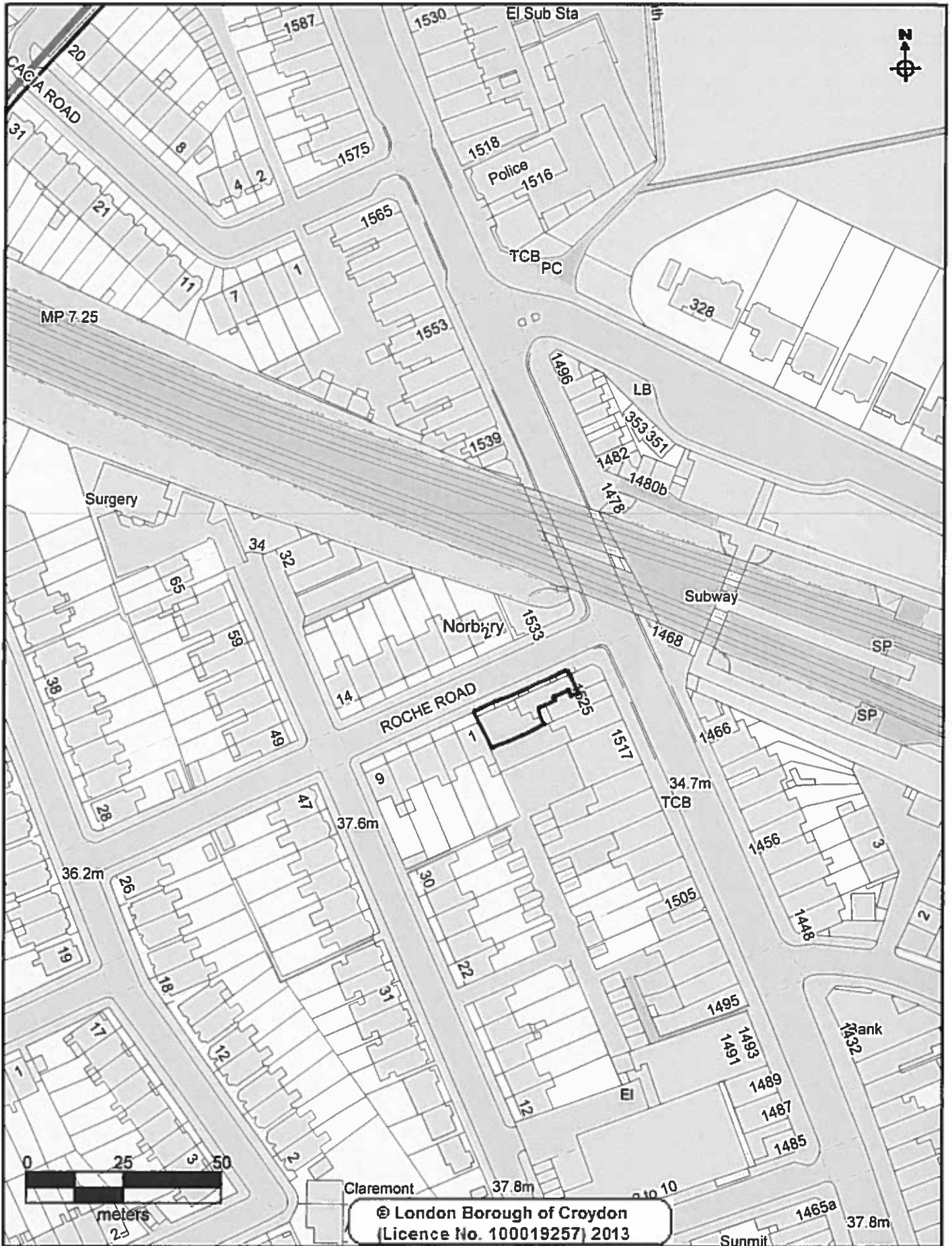


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PART 6: Planning Applications for Decision

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.