

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, Sherwan Chowdhury and 2 minority group members)

A meeting of the **PLANNING SUB-COMMITTEE** which you are hereby summoned to attend, will be held on **Wednesday 16th March 2016 at 7:00pm**, in **Room F10, The Town Hall, Katharine Street, Croydon CR0 1NX** .

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

MARGOT ROHAN
Senior Members Services Manager
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www.croydon.gov.uk/agenda
8 March 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 3rd March 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 15/04351/P & 15/04352/LB 130 Brighton Road, Purley, CR8 4EX

Construction of an extension in the central area of the existing building at basement level to create 2 x two bedroom and 2 x one bedroom flats

15/04351/P: Planning application

15/04352/LB: Listed building application

Ward: Coulsdon West

Recommendation: Grant permission

6.2 15/04360/P & 15/04361/LB 130 Brighton Road, Purley, CR8 4EX
Construction of a roof extension in the central area of the existing building
at second floor level to create 2 one bedroom flats

15/04360/P: Planning application

15/04361/LB: Listed building application

Ward: Coulsdon West

Recommendation: Grant permission

6.3 5/05281/P 41 Mead Way, Coulsdon, CR5 1PP

Erection of single/two storey side/rear extensions

Ward: Coulsdon East

Recommendation: Grant permission

6.4 15/05500/P 8 Duppas Hill Road, Croydon, CR0 4BG

Conversion to form 1 studio, 2 one bedroom and 1 two bedroom flats;
erection of single/two storey side/rear extension and dormer extension in
rear roof slope

Ward: Waddon

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 3rd March 2016 at 8:15pm in The Council Chamber,
The Town Hall, Katharine Street, Croydon CR0 1NX

MINUTES - PART A

Present: Councillor Paul Scott (Chairman);
Councillor Joy Prince (Acting Vice-Chairman);
Councillors Jamie Audsley, Susan Winborn and Chris Wright

Also present: Councillor Jason Cummings

Absent: Councillor Humayun Kabir

Apologies: Councillor Humayun Kabir

A12/16 MINUTES OF THE MEETING HELD ON THURSDAY 11TH FEBRUARY 2016

RESOLVED that the minutes of the meeting held on Thursday 11
February 2016 be signed as a correct record.

A13/16 DISCLOSURE OF INTEREST

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

A14/16 URGENT BUSINESS (IF ANY)

There was no urgent business.

A15/16 EXEMPT ITEMS

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

A16/16 PLANNING APPLICATIONS FOR DECISION

**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

Councillor Jason Cummings, ward Member for Heathfield, spoke in objection, on behalf of local residents.

After consideration of the officer's report, Councillor Chris Wright moved and Councillor Paul Scott seconded the officer's recommendation and the Committee voted, unanimously in favour (5), so planning permission was **GRANTED** for development at St Johns Church Of England Primary School, Spring Park Road, Croydon CR0 5EL, with an additional condition that the rear elevation of the temporary classroom facing Canon's Walk be painted dark green within 6 weeks of releasing the decision.

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

Mr Sean Creighton, representing Norbury Residents' Association Joint Planning Committee, spoke in objection, on behalf of local residents, particularly the immediate neighbour, Ms Lyn Egan.

After consideration of the officer's report, Councillor Paul Scott moved and Councillor Jamie Audsley seconded the officer's recommendation and the Committee voted, unanimously in favour (5), so planning permission was **GRANTED** for development at 1523B London Road, Norbury, London, SW16 4AE, with added conditions: Landscaping condition to include having gates to the entrances, to address anti-social behaviour issues; full details to be submitted for the front elevation. An informative was also requested regarding the removal of the self-seeded trees.

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

Mrs Brenda English. Chair of Environment & Planning Committee, Pollards Hill Residents' Association, spoke in objection, on behalf of local residents

After consideration of the officer's report, Councillor Paul Scott moved and Councillor Jamie Audsley seconded the officer's recommendation and the Committee voted, 4 in favour and 1 abstention, so planning permission was **GRANTED** for development at 27 Pollards Hill North, Norbury, London, SW16 4NJ.

MINUTES - PART B

None

The meeting ended at 9:11pm

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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

