to Barrington Road with an access road in between No. 12 and No. 12a. These are under construction.
- 4.6 The area is residential in use, made up of detached houses set in spacious plots.
- 4.7 The site falls within a Local Area of Special Character as identified in the Croydon Plan. There are several trees covered by Tree Preservation Orders within and adjacent to the site. (TPO no. 26, 2007), (TPO no. 12, 1979) and a Tree Preservation Order within Barrington Road (TPO no. 17, 2003).

Planning History

- 4.8 There is extensive history relating to **12 Woodcote Park Avenue**. The most relevant to the application are:
 - 4.9 11/01352/P - Planning permission was granted in July 2011 for the erection of 2 two storey 5 bedroom detached houses with accommodation in roofspace and integral garages; formation of vehicular access.
 - 4.10 12/01905/P – Planning permission was granted in September 2012 for the erection of 2 two storey five bedroom houses with accommodation in the roofspace and integral double garages (changes to the 11/01352/P consent). This has been implemented on site.
 - 4.11 Discharge of condition and non-material amendment applications have been submitted in relation to applications 12/01905/P.
- 4.12 There is extensive history relating to **12a Woodcote Park Avenue**. The most relevant to the application are:
 - 4.13 11/02364/P - Planning permission was granted in October 2011 for the erection of a five bedroom detached house with accommodation in the roofspace and an integral garage (R/O 12a Woodcote Park Avenue); formation of vehicular access through 12 Woodcote Park Avenue.
 - 4.14 12/01904/P – Planning permission was granted in September 2012 for the erection of a five bedroom detached house with accommodation in the roofspace and an integral garage (R/O 12a Woodcote Park Avenue); formation of vehicular access through 12 Woodcote Park Avenue (changes to the 11/02364/P consent). This has been implemented on site.
 - 4.15 Discharge of condition and non-material amendment applications have been submitted in relation to applications 12/01904/P

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: 10 Objecting: 10 Supporting: 0

6.2 The following local groups/societies made representations:

- South Woodcote Resident's Association [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

- Over-development/Cramped/Out of keeping with houses in the local area
- Out of keeping with the character of the Woodcote Park Estate
- Inappropriate backland
- Overlooking
- Increase in noise
- Access road unlit and of poor design/road safety
- Impact on trees

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

- Impact of the building works (Officer comments: This is part of the build process)
- Solar panels on the roof of No. 12 (Officer comments: Solar panels can be installed on a single family dwellinghouse under permitted development as long as it meets the criteria as laid out in The Town and Country Planning (General Permitted Development) (England) Order 2015.

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 Local Area of Special Character
- 2) The impact of the development upon the residential amenities of the adjoining occupiers
- 3) Quality of residential accommodation
- 4) Highways and parking
- 5) Impact on trees

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”. Policy UC5 states that developments which would harm individual character, quality and setting of a Local Area of Special Character will not be permitted.
- 7.4 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.

- 7.5 The application site is located to the rear of No. 12 Woodcote Park Avenue. It is proposed to erect a 4 bedroom detached chalet bungalow. 3 houses are under construction at the rear of No. 12 and No. 12a with an access road in between No. 12 and No. 12a. The new dwelling would take its access and front onto this access road, which is acceptable.
- 7.6 As the proposal is to develop a rear garden area, it constitutes backland development. Given 3 properties have already been granted, the principle of housing to the rear has already been considered acceptable. It is considered the provision of an additional dwelling at the rear would not be so out of character with the area as to warrant a refusal given the length of the rear garden.
- 7.7 The properties in the vicinity vary in size and style and are set in varying sized plots. Whilst the chalet bungalow would be of a different style to the 3 houses at the rear, due to the variation in style, size and plots in the locale and the fact the chalet bungalow would be set back from the road frontage with natural screening along the side boundary, it is considered the chalet bungalow would be acceptable. As such, the proposal is considered to be in keeping with the character of the area in this regard.

The residential amenities of the adjoining occupiers

- 7.8 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.
- 7.9 The side of the proposed chalet bungalow would be situated approximately 20m from the rear of the host house. It is proposed to provide a 2.4m high hedge along the side boundary between the host house and proposed chalet bungalow. A door and window are proposed in the eastern elevation to serve a utility room. No other windows or doors are proposed at ground or roof level. It is considered given the siting and orientation of the properties, the single storey nature, thus keeping the height of the building low, the proposed screening between them and the level of amenity space retained for the host house, the relationship is acceptable. It is however recommended for a condition to be attached removing permitted development rights to the roof.
- 7.10 The proposed chalet bungalow would be situated adjacent to 2 of the houses which have been erected at the rear. The proposed bungalow would be situated 14m from the front house B at its closest point. Given the siting and orientation of the proposed chalet bungalow in relation to the siting of the houses at the rear and being single storey, it is considered the proposed bungalow would not have a significant effect on the amenities of these properties as to warrant a refusal.

