

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, Jamie Audsley and 2 minority group members)

A meeting of the **PLANNING SUB-COMMITTEE** which you are hereby summoned to attend, will be held on **Thursday 3rd March 2016 at the rise of Planning Committee but no earlier than 7:45pm**, 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
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MARGOT ROHAN
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www.croydon.gov.uk/agenda
23 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 11th February 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 15/03173/P St Johns Church Of England Primary School, Spring Park Road, Croydon CR0 5EL

Retention of temporary classroom building and associated access ramp
Ward: Heathfield

6.2 15/04806/P 1523B London Road, Norbury, London, SW16 4AE

Alterations ; Alterations to existing building ; Erection of a 3 bedroom house to rear fronting onto Roche Road; provision of refuse storage

Ward: Norbury

Recommendation: Grant permission

6.3 15/05622/P 27 Pollards Hill North, Norbury, London, SW16 4NJ

Conversion to form 1 two bedroom and 1 three bedroom flats; erection of single storey rear extension

Ward: Norbury

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 11th February 2016 at 9:50pm in The Council Chamber, The Town Hall, Katharine Street, Croydon CR0 1NX

MINUTES - PART A

Present: Councillor Paul Scott (Chairman);
Councillor Joy Prince (Vice-Chairman);
Councillors Luke Clancy, Jason Perry and Manju Shahul-Hameed

Also present: Councillor Maria Gatland

Absent: Councillor Humayun Kabir

Apologies: Councillor Humayun Kabir

A6/16 SUSPENSION OF STANDING ORDERS

As the meeting commenced close to the time of the guillotine, 10pm, the Chair proposed suspension of standing orders, in order to hear the two applications on the agenda. The Committee agreed.

A7/16 MINUTES OF THE MEETING HELD ON THURSDAY 14TH JANUARY 2016

RESOLVED that the minutes of the meeting held on Thursday 14 January 2016 be signed as a correct record.

A8/16 DISCLOSURE OF INTEREST

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

A9/16 URGENT BUSINESS (IF ANY)

There was no urgent business.

A10/16 EXEMPT ITEMS

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

PLANNING APPLICATIONS FOR DECISION**6.1 15/04163/P 35 Croham Mount, South Croydon, CR2 0BR**

Retention and erection of 2 metre high boundary fencing
Ward: Croham

Mr Martin Gray spoke in objection, as a local resident
Mr Rayon Walters spoke as the applicant
Councillor Maria Gatland, ward Member for Croham, spoke in objection, on behalf of local residents

After consideration of the officer's report, Councillor Jason Perry moved and Councillor Luke Clancy seconded **REFUSAL** and the Committee voted, 2 in favour and 3 against, so planning this motion fell.

A second motion supporting the officer's recommendation to **APPROVE**, proposed by Councillor Paul Scott, was not seconded.

Another motion was then proposed by Councillor Jason Perry, to defer the decision, pending a site visit. This was seconded by Councillor Paul Scott and the Committee voted unanimously in favour.

The Head of Development commented that, as some information which would have been useful had not been included in the presentation and the fencing was already in place, no one would be unreasonably prejudiced as a consequence of a deferral. Together with additional information, a site visit would be helpful.

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

Mr Peter Coxhill, resident of Woodcote Park and also representing South Woodcote Residents' Association, spoke in objection

Following consideration of the officer's report, Councillor Paul Scott moved and Councillor Manju Shahul-Hameed seconded the officer's report and the Committee voted, 3 in favour and 2 against, so planning permission was **APPROVED** for development at 12 Woodcote Park Avenue, Purley, CR8 3NJ.

A second motion, proposed by Councillor Luke Clancy and seconded by Councillor Jason Perry to **REFUSE**, on the grounds of overdevelopment, being out of keeping with the area, an inappropriate backland development and highway safety issues, thereby fell.

THE FOLLOWING APPLICATION WAS WITHDRAWN as the referring ward councillor has withdrawn her referral:

6.3 15/05362/P 235 Coulsdon Road, Coulsdon, CR5 1EN
Erection of single storey out building at rear
Ward: Coulsdon East

MINUTES - PART B

None

The meeting ended at 10:32pm

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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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PART 6: Planning Applications for Decision

Item 6.1

1 APPLICATION DETAILS

Ref: 15/03173/P
 Location: St John’s Church of England Primary School, Spring Park Road, Croydon, CR0 5EL
 Ward: Heathfield
 Description: Retention of temporary classroom building and associated access ramp.
 Drawing Nos.: EQ599-110-01, DWG02/AsBuiltPlan Rev A, DWG03/AsBuiltElevations Rev A, DWG04/AsBuiltRamp&Stairs Rev A.
 Applicant: Croydon Council
 Agent: Grahame Landers, Mouchel Ltd
 Case Officer: Billy Tipping

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

2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- Planning permission was approved in 2010 for the siting of a temporary classroom building and access ramp. This development is the same as the current application proposal.
- This approval was conditioned that it be for a temporary period of 24 months only. The building should therefore have been removed by 17 August 2012. The building was not removed.
- This permission was also conditioned regarding the submission of details regarding sound insulation, the access ramp and landscaping. Although these conditions were never discharged, the details regarding sound insulation and the access ramp have been submitted with the current application and are considered acceptable. Due to the change in circumstances since 2010, further landscaping is now no longer considered required.
- The temporary building facilitates a bulge in school numbers and will be superseded by new wing for the expansion of the school which is scheduled for construction this summer.
- Sport England raises no objection to the temporary classroom.
- 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.
- Although it is considered regrettable that the building has remained in place without the submission of a further application for planning permission to retain,

and there appears to have been no attempt to discharge the conditions on the permission at the time, the local planning authority should determine the current application on its own merits.

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) temporary permission until 31 August 2017, and,
- 3) any other planning obligation(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 Planning permission is sought for:

- the retention of a temporary classroom building and associated access ramp.