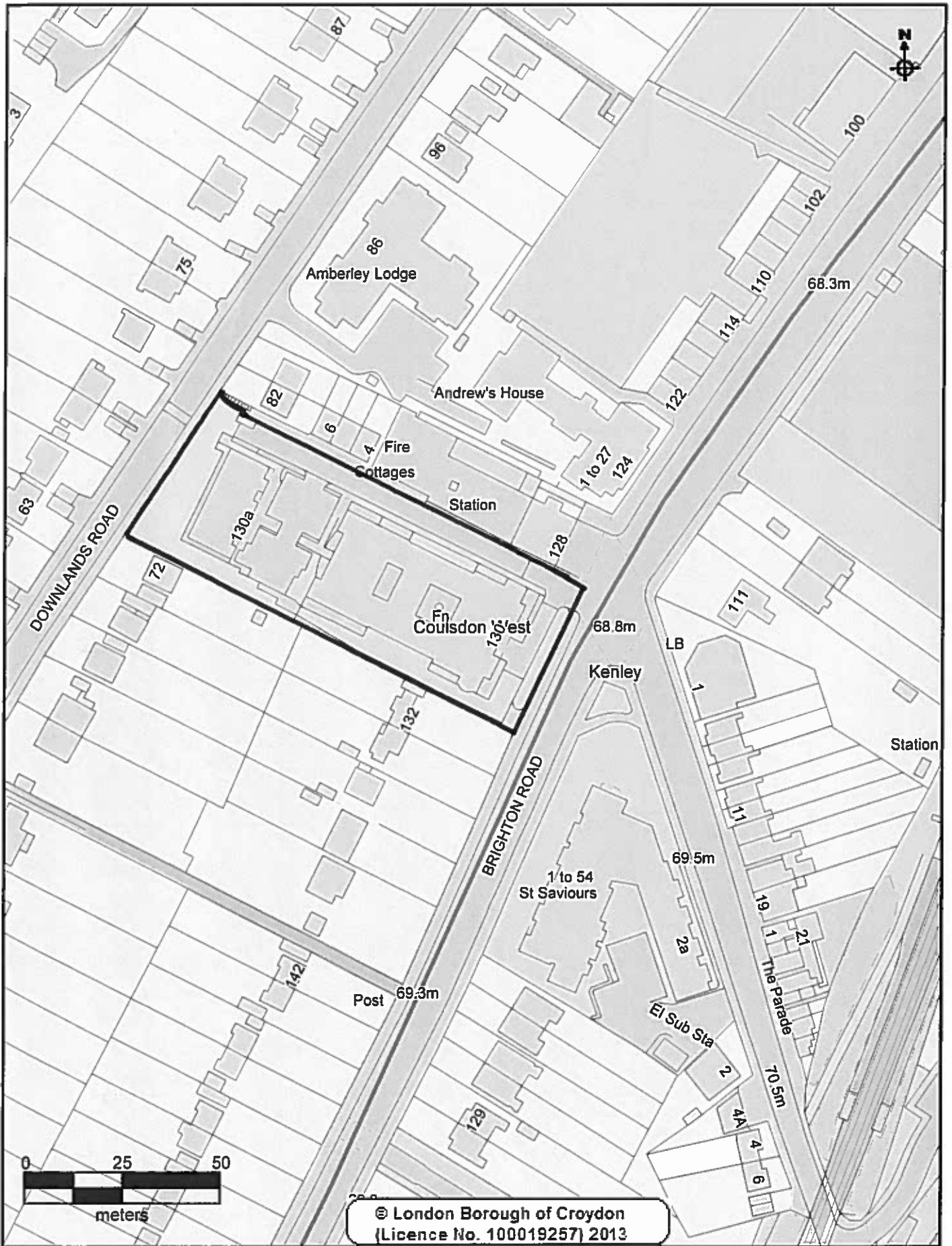
- 5.1 The Council's constitution allows for public speaking on these items in accordance with the rules set out in the constitution and the Chair's discretion.

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.



PART 6: Planning Applications for Decision

Item 6.1

1 APPLICATION DETAILS

Ref: 15/04351/P and 15/04352/LB
 Location: 130 Brighton Road, Purley, CR8 4EX
 Ward: Coulsdon West
 Description: **15/04351/P:** Planning application for - Construction of an extension in the central area of the existing building at basement level to create 2 two bedroom and 2 one bedroom flats
15/04352/P: Listed Building application for - Construction of an extension in the central area of the existing building at basement level to create 2 two bedroom and 2 one bedroom flats

Drawing Nos: 15/04351/P
 2875/L/01
 2875/PH/01
 2875/P/01C, 02B, 03B, 04B, 05A, 06A, 07A, 08B, 09B, 10B and 11
 2875/P/31B, 32B, 33A, 34A, 35A, 36A, 37A, 38B, 39A, 40A and 41

15/04352/LB
 2875/L/01
 2875/PH/01
 2875/P/01C, 02B, 03B, 04B, 05A, 06A, 07A, 08B, 09B, 10B and 11
 2875/P/31B, 32B, 33A, 34A, 35A, 36A, 37A, 38B, 39A, 40A and 41

Applicant: Herald Holdings Limited
 Agent: Mr Peter Swain, Proun Architects
 Case Officer: Laura Field

1.1 Both application are being reported to committee because the ward councillor (Cllr Mario Creatura) made representations in accordance with the Committee Consideration Criteria and requested committee consideration and objections above the threshold in the Committee Consideration Criteria have been received.

2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- A residential development of this site is acceptable in principle.
- The proposal would respect the character of the area and the street scene and the Listed Building.
- The siting and layout of the proposed flats there would not be any significant impact on the residential amenities of the adjoining occupiers.
- The proposal would be acceptable with regards to the accommodation for future occupiers and sustainability requirements.
- The proposal would have no significant adverse impact on parking demand and pedestrian and highway safety.