- 7.11 The proposed bungalow would be situated approximately 20m from the side boundary with No. 12a. This is considered to be of sufficient distance not to have an undue impact on the amenities of No. 12a and therefore considered acceptable.
- 7.12 Given the siting of the proposed chalet bungalow, the existing boundary treatment and the relationship between the proposed dwelling and No. 10 Woodcote Park Avenue and properties in Elton Road, it is considered there would be sufficient distance to have an acceptable relationship with these occupiers.

Residential accommodation

- 7.13 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 Technical Housing Standards adopted March 2015 provides a breakdown of minimum floor areas by unit type to ensure adequate amenity.
- 7.14 The Technical Housing Standards require a minimum floor area of 99sqm for a single storey 4 bedroom 6 people dwelling. The proposed dwelling would be 144.4sqm significantly exceeding the minimum standards set for residential accommodation. Outlook is provided to the front and rear resulting in principle rooms having adequate light and outlook.
- 7.15 Amenity space would be provided at rear with high natural screening along the side boundaries. It is considered the level of amenity space provided would be acceptable and the natural screening minimise any overlooking.
- 7.16 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.

Highways and parking

- 7.17 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.
- 7.18 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”.
- 7.19 The proposal would incorporate two parking spaces in front of the property, which accords with policy and is considered to be acceptable for a four bedroom dwelling.
- 7.20 The access would be via the access road which was constructed for the 3 properties at the rear. The location of the new access is suitably separated from the houses to the rear and appropriately designed with visibility splays shown to

each side of the access. Therefore the access would not lead to a significant risk to highway safety. The proposal is considered acceptable in highways terms.

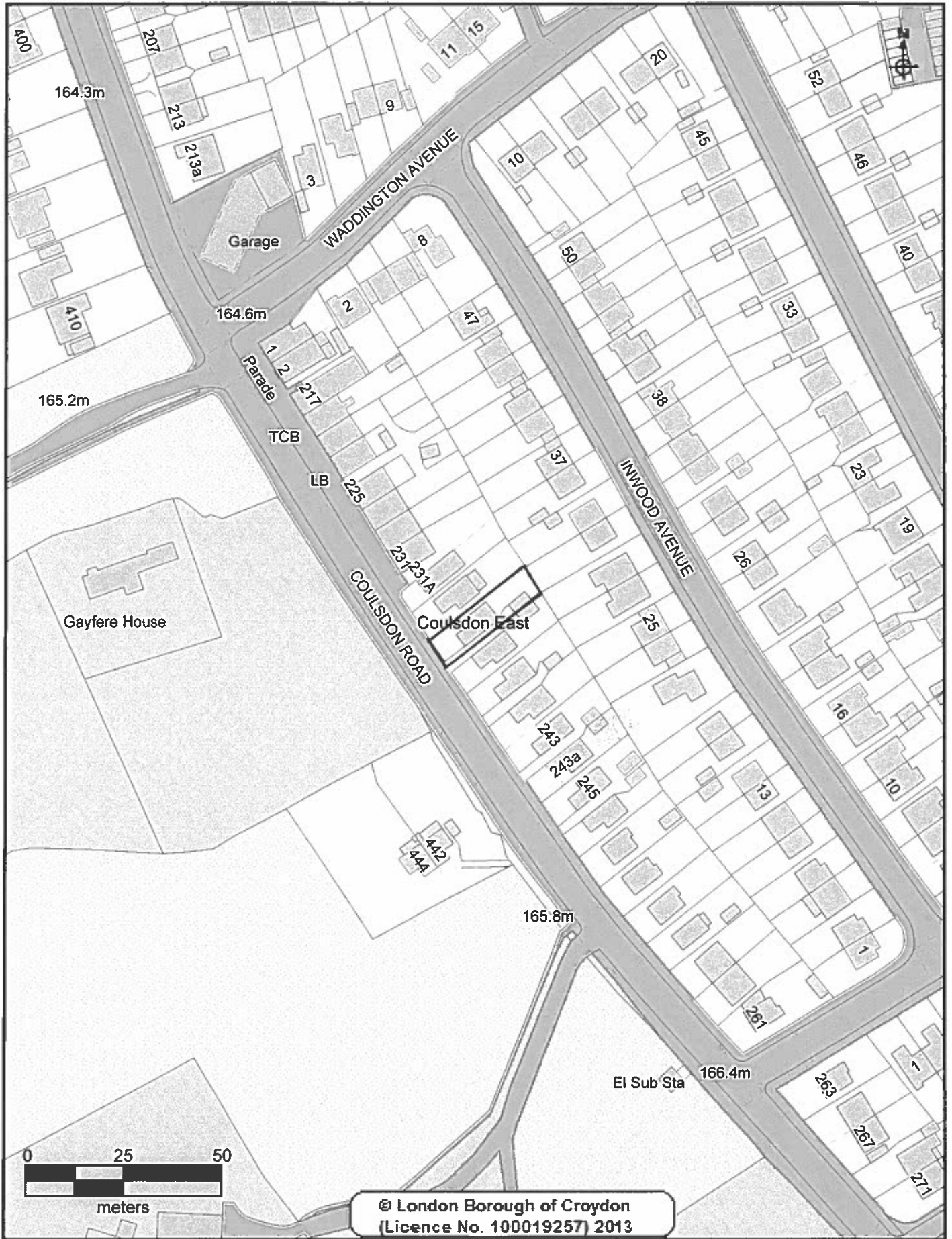
Impact on trees

- 7.21 Chapter 11 of the NPPF seeks to conserve and enhance the natural environment. London Plan Policy 7.21 states that trees and woodlands should be protected, maintained and enhanced. UDP Policies UD2 and NC4 requires that valued trees especially those protected by Tree Preservation orders are protected. Policy UD14 seeks landscaping detail to be intrinsic to the design of a scheme. CLP1 SP7.4 seeks to enhance biodiversity across the borough. There are preserved trees on the site and adjoining the site.
- 7.22 There are preserved trees on the site and adjoining the site, none of which would be removed. The proposed dwelling would encroach slightly into the root protection area of the plum tree within the site and the proposed spur off the shared driveway to serve the new dwelling would encroach into the root protection area of one tree, but not to an extent that will compromise their long term health, provided protective measures are incorporated into the driveway design. The encroachment of the main driveway into the RPAs of trees can be addressed by installing appropriate ground protection and then subsequently by above surfacing design.
- 7.23 The tree officer has assessed the revised tree report dated December 2015 and considered it acceptable. Due to the complexities of the site in relation to trees, it is recommended that the report be conditioned so that all tree protection measures are installed prior to any works commencing on site.

Conclusions

- 7.24 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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PART 6: Planning Applications for Decision

Item 6.3

1 APPLICATION DETAILS

Ref: 15/05362/P
 Location: 235 Coulsdon Road, Coulsdon, CR5 1EN
 Ward: Coulsdon East
 Description: Erection of single storey outbuilding at rear
 Drawing Nos: 14, email dated 1st February 2016 and revised SAS-235/10, SAS-235/11 received 1st February 2016
 Applicant: Mr and Mrs Shorter
 Case Officer: Hayley Crabb

- 1.1 This application is being reported to committee because the ward councillor (Cllr Bird) made representations in accordance with the Committee Consideration Criteria and requested committee consideration.

2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 2.1 The outbuilding would not have a detrimental impact on the appearance of the existing building, the character of the area, or the residential amenity of adjoining nearby 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 informative(s) to secure the following matters:

Conditions

- 1) In accordance with the approved plans
- 2) Building used only together with the existing house as one single dwelling
- 3) Restrict side facing windows
- 4) Materials as specified
- 5) 3 years
- 6) Any other planning condition(s) considered necessary by the Director of Planning

Informatives

- 1) Removal of site notices
- 2) Party Wall Act
- 3) Any other informative(s) considered necessary by the Director of Planning

4 PROPOSAL AND LOCATION DETAILS

Proposal

- 4.1 An application for full planning permission for the erection of a single storey outbuilding at rear which replaces an existing garage.

- 4.2 The applicant submitted dimensioned drawings on 1st February 2016 showing the existing garage is 9.192m (L) x 2.826m (W) and 2.650m in height from ground level to the top of the pitch where it slopes down towards the rear of the garage to 2.0m in height.
- 4.3 The proposed outbuilding is 9.257m (L) x 2.826m (W) and 2.650m in height from ground level to the top of the roof. The roof would be 2.650m in height for the length of the garage apart from the front section.

Site and Surroundings

- 4.4 The application site is occupied by a two storey detached house. At the time of the officer's site visit, the outbuilding the subject of this application is under construction.
- 4.5 The area is predominately residential in character comprising a mix of detached/semi-detached houses of varying styles with a row of shops nearby.

Planning History

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

14/04938/P Alterations; erection of gable end roof extension to include increase in height of roof and dormer extension in the rear roof slope
Refused on the grounds the raising of the roof together with the gabbling of the property and the large dormer extension would have an adverse impact on the host building and street scene

15/00282/LP Installation of rooflights in front roof slope; erection of gable end roof extensions with dormer extension in rear roof slope
Certificate 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 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: 2 Objecting: 2 Supporting: 0

The following local groups/societies made representations:

- Old Coulsdon Residents Association [objecting but have not stated they wish to refer the application]

- 6.2 The following Councillor made representations:

- Councillor Margaret Bird [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

- It's size and building excessively high
- Materials used are out of character with the area
- Noise and disturbance

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

- Alternative use proposed (OFFICER COMMENT: The application details states the building is to be used as a gym. It is recommended for a condition to be attached that the building shall be used only together with the existing house as one single dwelling)

7 MATERIAL PLANNING CONSIDERATIONS

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

1. The impact on the character and appearance of the area and the visual amenity of the street scene
2. The impact on the amenities of the occupiers of the adjoining and neighbouring properties

The impact on the character and appearance of the area and the visual amenity of the street scene

7.2 London Plan 2011 (Consolidated with alterations since 2011) policies 7.4 and 7.6 state that new development should reflect the established local character and should make a positive contribution to its context. Policies SP4.1 and SP4.2 of the Croydon local Plan: Strategic Policies 2013 require development to be of a high quality respecting and enhancing local character and informing the distinctive qualities of the area. Policy UD2 and UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013 require proposals to reinforce the existing development pattern and respect the height and proportions of surrounding buildings. Supplementary Planning Document No. 2: Residential Extensions and Alterations (SPD2), requires extensions to be in good design, to improve the character and quality of an area. SPD2 was formally adopted by the Council on the 6th December 2006 following public consultation and forms a material planning consideration.

7.3 On site it was noted the existing detached garage at rear has been demolished and the proposed development is under construction. The proposed development would not be highly visible from the street scene due to its siting situated in the rear garden.

The outbuilding is located adjacent to No. 237's detached garage as per the existing garage and would retain a garage door and pitch at front similar to No. 237's garage. The outbuilding would be roughly the same size as the existing garage and the height level with the height of the ridge found on the existing garage. The external facing material is western red cedar. There is a close boarded fence along the side and rear boundaries. Given the outbuilding is roughly the same size as the existing garage albeit the roof raised to be level with the height of the existing ridge adjacent to No. 237's garage, it is considered the development would not have a detrimental impact on the street scene. Whilst western red cedar has been used, detached wooden structures are not uncommon in rear gardens and therefore it is considered in this instance the size, siting, design and choice of materials are not so detrimental to the character of the area as to warrant a refusal.

- 7.4 Therefore the development would be in accordance with the intentions of policies UD2 and UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013, Policies SP1.2, SP4.1 and SP4.2 of the Croydon Local Plan: Strategic Policies 2013, Supplementary Planning Document No 2 on Residential Extensions and Alterations and Policy 7.6 of the London Plan 2011 (consolidated with alterations since 2011).

Impact on the amenities of the occupiers of the adjoining and neighbouring properties

- 7.5 Policy SP4.2 of the Croydon Local Plan: Strategic Policies 2013 requires development to enhance social cohesion and well-being. Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013 relates to Protecting Residential Amenity and requires the Council to have regard to the privacy and amenity of the occupiers of surrounding buildings when considering proposals for extensions and alterations of existing buildings.
- 7.6 The outbuilding replaces an existing garage. This building would be adjacent to the boundary with No. 237 as per the existing garage. The outbuilding which would be used as a gym/store in connection with the main house would be situated 1.920 metres from the main rear wall of the house and would be 2.650m in height from ground level to the highest point. There is a close boarded fence along the side and rear boundaries. A representation has been received on the ground of noise and disturbance. It is considered the proposed development would not have a significant effect on the amenities of neighbouring properties by reason of noise and disturbance as to warrant a refusal given its location within the garden area and bearing in mind the fact that the existing garage could have been converted to a gym without the need for planning permission.
- 7.7 It is therefore considered the development would not have a significant effect on the amenities of neighbouring properties due to its size, siting, design and relationship with neighbouring properties and existing boundary treatment as to warrant a refusal. It is therefore considered the development would be in accordance with the intentions of Policy UD8 of the replacement Unitary Development plan (The Croydon Plan 2006) Saved Policies 2013, Supplementary Planning Document No. 2 on Residential Extensions and Alterations and Policy 7.6 of the London Plan 2011 (consolidated with alterations since 2011).

Conclusions

- 7.8 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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