Site and Surroundings

4.2 St John's Church is located on the northwestern corner of the junction of Shirley Church Road and Spring Park Road. The associated St John's Church of England Primary School is located to the rear of the school, accessed from Spring Park Road from between residential properties fronting Spring Park Road. However the school's largest boundary is with Shirley Church Road, from which it is most prominently visible. In addition to the residential properties, referred to above, which back onto the site from the east, residential properties in Nursery Close and Barmouth Road back on to the site from the north. To the east properties in Cannon's Walk adjoin the site.

4.3 The school site is designated as Educational Open Space, and the adjacent church site is designated as Local Open Land and one of Croydon's Locally Listed Parks and Gardens. Shirley Church Road is designated as a Local Distributor Road.

Planning History

4.4 The following planning decision is relevant to the application.

- 10/02213/P – Siting of temporary classroom building and associated access ramp.

Granted on 17 August 2010, subject to conditions for the submission of details relating to landscaping, the access ramp and sound insulation. A further condition limited the permission to 24 months.

4.4 The following application is also relevant:

- 15/05570/P – Alterations; erection of a two storey classroom block with a single storey link to the existing school, extension to the main school hall, single storey extension to the staff room, removal of the existing mobile classroom with the area to be returned to a hard play area, conversion of the existing grassed area to the east of the school into a hard landscaped play/PE space and associated works.
Pending determination.

5 CONSULTATION RESPONSE

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

5.2 Sport England considers that the temporary classroom building has been erected on land not suitable to for the provision of playing pitches, and therefore does not object to the proposal.

5.3 Environmental Health Noise Team has commented on the submitted acoustic report relating to the air-conditioning plant and sound insulation, and raise no objection to the proposal.

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: 1 Objecting: 1 Supporting: 0 Commenting: 0.

No. of petitions received: 1 objecting containing 6 signatories.

6.2 The following councillor made representations:

- Cllr Jason Cummings [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

- Visual impact on Cannons Walk.
- Detrimental impact on outlook from adjoining residential properties.
- Suitable available space elsewhere in the school grounds.
- Lack of landscaping, as required by previous permission.
- Potential noise nuisance from air conditioning units.

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

- The conditions attached to the previous permission, see 4.4, above. [Officer Comment: whilst the failure to comply with the requirements relating to the previous permission is regrettable, this application should be considered and determined on its merits].

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.

The principle of development

7.2 Chapter 8 of the National Planning Policy Framework (NPPF) describes a range of facilities that local authorities should provide to facilitate healthy communities. Paragraph 72 states that the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should give great weight to the need to create, expand or alter schools. Policy 3.18 of the London Plan (Consolidated with Alterations since 2011) recognises the pressing need for more school places in London. Policy RO9 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013 (the UDP) allows development on Educational Open Space subject to certain criteria. Policy CS1 of the UDP permits the development of new community facilities (including education) provided it does not conflict with the Council's aim of respecting the character of the residential area and there is no undue detrimental impact on residential amenity. Policy SP5.9 of the Croydon Local Plan: Strategic Policies 2013 (CLP1) states that the Council will support the expansion of primary schools to meet the needs of the community and its growing population.

7.3 Croydon Council is experiencing considerable pressure to supply sufficient school places for the expanding school population. Opportunities for the creation of entirely new schools within the borough are extremely limited, so the option of expanding existing schools is being explored. St John's Church of England Primary School has been identified as a school with potential scope for expansion within its existing site. This is currently being progressed through a planning application for a new wing which is currently under consideration; see 4.4, above. The temporary building is therefore to house the existing bulge in the school size, but will become superseded and surplus to requirement if and when the application is approved and the proposed development takes place.

7.4 If the pending application is approved during the spring it is anticipated that the building work will take place over the summer period. Clearly the summer break is the ideal opportunity to carry out any work which would directly impact on the operation of the existing school. The new building would then need to be decorated and fitted out for educational use. Permission is sought to retain the existing building to the end of the summer break next year to allow time for all this work to take place.

Clearly if the building and fit out progresses well, the temporary classroom could become redundant and surplus to requirement before this time. Whilst it is considered regrettable that neither the temporary nature of the previous permission, nor the submission of the details required by condition were adhered to, if planning permission for an extension to the school is granted (see 4.4, above) this building would become redundant. So compliance with a temporary consent is not considered likely to be an issue.

- 7.5 Policy RO9 allows educational development on Educational Open Space where there is an identified need and harm to open space is minimised. It is considered that a need has been established. Harm to open space is considered further in paragraph 7.8, below.
- 7.6 The proposal would facilitate the continued operation of the school, prior to any expansion work taking place. The principle of development is therefore considered acceptable and is in line with the NPPF, Policies 3.18 of the London Plan 2011(with 2013 Alterations), Policy CS1 of the Croydon Plan (2006) Saved Policies 2013 and Policy SP5.9 of the Croydon Local Plan: Strategic Policies (2013), subject to the considerations below.

The impact on the character and appearance of the area

- 7.7 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 and built environment. Policies 7.1, 7.4, 7.5 and 7.6 of the London Plan (Consolidated with Alterations since 2011) 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 UDP require the siting, layout and form of new development to respect the character and appearance of existing areas. Policy SP1.1 of CLP1 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 CLP1 also require development to be of a high quality which respects and enhances local character.
- 7.8 The application site is in a corner location towards the rear of the school. The temporary class room building is not prominent in public views in this location. It is only particularly visible in views from Canon's Walk, a residential close of six properties to the west. It is single storey in nature and located approximately 1.5m from the boundary, which previously had a considerable degree of planting which screened much of the temporary building. There remains some degree of planting adjoining other elevations of the building. In such circumstances and given the temporary nature of the remaining life of the building it is not considered that there is sufficient detrimental impact on the character and appearance of this area to merit a refusal of the application. Further, given the remaining short life of the building a planting condition would not take effect before the building was removed.
- 7.9 The site of the temporary classroom is on the opposite side of the school grounds to the Local Open Land and the Locally Listed Park and Gardens

7.10 Consequently, it is concluded that the proposal would accord with the intentions of the NPPF, Policies 7.1, 7.4, 7.5 and 7.6 of the London Plan (Consolidated with Alterations since 2011), Policies UD2 and UD3 of the UDP and Policies SP1.1, SP4.1 and SP4.2 of CLP1.

Amenities of the occupiers of adjoining property

7.11 Policy 7.6 of the London Plan (Consolidated with Alterations since 2011) 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 of the UDP 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”.

7.12 Policy EP1 of the UDP states that polluting developments, including noise, will only be permitted providing they do not have an adverse impact on the amenity of the users of surrounding land.

7.13 The temporary class room building is located towards the northwestern corner of the site and backs onto side boundary of the front garden area of 5/5a Canon’s Walk. The principle entrance door to the building, and access ramp, are on the opposite, west facing elevation facing the school’s own yard. There are other openings on the flank elevations with none on the rear. Therefore the level of activity affecting neighbours would be very low, and as a result, no overlooking would occur. The siting of the temporary classroom, adjacent to a front garden, but off the boundary, and some 10m from the nearest residential, front, window would not be detrimentally affected.

7.14 The previous approval was conditioned that details of sound insulation should be submitted for approval to the Council. The applicant has submitted a noise assessment relating to the air conditioning plant and sound insulation with the current application. This has been considered by the Council’s Noise Team who consequently raise no objection to the proposal on these grounds.

7.15 The previous approval was also conditioned regarding the submission of a landscaping scheme. The officer’s delegated report relating to this approval stated:

“It is however suggested that a condition be attached in respect of additional soft landscaping behind the rear of the building to help maintain and enhance the boundary treatment which would help soften any glimpses of the building from 5 Canon’s Walk and the surrounding residential properties.”

7.16 As referred to above, see 7.8, the boundary at this time had a considerable degree of planting, screening the building from the adjoining occupier. The reference to ‘glimpses of the building from 5 Canon’s Walk...’ was intended to infill the remaining gap in the planting. As this planting is no longer present, it is not considered that this is any longer necessary. Further, given the short life remaining for the building, there is insufficient time for the planting to create an impact.

7.17 The proposal is therefore considered acceptable with regard to Policy 7.6 of the London Plan (Consolidated with Alterations since 2011) and Policy UD8 of the Croydon Plan (2006) Saved Policies 2013.

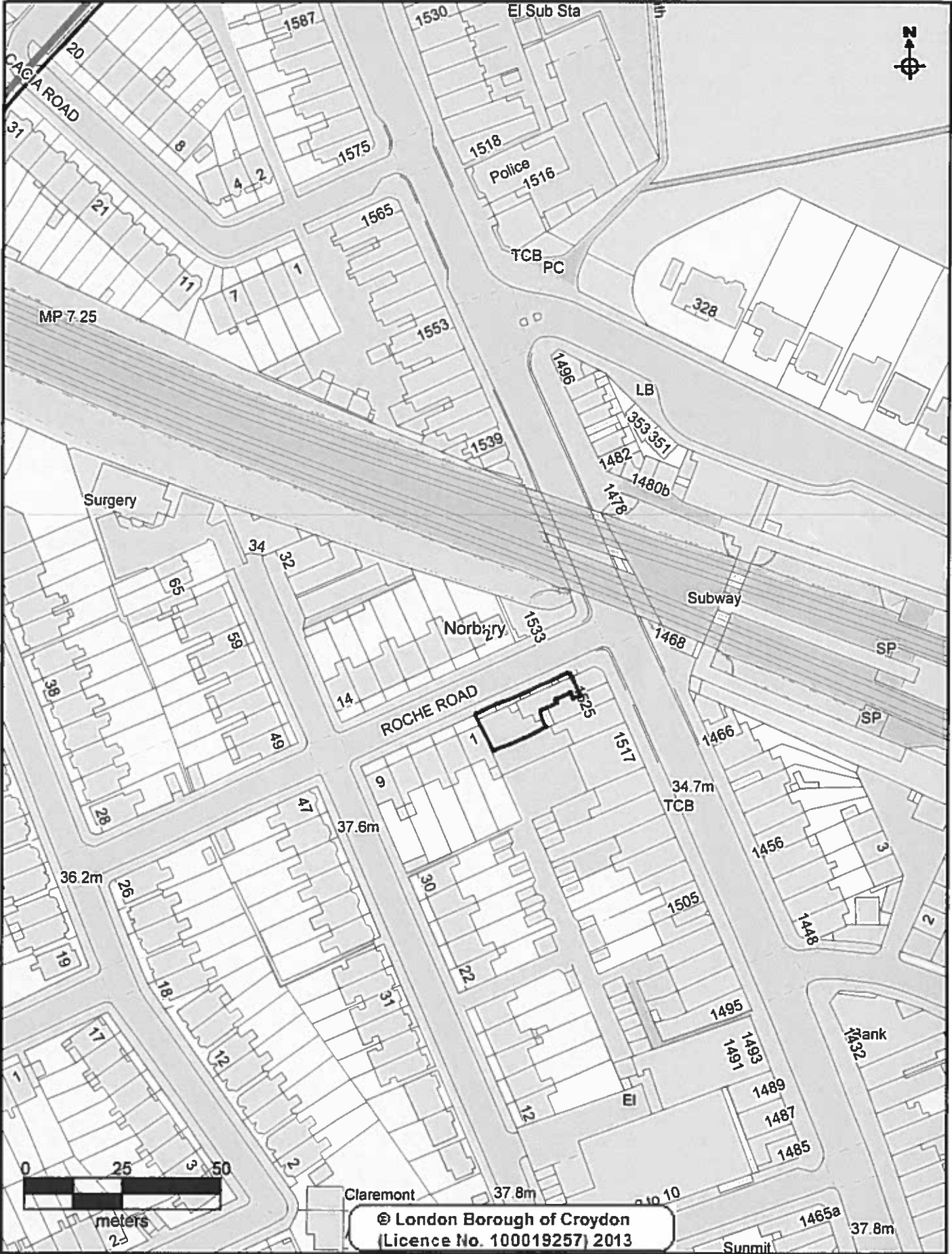
Other Planning Issues

7.18 The previous approval was also conditioned regarding the submission of details of the access ramp to ensure it was fit for purpose. These have now been submitted and the ramp is considered acceptable.

7.19 Sport England raise no objection to the siting of the temporary classroom as it is not considered that there is a loss of a playing pitch in this corner of the school grounds in close proximity to a residential property.

Conclusions

7.20 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 6.2

1 APPLICATION DETAILS

Ref: 15/04806/P
Location: 1523B London Road, Norbury, London SW16 4AE
Ward: Norbury
Description: Alterations ; Alterations to existing building ; Erection of a 3 bedroom house to rear fronting onto Roche Road ; provision of refuse storage
Drawing Nos: 1523LR15/01 ; 1523LR15/021 ; 1523LR15/03 Rev 1 ; 1523LR15/04 Rev 1 ; 1523LR15/05
Applicant: Farnpoint
Case Officer: Dean Gibson

1.1 The application is being reported to Committee because Norbury Resident Associations Joint Planning Committee made representation in accordance with the Committee Consideration criteria and requested Committee consideration.

2 SUMMARY OF MATERIAL PLANNING CONSIDERATIONS

- The proposal would be in the context of the presumption in favour of sustainable development set out in the National Planning Policy Framework, including the encouragement of re-using land that is previously developed.
- The proposal would accord with the housing and design policies of the London Plan, the Croydon Local Plan, and the Croydon Plan Saved Policies.
- The proposed houses would provide much needed housing in the borough and would complement the siting, layout and appearance of other residential development within Roche Road and the locality.
- The proposed dwellings would maintain the amenity of adjoining residential occupiers and the accommodation would meet housing layout standards.
- The proposal would promote sustainable development through its design.
- The proposal would promote biodiversity through the formation of an external garden area.
- The proposal would preserve archaeological interest on the site.
- The proposed dwelling would be in a location that is highly accessible by public transport.

3 RECOMMENDATION

3.1 That the Committee resolve to GRANT planning permission :

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

Conditions

- 1) Submission of external facing materials for written approval (including works of making good to existing building).
- 2) Submission and approval of refuse stores (appearance), cycle store (siting and appearance), and finished floor levels. Retention as agreed thereafter.
- 3) Submission of landscaping and boundary treatment for approval.
- 4) Removal of permitted development rights from dwelling house.
- 5) Windows at first floor level in the rear South-Eastern elevation of the dwellinghouse to be implemented as obscure glazed and retained as such thereafter.
- 6) The development shall achieve a reduction in carbon dioxide emissions of 19% beyond the 2013 Building Regulations.
- 7) The development shall achieve a water use target of 110 litres per head per day
- 8) Submission of construction environmental method statement for written approval prior to commencement of development.
- 9) Details of reveal depths to the window and door frames submitted to the Local Planning Authority for its written approval prior to the commencement of the development and be implemented and retained in the form specified thereafter.
- 10) Requirement for Intrusive Site investigation to determine if contaminated land remediation is required.
- 11) Development to be carried out in accordance with the approved plans.
- 12) Development to be commenced within three years.
- 13) Any other planning condition(s) considered necessary by the Director of Planning & Building Control

4 PROPOSAL AND LOCATION DETAILS

Proposal

4.1 Full planning permission is sought for :

- Erection of a two storey three bedroom houses facing onto Roche Road.

4.2 Amended plans were received during the course of the application which :

- Corrected the timber sash window design of the existing building and proposed a matching design of new windows (i.e. timber sash with crosshair mullions) in the external alterations to the existing building and in the façade of the proposed house.

Site and Surroundings

4.3 The ground area of the application site is 105.04m² in area (including the proposed garden area and forecourt). It comprises the rear yard of a vacant split level maisonette at 1523b London Road. The amenity area is laid to hardstanding and its ground level is set 1.9m above that of the pavement level of Roche Road. There is a high brick wall (approximately 1.8m height) bounding the garden to the north-east and in front of it is a buttress wall (approximately 1.2m height). The main entrance

of the maisonette at 1523b London Road faces onto Roche Road and is accessed by a short flight of steps from Roche Road.

- 4.4 The main building at 1523 London Road is three storeys in height. It has a ground floor retail unit (A1 Use Class) and two flats above it (1523a and 1523c London Road). These flats are accessed from a flight of enclosed stairs leading to a first floor entrance facing Roche Road. The building has a period design with period features. The first and second floors of the building are set back from the main shop frontage facing onto London Road. The north-eastern flank of the building has a buttress wall (approximately 1.2m height) with some self-seeded trees growing out of it.
- 4.5 The shop facing London Road is designated as Secondary Retail Frontage. The application site is within a Primary Shopping Area and Norbury District Centre. The site is also within the St Helen's Road Local Area of Special Character (LASC) and is within an Archaeological Priority Zone.
- 4.6 The application site is bounded to the south-east by the rear outside space of 1521 London Road and to the west by the flank of a two storey house at 1 Roche Road. There is a recently constructed three storey building at 1533 London Road which is directly opposite the application site to the north/north-east.
- 4.7 The site is 30m away from Norbury Railway station to the north-east (there is a railway bridge spanning London Road) and is within a Controlled Parking Zone. The site has a Transport for London Ptal rating of 5.

Planning History

- 4.8 15/02542/Pre – Pre-application enquiry into erection of two storey 3 bedroom infill dwelling. The opinion given was that the site would be a challenging one to develop bearing in mind its physical constraints, but that generally the layout and form of the proposed development had some merit but would require adjustments to its overall appearance to make it acceptable within the LASC.
- 4.9 04/03155/P – Refused planning permission for erection of three storey building fronting Roche Road comprising 2 two bedroom flats.
- 4.10 04/00693/P – Refused planning permission for erection of three storey building fronting Roche Road comprising 3 two bedroom flats.

5 CONSULTATION RESPONSE

- 5.1 The views of the Planning & Building Control Directorate are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

6 LOCAL REPRESENTATION

- 6.1 The application and amendments have been publicised on site. The number of representations received from neighbours and local groups in response to the publicity of the application were as follows:

No of individual responses: 2 Objecting: 2

6.2 The following summarised issues were raised in representations received on the initial plans and amended plans, that are material to the determination of the application, and they are addressed in the next section of this report:

Objections

- a) Loss of garden area / back garden development
- b) Design of frontage / roofline
- c) Poor window design
- d) Flawed plans / internal layout
- e) Affect on LASC
- f) Land contamination information is insufficient

6.3 The following information was raised in a representation but is not material to the determination of the application.

- a) Potential for further conversion to flats (Officer Comment : The proposal is for a single family dwelling house).
- b) Party Wall issues (Officer Comment : This matter is subject of separate Party Wall legislation).

6.4 Historic England (Archaeology) was consulted and advised no archaeological investigation would be necessary.

7 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of the proposed development
2. Character of the area and the visual amenities of the street scene
3. Amenities of the occupiers of the adjoining residential properties
4. Amenities of future occupiers
5. Highway implications
6. Trees and Landscaping

1. Principle of proposed development

7.2 The National Planning Policy Framework states that housing applications should be considered in the context of the presumption in favour of sustainable development. Provision should be made for on-site affordable housing provision and meeting the housing needs of different groups in the community, such as families with children.

7.3 The Policies 3.5 of the London Plan, SP2.1 and SP2.2 of Croydon Local Plan Strategic Policies, and H2 of the Croydon Plan apply a presumption in favour of new residential development where its meets other applicable policies.

- 7.4 The existing dwelling does not benefit from any statutory or local Listing and is not within a conservation area. Therefore, its demolition would be acceptable.
- 7.5 The proposal would involve developing existing residential land and provided the character and amenities of an area is respected then a residential development would be acceptable.

2. Character of the area and the visual amenities of the street scene

- 7.6 The Policies 7.4 and 7.6 of the London Plan, and SP4.1 and SP4.2 of the Croydon Local Plan Strategic Policies and UD2 and UD3 of the Croydon Plan aim to achieve a high standard of design in residential developments requiring development to respect the character of the area, and for the siting and massing of new buildings to respect or improve the existing pattern of buildings.
- 7.7 The proposed house would have a width of 10.4m and a maximum depth at ground floor of 9.3m and at first floor it would have a depth of 5.8m.
- 7.8 The character of the locality is primarily derived from two storey terraced houses on both sides of Roche Road. The houses generally share the same form and design. However, there is also a recently constructed three storey residential development behind 1533 London Road and adjacent to the eastern flank of 2 Roche Road. The buildings that run in the block from 1485 to 1525 London Road range from two to three storeys in height, but have eclectic forms and appearances reflecting the different periods in which they were built.
- 7.9 In terms of the urban grain, the proposed development would be consistent with the overall pattern of housing in the area. It would follow the natural building line of houses that front onto Roche Road and its façade design would reflect the gable designs and window lines evident in houses on Roche Road. While the proposed ridge line of the roof would be lower than that of 1 Roche Road this would be acceptable in this instance. Directly opposite the site the houses at 2 and 4 Roche Road also have varying ridge heights to their respective roofs, with the former being set down considerably lower than the latter. There is also a larger infill residential development directly opposite the site behind 1533 London Road and a large infill residential development behind 1465a London Road (facing onto Fairview Road). Planning permission has also been granted in February 2016 for an infill development at 17 Fairview Road (approximately 100m away to the south-west of the site). Therefore, the proposed development would not be out of character with the rhythm and pattern of buildings in the locality and recently completed and/or authorised infill developments. The proposed building would be finished predominantly in red bricks with render used to bays and the gable only. The proposed window frames would be formed of timber and it would be prudent to ensure that their reveals would be deep set to ensure articulation and form shadow in the elevations. This matter can be secured by condition. The rear elevation of the building would have a more functional appearance largely to mitigate against loss of privacy to nearby occupiers of flats above shops on London Road and the adjacent house at 1 Roche Road. However, it would not be visible from the public highway. A small garden area would be provided to the rear of the site. Space for refuse and recycling bins would be provided for the house behind the front wall.
- 7.10 The proposed alterations to existing building would be acceptable. The new first floor sash windows (with cross-hair mullions) on the north-western flank elevation of the

building would match the design of the existing windows in the building and would be formed of timber frames.

7.11 The proposed building would not have any adverse effect on the Local Area of Special Character.

3. Amenities of the occupiers of the adjoining residential properties

7.12 The Policies 7.6 and 7.15 of the London Plan, and SP4.2 of the Croydon Local Plan Strategic Policies, and UD8 and EP1 of the Croydon Plan seek to enhance social cohesion and wellbeing and to protect residential amenity in considering proposals for new development. They seek to protect adjoining and nearby occupiers from loss of privacy, loss of light, loss of outlook, adverse visual intrusion, and pollution resulting from development, such as noise and disturbance.

7.13 The first floor windows proposed to the rear of the house have been designed as high level windows. One would be a stair window and the other would be secondary bedroom window. Therefore, they would not result in loss of privacy to adjoining residential occupiers. A condition could also be used to ensure they are obscure glazed to further protect the amenities of adjoining residential occupiers. Neither the ground or first floor of the building would project beyond the main rear building line of the adjacent property at 1 Roche Road. The existing rear first floor windows of the flat at 1523b London Road would be relocated from the rear elevation of the building to the side elevation facing Roche Road. Therefore, the proposed development would not result in loss of outlook, adverse visual intrusion, or adverse loss of light to the occupiers of 1 Roche Road, 1523b London Road or other properties on London Road. No protected views would be affected by the development. The existing flat at 1523b London Road would also be provided with a private rear amenity space as part of the development proposal.

7.14 No adverse increase in noise would result from the proposed development as it is relatively minor in nature. While noise from demolition and construction works is inevitable, there is separate environmental legislation in place to respond to noise nuisance. The Council and the GLA also produce good practice guidance on this issue which the applicant could be made aware of through an informative.

7.15 Therefore, the proposed development would not adversely affect the amenity of adjoining occupiers in terms of loss of light, loss of outlook, loss of privacy, or visual intrusion, or increased noise and disturbance.

4. Amenities of future occupiers

7.16 The Policies 3.5 of the London Plan, and SP2.6 of the Croydon Local Plan Strategic Policies, and UD8 of the Croydon Plan sets out minimum floorspace and amenity standards for residential conversions and new builds in order to promote high quality living accommodation. These policies are supported by the London Plan *Housing* SPG (as amended). The DCLG Technical Housing Standards are also relevant.

7.17 The proposed house would be a 3 (5person) bedroom dwelling. On the ground floor would be the main living area and a bedroom, and the other two bedrooms would be on the first floor. The gross internal floor area of the house would be 94m². The proposed layouts would therefore meet the minimum floorspace standard of 93m² for

a 3 bedroom this type set out in the housing standards. All of the habitable rooms would have acceptable layouts. The existing flat at 1523b London Road would have its first floor rear windows relocated to the first floor side elevation of the building to face Roche Road, so the amenity of its future occupiers would not be prejudiced by the proposed development. The slope and land levels of Roche Road and the space and boundary treatment between the front of the site and the pavement would prohibit any view into ground floor habitable room windows of the development site. A private amenity space of 25.8m² would be provided for the house. A private amenity space of 15m² would be provided for the occupier of 1523B London Road.

5. Highway implications and provision of parking

- 7.18 The Policies 6.3, 6.9, and 6.13 of the London Plan, and SP8.3, SP8.6, SP8.7, and SP8.15 of the Croydon Local Plan Strategic Policies, and UD13, T2, T4 and T8 of the Croydon Local Plan seek to actively manage the pattern of urban growth and the use of land to make the fullest use of public transport and co-locate facilities in order to reduce the need to travel through sustainable travel choice. They require parking and access layouts to be safe, secure and efficient. They also promote the provision for the use of cycles as a means of transport.
- 7.19 The subject site is in an area with a PTAL accessibility rating of 5 (on a scale of 1a - 6b, where 6b is the most accessible), as indicated on maps produced by TfL. The site is therefore considered to have excellent accessibility to public transport links.
- 7.20 No off-street parking could be provided on the site. However, the site is within a Controlled Parking Zone and adjacent to a District Centre with a TfL Ptal rating of 5. As a minor development the Council would support a car free scheme in this instance. The provision of cycle storage on site could be secured by condition.
- 7.21 Given the one-way traffic flow of Roche Road and proximity of the site to London Road the Council would require a Construction Environmental Management Plan to be produced for new residential development to the site. This is to ensure that construction traffic could be managed with minimum disturbance being caused to local highways and residents.

6. Trees / Landscaping

- 7.22 The Policies 7.21 of the London Plan and SP7.4 and SP7.5 of the Croydon Local Plan Strategic Policies and UD14, NC3, and NC4 of the Croydon Plan support the role of productive landscapes by protecting trees and improving the qualities of habitats through encouraging diversity in flora and fauna.
- 7.23 There are three self-seeded trees growing out of the top of the buttress wall which faces Roche Road. They are not considered to be of any particular merit and would not merit a preservation order. However, it is not proposed to remove the trees.
- 7.24 There would be an opportunity to provide some soft landscaping in the proposed rear garden areas of the application site.
- 7.25 The existing buttress wall facing Roche Road would be pebble-dashed, in keeping with the appearance of the existing northern flank of the building. Some of the existing pebble-dash to the northern flank of the building, serving the stairway, has

deteriorated. It would be prudent to ensure that works of making good to this area is made good. This matter can be secured by condition.

7. Other Matters

- 7.26 The London Plan Policy 5.21 *Contaminated Land* and The Croydon Plan Policies EP2 and EP3 *Land Contamination* seek to ensure that the land is suitable for the use proposed and that the impacts on health and the environment from contaminated development sites are minimised. They require an environmental and historical site review (EHSR) to be undertaken in the first instance and further intrusive investigation and remediation where necessary.
- 7.27 An Environmental and Historical Report submitted with the application indicate the possibility of some minor ground contamination on the site and recommends further intrusive site investigation. A condition requiring the contaminated land issue to be further investigated and evidence to that effect to be submitted and approved by the local planning authority is therefore recommended.
- 7.28 The Croydon Plan Policy UD7 expects all new development to be designed with ease of access for all users. Generally this is in the form of level or ramped access to sites. However, discretion can be given where it can effectively demonstrated that such provision is not reasonably practicable.
- 7.29 The proposed development would provide a short flight of steps rather than level access or a ramp to its entrance. This would be acceptable in this instance given the slope of the road and gradient of the land. It is also a common arrangement to have stepped accesses for the entrances to houses on Roche Road.

Conclusion

- 7.30 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out at the beginning of this report in the SUMMARY OF MATERIAL PLANNING CONSIDERATIONS. 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: 15/05622/P
 Location: 27 Pollards Hill North, Norbury, London, SW16 4NJ
 Ward: Norbury
 Description: Conversion to form 1 two bedroom and 1 three bedroom flats; erection of single storey rear extension
 Drawing Nos: 15407/04, 15407/05, 15407/06, 15407/07, 15407/08, 15407/09, 15407/10, 15407/11, 15407/13, 15407/14
 Applicant: Mr J Scott
 Agent: Mr L Pitters
 Case Officer: Mr Sean Scott

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

- The proposal would provide an additional home in a residential area and would not result in the loss of any protected use on the site. The house is not regarded as a 'small house' and therefore the subdivision is acceptable in principle.
- The proposal would successfully integrate into the character of the area and the appearance of the street scene.
- The impact upon the amenity of adjoining occupiers has been assessed and it is not considered that there would be a significant harmful impact.
- The proposal would provide adequate accommodation for future occupiers in terms of layout, outlook and amenity space.
- The provision of a car parking in this location is considered acceptable.

3 RECOMMENDATION

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

Conditions

- 1) In accordance with the approved plans
- 2) Materials to match
- 3) Details of hard and soft landscaping to be submitted and approved
- 4) Details of refuse and cycle storage to be submitted and approved
- 5) Commence within 3 years

Informatives

- 1) Site notice removal
- 2) Community Infrastructure Levy (CIL) – Granted

4 PROPOSAL AND LOCATION DETAILS

Proposal

- 4.1 Conversion to form 1 two bedroom flat and 1 three bedroom flats; erection of single storey rear extension.
- 4.2 The single storey rear extension would project to a depth of 3.2 metres; it would be approximately 3.48 metres in width and 2.45 metres in height.
- 4.3 The shared entrance to the flats would remain in the same location as the existing front door. Access to Flat A (ground floor flat) and Flat B (first and second floor flat) would be via a shared hallway on the ground floor. Flat A (2 bedroom unit) would include an open plan living room with kitchen area, two bedrooms, a separate bathroom and a storage cupboard. Flat B (3 bedroom unit) would include a living room, kitchen, three bedrooms (one with en suite bathroom) and a separate bathroom. The plans indicate that flats would have access to private outside amenity space.
- 4.4 The existing property benefits from a driveway. This is sufficient to accommodate 2 parking spaces

Site and Surroundings

- 4.5 The site is located on the south-eastern side of Pollard Hill North in Norbury ward. The site is located within an Area of High Density as designated by the Croydon Local Plan: Strategic Policies (2013). The subject property comprises a two storey semi-detached single family dwellinghouse. The surrounding area is residential in character, comprising mainly semi-detached dwellinghouses.

Planning History

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

12/01498/P Erection of conservatory and retention of a front boundary fence
Approved [The fence was the only part implemented]

5 CONSULTATION RESPONSE

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

6 LOCAL REPRESENTATION

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

No of individual responses: 32 Objecting: 31 Supporting: 0

6.2 The following local groups/societies made representations:

- Pollards Hills Residents Association [objecting]
- Norbury Residents Associations Joint Planning Committee [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

- Overlooking
- Overshadowing
- Overdevelopment
- Out of character
- Need to retain family homes
- Inadequate parking provision on site
- Detrimental to on-street parking
- Lack of space for bins/cycle store
- Noise and disturbance
- Unacceptable living conditions for future occupiers
- Inaccurate plans
- Passage to the side too narrow for separate access
- Not compliant with Croydon's strategic housing policies
- Hard surfacing will negatively affect surface run-off

Neutral comments

- The publicity of the application was questioned [Officer Comment: site notices were erected in accordance with protocol, it was highlighted that a site notice had been removed and a replacement was posted on Pollards Hill North on 15/01/2016]

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

- Lack of details regarding waste water discharge and internal plumbing configuration [This would be for the attention of a building surveyor]
- Building work would be disruptive
- Subsidence issues [Officer Comment: this would be a matter for Building Control]
- Blocks access to manholes
- Building to the rear in use as recording studio/hair salon/ residential

7 MATERIAL PLANNING CONSIDERATIONS

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

1. Acceptability in principle
2. Impact on character and appearance of the building and streetscene
3. Impact on the amenity of adjoining occupiers
4. The acceptability of the living conditions to be provided for future residents
5. Transportation and parking implications

Acceptability in principle

- 7.2 The London Plan 2011 Policy 3.3 Increasing Housing Supply states that the Mayor recognises the pressing need for more homes in London in order to promote opportunity and provide a real choice for all Londoners in ways that meet their needs at a price they can afford.
- 7.3 The Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013 Policies H2 Supply of New Housing, H7 Conversions and H11 Retaining Small Houses permit housing development and conversions within existing built up areas provided it does not conflict with the aim of respecting the character of residential areas, that the new dwellings are self-contained, there would be no net loss of small houses and that they provide satisfactory accommodation.
- 7.4 The London Housing Supplementary Planning Guidance (SPG) - 2012 states that a balance needs to be struck between realising the potential of residential conversions to meet the needs of smaller households and sustaining the residential quality of neighbourhoods where pressure for conversions is particularly intense.
- 7.5 Saved Policy H11 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013 resists the loss of small houses, which are defined as having a floor area of less than 130 sq m.
- 7.6 The floor area of the existing dwelling is approximately 183 sq m and as a consequence it is not regarded as a small house. Therefore, the proposal to convert the house to flats would be acceptable in principle subject to the considerations below.

Impact on character and appearance of the building and streetscene

- 7.7 The London Plan 2011 Policy 7.4 Local Character and Policy 7.6 Architecture are of relevance. Policy SP4.1 of the Croydon Local Plan: Strategic Policies (2013) should be considered. The relevant Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013 are UD2 which covers “the layout and siting of new development” and UD3 which covers “the scale and design of new buildings”. Furthermore, Croydon Plan Policy UD15 Refuse and Recycling Storage should also be considered, it states that conversions 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. Supplementary Planning Document No.2 (SPD2) on ‘Residential Extensions and Alterations’ is also of importance. SPD2 was formally adopted by the Council on the 6 December 2006 following public consultation, and was described by the Planning Inspectorate as having ‘sound design principles’ in an appeal decision (Appeal Ref: APP/L5240/D/11/2161325).
- 7.8 In relation to single storey rear extensions, SPD2 states that extensions should normally be designed so that they are subordinate to the original dwellinghouse. The

extension would not project further than the existing outrigger to the rear and would have a depth of 3.2 metres. It is considered that the scale of the extension is considered to have an acceptable relationship with the character of the host property.

- 7.9 The extension would be located to the rear and it would not be visible from the streetscene, therefore, the proposal is not deemed to have an adverse impact on the visual amenity of the streetscene.
- 7.10 The proposed fenestration would follow the vertical emphasis of the existing. The application form indicates that the walls of the proposed extension would be finished with brick/block, however, the existing facing is white render, also the application indicates the roof would be tiled, although as the roof is a flat roof this would be unlikely to the case. A condition can be applied for matching materials.
- 7.11 Limited details have been submitted regarding refuse storage, it is evident that this would be located within a recess at the front of the property, next to the main entrance. The plans indicate that two wheelie bins could be stored here, Croydon Councils waste collection service operates a service for the collection of non-recyclable waste and recyclable waste, therefore, the area allocated would be insufficient. A condition can also be applied for details of refuse storage to be submitted and approved prior to development.
- 7.12 The location of the cycle storage has been indicated on the plans at the front of the property on the south-western boundary. The storage would be metal and finished in a green colour; the dimensions would be 0.89 m (depth), 1.96 m (width) with a maximum height of 1.33 metres. This is not considered to be overbearing and is considered to be acceptable in terms of its impact on the surrounding character. It is also apparent that there is scope for the storage unit to be located to the rear. This is a matter that could be secured by way of a condition.
- 7.13 Overall, the property is considered to be acceptable in terms of its impact on visual amenity.

Impact on the amenity of adjoining occupiers

- 7.14 The London Plan 2011 Policy 7.6 Architecture states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Policy UD2 and UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013 seek to protect residential amenity to prevent adjoining and nearby occupiers from loss of privacy, loss of light, loss of outlook and adverse visual intrusion. Furthermore, SPD2 states that “the maximum acceptable projection beyond the rear of the neighbouring building for terraced dwellings is generally 3 metres”.
- 7.15 The single storey extension would project by 3.2 metres, this is marginally outside of the parameters within the guidance contained within SPD2, however, it would have a flat roof which limits its impact it is not considered to be harmful to outlook or light.
- 7.16 All glazing would be located to the rear and is not deemed to be harmful to residential amenity.
- 7.17 The proposal would result in an increased number of occupants inhabiting the application site. Nevertheless, the proposal is not considered to trigger a substantial increase in occupants and therefore it 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.

The acceptability of the living conditions to be provided for future residents

- 7.18 London Plan Policy 3.5 requires the design of all new housing developments to 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. The Mayor of London's Housing SPG provides guidance on the quality of new housing and internal space standards. The Housing SPG seeks to ensure that the design of new development provides adequate standards of accommodation for future occupiers and incorporates access arrangements that are safe.
- 7.19 Policy 3.5 (part c) of the London Plan 2011 requires development proposals to conform to the minimum space standards outlined in Table 3.3 of the London Plan and Annex 4 of the London Housing SPG provides further detail. In addition the National Housing Space Standards (NHHS) are a relevant consideration. Policy 3.5 (part c) of the London Plan 2011 requires development proposals to conform to the minimum space standards outlined in Table 3.3 of the London Plan and Annex 4 of the London Housing SPG provides further detail. The Technical Housing Standards (THS) – nationally described space standard (March 2015) specify minimum space standards at a national level and these specifications would take precedence where they do not align with the London Plan.
- 7.20 The THS states that a single bedroom should be at least 7.5 sq m and a double room should be at least 10.5 sq m. Flat A would have a gross internal floor area of approximately 81 sq m, the master bedroom would be 20.83 sq m and the second bedroom would be 15.58 sq m. This flat would therefore be categorised as a 2 bed, three person unit, according to the THS such unit should have a minimum floor area of 70 sq m. Flat B would have a gross internal floor area of approximately 103 sq m, the master bedroom would be 31.69 sq m, the second bedroom 15.71 sq m and the third bedroom 9.42 sq m. This flat would therefore be classed as a 3 bed, five person unit, according to the THS such unit should have a minimum floor area of 103 sq m. In both cases the provision of space would exceed the required minimum space standards.
- 7.21 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. The London Housing SPG Design Standard for Private Open Space requires that a minimum of 5 sq m of private outdoor space be provided for 1-2 person dwellings and extra 1 sq m should be provided for each additional occupant. The proposal provides two private gardens to the rear, however, only Flat A would have direct access. Flat B would access the rear garden via walkway at the side of the property. It is considered that the provision of space is acceptable.

Transportation and parking implications

- 7.22 The London Plan 2011 Policy 6.3 is relevant and states that development should not adversely affect safety on the transport network and Policy 6.13 *Parking* should also be considered. The Croydon Replacement Unitary Development Plan (The Croydon

Plan 2006) Policy 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 Policy T8 Parking Standards sets out parking standards for residential development. In addition SPD2 sets out design guidance for forecourt parking and Policy UD13 states that car parking must not be allowed to dominate or determine the urban form and should be safe, secure, efficient and well designed.

- 7.23 The application site has a PTAL rating of 1B which suggests very poor access to public transport. Off-street parking is available in the locality and the site is not within or close to a controlled parking zone.
- 7.24 The parking space standards outlined within the Croydon Plan state that a maximum of 1 space per flat should be provided for developments of this type. The application property benefits from a driveway which is sufficient to accommodate 2 vehicles. It is not proposed to alter this provision as part of this proposal. The development therefore complies with the required standards. It is not considered that the development would have a negative impact on parking conditions in the locality.
- 7.25 London Plan Policy 6.9 Cycling requires all developments to provide dedicated storage space for cycles at one space per studio/1 bedroom unit and two spaces per all other dwellings. The Croydon Plan Policy T4 requires new development to provide sufficient, safe and secure cycle parking facilities. The plans indicate that cycle parking would be located at the front of the property, the storage unit can accommodate up to three cycles, however, the requirement would be for the provision of at least four cycle spaces. A condition can be applied for details to be submitted and approved under a separate application for a discharge of condition. It is not considered that the location of the cycle parking would hinder the ability to park in the forecourt.
- 7.26 It is considered that this proposal complies with the relevant policies of the Local Plan, particularly regarding highway safety and that planning permission should be refused.

Other Planning Issues

- 7.27 A number of representations raised concern over flooding. The application site is not located within a designated flood zone, due the limited scale of external alterations it is not considered to have a significant on flooding in the locality.

Conclusions

- 7.28 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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