3 RECOMMENDATION

15/04351/P- Planning Application

- 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:

3.3 Conditions

- 1) In accordance with plans and details submitted
- 2) Details of the new windows and door units and the proposed new railings, including junctions between existing railings to be submitted and approved
- 3) Details of cycle parking and additional refuse facilities to be submitted and approved
- 4) Finer architectural detailing and all external facing materials to be submitted and approved
- 5) Construction Logistic and Method Statement to be submitted and approved
- 6) Travel Plan to be submitted and approved
- 7) Reduction in CO2 emissions
- 8) Water consumption
- 9) 3 years for implementation
- 10) Any other planning condition(s) considered necessary by the Director of Planning

Informatives

- 1) Site notice to be removed
 - 2) Community Infrastructure Levy
 - 3) Information on construction on a TfL road
 - 4) Any other informatives considered necessary by the Director of Planning
- 3.4 That the Committee confirms that it has had special regard to the desirability of preserving the settings of listed buildings and features of special architectural or historic interest as required by Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

15/04352/LB Listed Building application

- 3.5 That the Committee resolve to GRANT Listed Building Consent.
- 3.6 That the Director of Planning is delegated authority to issue the Listed Building Consent and impose conditions to secure the following matters:

Conditions

- 1) Works carried out in accordance with the plans.
- 2) Details of the new windows and door units and the proposed new railings, including junctions between existing railings to be submitted and approved
- 3) Finer architectural detailing and all external facing materials to be submitted and approved
- 4) 3 years for implementation
- 5) Any other planning conditions (s) considered necessary by the Director of Planning

Informatives

- 1) Site notice to be removed
- 2) Any other informatives considered necessary by the Director of Planning

3.7 That the Committee confirms that it has had special regard to the desirability of preserving the settings of listed buildings and features of special architectural or historic interest as required by Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4 PROPOSAL AND LOCATION DETAILS

Proposal

4.1 15/04351/P - Full planning permission is sought for:

- Construction of an extension in the central area of existing building at basement level
- Creation of 2 two bedroom and 2 one bedroom flats
- Creation of courtyard areas to serve each of the flats
- Erection of railings and plinths to match the existing

4.2 15/04352/LB - Listed Building Consent is sought for:

- The Construction of an extension in the central area of existing building at basement level
- Creation of 2 two bedroom and 2 one bedroom flats
- Creation of courtyard areas to serve each of the flats
- Erection of railings and plinths to match the existing

4.3 Amendments were submitted during the course of the application. These included:

- Reconfiguring the flats including the removal of a bedroom so bedroom 1 would be dual aspect.
- Accurate plans to include existing railings and correct measurement of existing lightwells.
- Reduction in the proposed lightwells.
- A structural report.

Site and Surroundings

4.4 The application site is situated on the south western side of Brighton Road at the junction with Old Lodge Lane. The rear of the site fronts Downlands Road. The site has a change of land levels with the site being on lower ground to Downlands Road. The building is the Former Purley Town Hall and is Grade II Listed Building. The property has been converted into flats. To the rear of the site is a new flatted development.

4.5 To the north east of the site is the Fire Station site, which is currently being redeveloped. Residential cottages which were historically attached to the Fire Station still exist. Further up Brighton Road is a mixture of flatted development and

commercial units with flats above. To the south west of the site is mainly residential properties. Properties along Downlands Road are mainly single family houses.

4.6 Brighton Road is a Transport for London Network Road.

Planning History

4.7 The following planning decisions are most relevant to the application:

03/03536/P&- Conversion /alterations of existing building to create 24 self-contained
03/03537/LP flats with demolition of rear garage/store building & erection of new building containing 15 self-contained affordable units, on-site parking, garden & elevational changes and a leisure centre of the first floor. Refused and **allowed** an appeal. This has been implemented. Various applications have been submitted to discharge and approve the conditions attached to this planning permission.

10/00252/P- Erection of detached four-storey building at rear to comprise 10 two bedroom, 3 three bedroom and 1 one bedroom flats; provision of associated parking spaces.
Refused and **dismissed** at appeal on grounds design and the setting of the listed building.

10/02412/P- Variation to Condition 5 (affordable housing).
Refused and **dismissed** at appeal on grounds of the delivery of the affordable housing.

11/03452/P &- Construction of a dwarf boundary wall with coping to mark the
11/03293/P boundary with Brighton Road and associated works.
Granted and implemented.

12/00261/P- Non-compliance with condition 6 & 7 (phasing of details) attached to
planning permission 03/03536/P.
Granted and implemented.

15/02319/P &
15/02320/LB- Construction of extensions in the central area of the existing building at basement, ground, first and second floor levels to create 8 new residential units comprising of 4 one bed, 2 two bed and 2 three bed units.
Refused on the grounds that the proposal would have a detrimental effect on the architectural and historic character of a Listed Building.

15/05381/LE- Use of flats 25 and 25A at ground floor level as self-contained flats
Refused on grounds of insufficient evidence.

15/04360/P&- Construction of an extension in the central area of the existing building
15/02320/LB at second floor level to create 2 one bedroom flats. Currently being considered. Recommended by officers for approval and on this agenda to be heard by the sub-committee.

5 CONSULTATION RESPONSE

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

5.2 The following were consulted regarding the application:

Historic England (Statutory Consultee)

5.3 Historic England commented there is no requirement for an archaeological condition. They have provided no comments on the Listed Building. However, on the previous 2015 application, they stated they did not wish to offer any comment on this occasion.

Transport for London (TfL) (Statutory Consultee)

5.4 Subject to conditions on construction and cycle storage being met, TfL have raised no objection to the scheme.

LOCAL REPRESENTATION

5.5 The applications were publicised by way of site notices displayed in the vicinity of the application site and in the local press. 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: 17 Objecting: 17 Supporting: 0

5.6 The following Councillor made representations:

- Councillor Mario Creatura [referral]

5.7 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

- Overdevelopment
- Adverse effects on Grade II listed building
- Noise, dust and disturbance
- Construction will impact on the Fire Station
- Loss of light to existing flats
- Impact on communal areas
- Impact on existing parking and bin arrangements which are under considerable stress

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

- Maintenance is slow and properties are vacant (OFFICER COMMENT: These are not a material planning consideration)
- Impact on structural integrity of building (OFFICER COMMENT: This is matter covered by Building Regulations)

- No consultation apart from notices on lampposts (OFFICER COMMENT: The site notices were erected in accordance with the Council's protocol)
- Impact on sewerage and infrastructure (OFFICER COMMENT: Given the size of development this is not a relevant material planning consideration)

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues raised by the development that the committee should be aware of are:

- The principle of the proposal
- Impact on the Listed Building and on the character and appearance of the surrounding area
- Impact on adjoining occupiers
- Quality of living environment provided for future residents
- Transport and highways considerations
- Sustainability

Principle of proposal

6.2 The National Planning Policy Framework (NPPF) requires planning applications to be determined with a presumption in favour of sustainable development.

6.3 Chapter 6 of the NPPF indicates that housing applications should be considered in the context of a presumption in favour of sustainable development and that it is the role of local planning authorities to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.

6.4 The London Plan (Consolidated with Alterations Since 2011) Policy 3.5 requires the design of all new housing developments should enhance the quality of local places, taking into account physical context; local character; density; tenure and land use mix; and relationships with, and provision of, public, communal and open spaces. The Croydon Local Plan: Strategic Policy SP2.1 applies a presumption in favour of development of new homes. The Croydon Plan 2006 (Saved Policies 2013) contains Policy H2 which permits new housing development if it respects the character of residential areas.

6.5 Given that the site is located within an existing residential building, the principle of the development can be accepted providing that the proposal respects the listed building, the character and appearance of the surrounding area and there are no other impact issues.

Impact on the Listed Buildings and the character and appearance of the surrounding area

6.6 The Planning (Listed Buildings and Conservation Areas) Act 1990 is relevant to this proposal. Section 66 imposes a general duty to respect listed buildings in the exercise of planning functions. It requires the local planning authority to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

- 6.7 The NPPF attaches great importance to the design of the built environment. Paragraph 17 gives 12 core planning principles. One of these principles is to 'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'. National Planning Policy Framework (NPPF) Paragraph 58 states that planning "policies and decisions should aim to ensure that developments are well designed. Chapter 12 of the NPPF relates specifically to the historic environment.
- 6.8 London Plan policies 7.1 to 7.6 set out criteria for requiring buildings to respond to their neighbourhood and communities to provide an inclusive environment which enhances the local character and provides a high quality of public realm and architecture. London Plan policy 7.8 is concerned with heritage assets: part D states that 'Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail'.
- 6.9 CLP1 policy SP4 sets out requirements for the design of developments to respond to their context, the local character and designated heritage assets, views and landmarks. The Croydon Replacement Unitary Development Plan 2006 (Saved Policies 2013) policies UD2 and UD3 relate to high quality sustainable design which reflects its setting and characteristics of the area.
- 6.10 The proposed development has sought to address recently refused proposals (15/02319/P and 15/02320/LB) by:
- Removal of bedroom 3 and internal rearrangements
 - Use of lightwells and rearranged courtyards so these remain communal
 - Changes to the roof design under separate application 15/04360/P and 14/04361/LP
- 6.11 The applicant has amended the drawings during the course of the application to address inaccuracies, reduction in the size of lightwells and reconfiguration of the flats. This has included bedrooms being dual aspect.
- 6.12 Given the layout of the existing basement area, the proposal would not be out of keeping with the existing Listed Building. While two new lightwells are proposed to the front and rear courtyard area, to provide light to the two bed units, these have been reduced to a minimum level of projection and are considered to preserve the building's special interest.
- 6.13 Similarly, the new proposed courtyard areas to the outer side elevations are considered to be acceptable, given there are existing basement level courtyards along the same elevations. Details of the new windows and door units, all external facing materials and the proposed new railings, including junctions between existing railings as well as finer architectural, should be secured through a condition. As a result, the proposal would preserve the Listed Building and respect the character of the area.
- 6.14 Whilst structural issues are not a planning matter, Building Control have assessed the structural report and are satisfied the proposal could be constructed. Further details would need to be submitted concerning the impact on the Listed Building and methods for protecting the features of the building during construction. This is subject to a condition.

Impacts on adjoining occupiers

- 6.15 Policy 3.5 of the London Plan 2011 (with 2013 Alterations) requires housing development to be of the highest quality internally, externally and in relation to their context and to the wider environment. Policy 7.6 of the London Plan 2011 (with 2013 Alterations) indicates that buildings and structures should not cause unacceptable harm to amenity of surrounding land and buildings. Policy UD8 of the Croydon Plan (2006) Saved Policies 2013 requires the Council to have regard to the privacy and amenity of adjoining occupiers. Policy EP1 of the Croydon Plan (2006) Saved Policies 2013 aims to control potentially polluting uses. Policies SP4.1 and SP4.2 of the Croydon Local Plan: Strategic Policies require development to respect and enhance character, to create sustainable communities and enhance social cohesion and well-being.
- 6.16 With regards the occupiers of surrounding properties and the flats in the existing building and general noise and disturbance, this matter can be covered by a Construction Logistic Plan during construction. Due to the size of development noise and disturbance from the flats once built would not be significant. Given the siting of the proposal, the proposed flats would not impact on light conditions of the existing flats.
- 6.17 There would be reduction in the space to the front and rear courtyard and there would be change to outlook of Flat 16. This is an existing situation with enclosed amenity space and outlook and the proposals would not worsen the quality to a degree to warrant a refusal. Therefore, the proposed development would be acceptable in relation to the amenities of neighbouring properties.

Quality of living environment provided for future residents

- 6.19 London Plan Policy 3.5 states that new residential units should provide the highest quality internal environments for their future residents, and should have minimum floor areas in accordance with set standards. Policy UD8 of the Croydon Plan states that external amenity space should be provided to serve new residential units at a level which is commensurate with that provided in the surrounding area. The National Technical Standards document and London Housing Supplementary Planning Guidance (SPG) provides further details in relation to housing standards, including private amenity space.
- 6.20 All of the proposed new dwellings would have floor areas in excess of the minimum requirement. The requirement for 1 bedroom units is 50m². The proposal provides 61.6m² for each of these units. For two bedroom units the requirement is 70m². The proposal provides 123.9m² for each of these units. All of the flats would have a private courtyard and would have access to the communal amenity/landscaped areas. Whilst the two bedroom units (bedroom one) would have limited lightwells, these are dual aspect rooms and the flats, overall, have courtyards. The one bedroom flats are single aspect but are not solely north facing. However, given the form of development within the existing basement, adequate light would be achieved. It is considered that the proposed development provides the appropriate balance in terms of amenity whilst utilising a basement area efficiently to contribute to housing need. The proposed development would be, therefore, acceptable in this regard.

6.21 Level access should be provided in new development but due to site circumstances, (the Grade II Listed Building, the existing basement conversion and layout) this cannot be achieved.

Transport and highways considerations

6.22 Chapter 4 of the NPPF seeks to promote sustainable transport. London Plan Policies 6.3 and 6.13, Croydon Plan Policies T2 and T8 and SP8.17 of the Croydon Local Plan: Strategic Policies seeks to ensure that there is an appropriate level of car parking. London Plan Policy 6.9 states that secure, integrated and accessible cycle parking should be provided by new development.

6.23 The site is located in an area with PTAL rating of 3 which is good in terms of its public transport accessibility rating. The site is well located in close proximity to local amenities and public transport facilities and therefore discourages the need to travel by private car. The nearest bus stops are about 2-3 minutes walk from the site. The proposal would be to retain the existing 18 parking and not to provide additional parking. Therefore, given the location of the scheme and the size, this is supported.

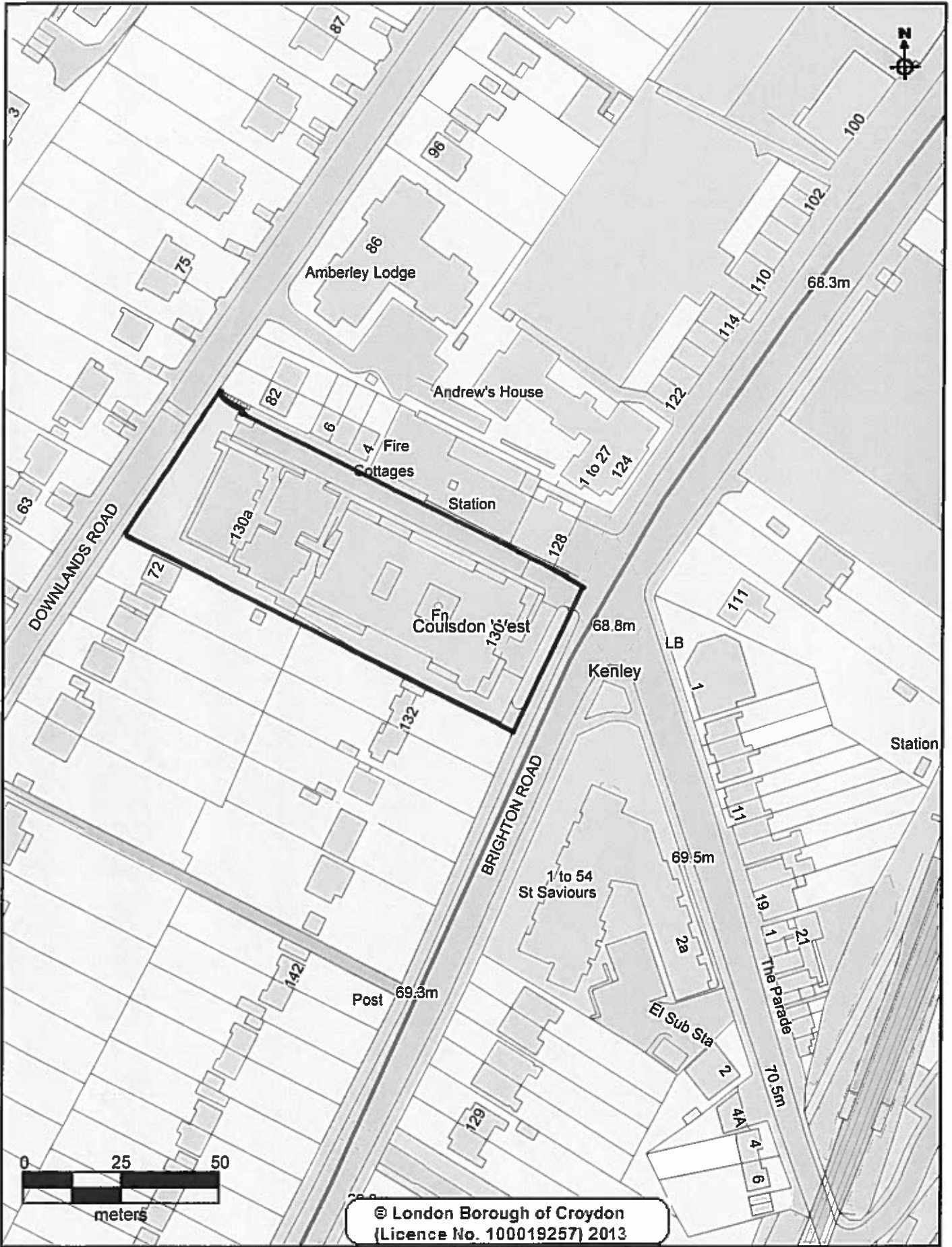
6.24 The Inspector on the previous appeal also supported the view of a reduction in parking and (03/03537/LB & 03/03536/P) stated that 'the amount of parking to be provided on site is consistent with the government's objective of reducing reliance on the use of the private car'. Details about additional cycle facilities and refuse storage bins should be submitted as part of a condition.

Sustainability

6.25 Policies 5.2 and 5.3 of the London Plan 2011 state that development proposals should minimise carbon dioxide emissions and exhibit the highest standards of sustainable design and construction, whilst policy 5.7 states that they should provide on-site renewable energy generation. CLP1 Policy SP6.2 requires developments to make the fullest contribution to minimising carbon dioxide in line with the London Plan Policy. Residential schemes require 19% reduction in CO2 emissions over 2013 Building Regulations and a target for water consumption. This can be controlled through conditions

Conclusions

6.26 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission and Listed Building Consent 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: 15/04360/P and 15/04361/LB
 Location: 130 Brighton Road, Purley, CR8 4EX
 Ward: Coulsdon West
 Description: **15/04360/P:** Planning application for the construction of a roof extension in the central area of the existing building at second floor levels to create 2 one bedroom flats
15/04361/LB: Listed Building application for the construction of a roof extension in the central area of the existing building at second floor level to create 2 one bedroom flats

Drawing Nos: 15/04360/P
 2875/L/01
 2875/PH/01
 2875/P/01C, 02B, 03B, 04B, 05A, 06A, 07A, 08B, 09B, 10B and 11
 2875/P/51A, 52A, 53A, 54A, 55A, 56A, 57A, 58A, 59A, 60A and 61

15/04361/LB
 2875/L/01
 2875/PH/01
 2875/P/01C, 02B, 03B, 04B, 05A, 06A, 07A, 08B, 09B, 10B and 11
 2875/P/51A, 52A, 53A, 54A, 55A, 56A, 57A, 58A, 59A, 60A and 61

Applicant: Herald Holdings Limited
 Agent: Mr Peter Swain, Proun Architects
 Case Officer: Laura Field

1.1 Both the applications are being reported to committee because the ward councillor (Cllr Mario Creatura) made representations in accordance with the Committee Consideration Criteria and requested committee consideration and objections above the threshold in the Committee Consideration Criteria have been received.

2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- A residential development of this site is acceptable in principle.
- The proposal would respect the character of the area and the street scene and the Listed Building.
- The siting and layout of the proposed flats there would not be any significant impact on the residential amenities of the adjoining occupiers.
- The proposal would be acceptable with regards to the accommodation for future occupiers and sustainability requirements.
- The proposal would have no significant adverse impact on parking demand and pedestrian and highway safety.

3 RECOMMENDATION

15/04360/P- Planning Application

- 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:

3.3 **Conditions**

- 1) In accordance with plans and details submitted
- 2) Details of cycle parking and additional refuse facilities to be submitted and approved
- 3) Finer architectural details and all external facing materials including windows to be submitted and approved
- 4) Construction Logistic and Method Statement to be submitted and approved
- 5) Travel Plan to be submitted and approved
- 6) Reduction in CO2 emissions
- 7) Water consumption
- 8) 3 years for implementation
- 9) Any other planning condition(s) considered necessary by the Director of Planning

Informatives

- 1) Site notice to be removed
 - 2) Community Infrastructure Levy
 - 3) Information on construction on a T/L road
 - 4) Any other informatives considered necessary by the Director of Planning
- 3.4 That the Committee confirms that it has had special regard to the desirability of preserving the settings of listed buildings and features of special architectural or historic interest as required by Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

15/04361/LB Listed Building application

- 3.5 That the Committee resolve to GRANT Listed Building Consent.
- 3.6 That the Director of Planning is delegated authority to issue the Listed Building Consent and impose conditions to secure the following matters:

Conditions

- 1) Works carried out in accordance with the plans.
- 2) Finer architectural detailing and all external facing materials including windows to be submitted and approved
- 3) Construction Logistic and Method Statement to be submitted and approved
- 4) 3 years for implementation
- 5) Any other planning conditions (s) considered necessary by the Director of Planning

Informatives

- 1) Site notice to be removed
- 2) Any other informatives considered necessary by the Director of Planning

3.7 That the Committee confirms that it has had special regard to the desirability of preserving the settings of listed buildings and features of special architectural or historic interest as required by Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4 PROPOSAL AND LOCATION DETAILS

Proposal

4.1 15/04360/P - Full planning permission is sought for:

- Construction of a roof extension in the central area of existing building at second floor level
- Creation of 2 one bedroom flats

4.2 15/04360/LB - Listed Building Consent is sought for:

- Construction of an extension in the central area of existing building at second floor level
- Creation of 2 two bedroom and 2 one bedroom flats

4.3 Additional CGI's of the proposal were submitted during the course of the application.

Site and Surroundings

4.4 The application site is situated on the south western side of Brighton Road at the junction with Old Lodge Lane. The rear of the site fronts Downlands Road. The site has a change of land levels with the site being on lower ground to Downlands Road. The building is the Former Purley Town Hall and is Grade II Listed Building. The property has been converted into flats. To the rear of the site is a new flatted development.

4.5 To the north east of the site is the Fire Station site, which is currently being redeveloped. Residential cottages which were historically attached to the Fire Station still exist. Further up Brighton Road is a mixture of flatted development and commercial units with flats above. To the south west of the site is mainly residential properties. Properties along Downlands Road are mainly single family houses.

4.6 Brighton Road is a Transport for London Network Road.

Planning History

4.7 The following planning decisions are most relevant to the application:

03/03536/P &- Conversion /alterations of existing building to create 24 self-contained
03/03537/P flats with demolition of rear garage/store building & erection of new building containing 15 self-contained affordable units, on-site parking,

garden & elevational changes and a leisure centre of the first floor. Refused and **allowed** an appeal. This has been implemented. Various applications have been submitted to discharge and approve the conditions attached to this planning permission.

10/00252/P- Erection of detached four-storey building at rear to comprise 10 two bedroom, 3 three bedroom and 1 one bedroom flats; provision of associated parking spaces.
Refused and **dismissed** at appeal on grounds design and the setting of the listed building.

10/02412/P- Variation to Condition 5 (affordable housing).
Refused and **dismissed** at appeal on grounds of the delivery of the affordable housing.

11/03452/P &- Construction of a dwarf boundary wall with coping to mark the
11/03293/LB boundary with Brighton Road and associated works.
Granted and implemented.

12/00261/P- Non-compliance with condition 6 & 7 (phasing of details) attached to
planning permission 03/03536/P.
Granted and implemented.

15/02319/P &- Construction of extensions in the central area of the existing building
15/02320/LB at basement, ground, first and second floor levels to create 8 new
residential units comprising of 4 one bed, 2 two bed and 2 three bed
units.
Refused on the grounds that the proposal would have a detrimental
effect on the architectural and historic character of a Listed Building.

15/05381/LE- Use of flats 25 and 25A at ground floor level as self-contained flats
Refused on grounds of insufficient evidence.

15/04351/P &- Construction of an extension in the central area of the existing building
15/04361/LB at second floor level to create 2 one bedroom flats. Recommended by
officers for approval and on this agenda to be heard by the sub-
committee

5 CONSULTATION RESPONSE

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

5.2 The following were consulted regarding the application:

Historic England (Statutory Consultee)

5.3 Historic England commented there is no requirement for an archaeological condition. They have provided no comments on the Listed Building. However, on the previous 2015 application, they stated they did not wish to offer any comment on this occasion.

Transport for London (TfL) (Statutory Consultee)

5.4 Subject to conditions on construction and cycle storage being met, TfL have raised no objection to the scheme.

LOCAL REPRESENTATION

5.5 The applications were publicised by way of site notices displayed in the vicinity of the application site and in the local press. 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: 17 Objecting: 17 Supporting: 0

5.6 The following Councillor made representations:

- Councillor Mario Creatura [referral]

5.7 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

- Overdevelopment
- Adverse effects on Grade II listed building
- Noise, dust and disturbance
- Construction will impact on the Fire Station
- Loss of light to existing flats
- Impact on communal areas
- Impact on existing parking and bin arrangements which are under considerable stress

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

- Maintenance is slow and properties are vacant (OFFICER COMMENT: These are not a material planning consideration)
- Impact on structural integrity of building (OFFICER COMMENT: This is matter covered by Building Regulations)
- No consultation apart from notices on lampposts (OFFICER COMMENT: The site notices were erected in accordance with the Council's protocol)
- Impact on sewerage and infrastructure (OFFICER COMMENT: Given the size of development this is not a relevant material planning consideration)

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues raised by the development that the committee should be aware of are:

- The principle of the proposal
- Impact on the Listed Building and the character and appearance of surrounding area
- Impact on adjoining occupiers
- Quality of living environment provided for future residents

- Transport and highways considerations
- Sustainability

Principle of proposal

- 6.2 The National Planning Policy Framework (NPPF) requires planning applications to be determined with a presumption in favour of sustainable development.
- 6.3 Chapter 6 of the NPPF indicates that housing applications should be considered in the context of a presumption in favour of sustainable development and that it is the role of local planning authorities to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.
- 6.4 The London Plan (Consolidated with Alterations Since 2011) Policy 3.5 requires the design of all new housing developments should enhance the quality of local places, taking into account physical context; local character; density; tenure and land use mix; and relationships with, and provision of, public, communal and open spaces. The Croydon Local Plan: Strategic Policy SP2.1 applies a presumption in favour of development of new homes. The Croydon Plan 2006 (Saved Policies 2013) contains Policy H2 which permits new housing development if it respects the character of residential areas.
- 6.5 Given that the site is located within an existing residential building, the principle of the development can be accepted providing that the proposal respects the listed building, the character and appearance of the surrounding area and there are no other impact issues.

Impact on the Listed Building, character, and appearance of the surrounding area

- 6.6 The Planning (Listed Buildings and Conservation Areas) Act 1990 is relevant to this proposal. Section 66 imposes a general duty to respect listed buildings in the exercise of planning functions. It requires the local planning authority to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 6.7 The NPPF attaches great importance to the design of the built environment. Paragraph 17 gives 12 core planning principles. One of these principles is to 'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'. National Planning Policy Framework (NPPF) Paragraph 58 states that planning "policies and decisions should aim to ensure that developments are well designed. Chapter 12 of the NPPF relates specifically to the historic environment.
- 6.8 London Plan policies 7.1 to 7.6 set out criteria for requiring buildings to respond to their neighbourhood and communities to provide an inclusive environment which enhances the local character and provides a high quality of public realm and architecture. Policy 7.8 is concerned with heritage assets: part D states that 'Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail'.

- 6.9 CLP1 policy SP4 sets out requirements for the design of developments to respond to their context, the local character and designated heritage assets, views and landmarks. The Croydon Replacement Unitary Development Plan 2006 (Saved Policies 2013) policies UD2 and UD3 relate to high quality sustainable design which reflects its setting and characteristics of the area.
- 6.10 The proposed development has sought to address recently refused proposals (15/02319/P and 15/02320/LB) by reducing the number of units proposed and varying the design of the roof extension.
- 6.11 This proposal includes a roof extension (create 2 one bedroom flats) to the rear block of the existing Listed Building, facing towards the courtyard, to a location where there are existing rooflights. There are existing mansard roof extensions within the rear courtyard, and the current proposal has been designed to match the profile and scale of these. The CGIs submitted to support the application demonstrate that the proposal will preserve the special interest of the Listed Building. Details of materials (including roof tiles, windows and finer architectural detail) is subject to a condition.
- 6.12 Whilst structural issues are not a planning matter, Building Control have assessed the structural report and are satisfied the proposal could be constructed. Further details would need to be submitted concerning the impact on the Listed Building and methods for protecting the features of the building during construction. This is subject to a condition.

Impacts on adjoining occupiers

- 6.13 Policy 3.5 of the London Plan 2011 (with 2013 Alterations) requires housing development to be of the highest quality internally, externally and in relation to their context and to the wider environment. Policy 7.6 of the London Plan 2011 (with 2013 Alterations) indicates that buildings and structures should not cause unacceptable harm to amenity of surrounding land and buildings. Policy UD8 of the Croydon Plan (2006) Saved Policies 2013 requires the Council to have regard to the privacy and amenity of adjoining occupiers. Policy EP1 of the Croydon Plan (2006) