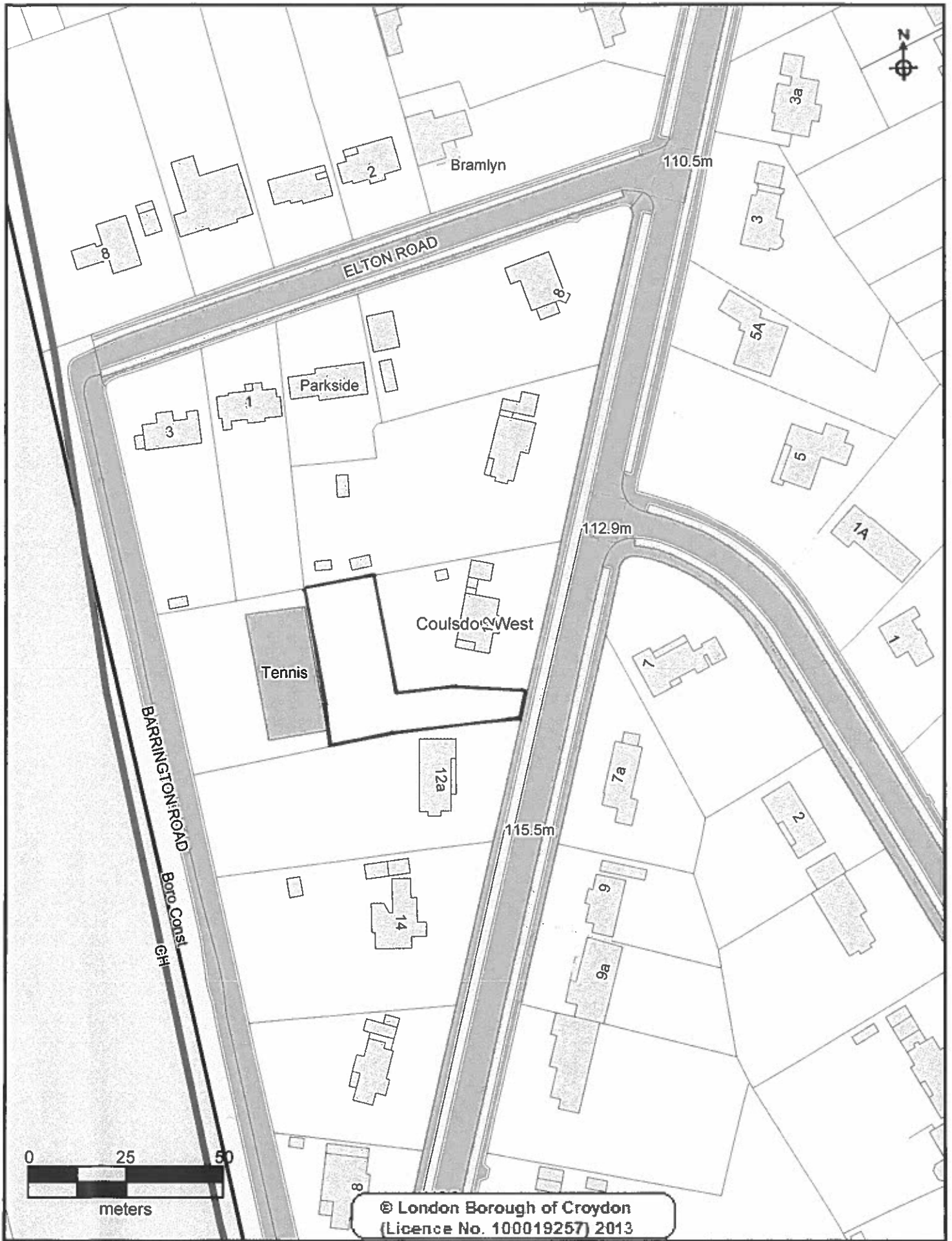


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**1 APPLICATION DETAILS**

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.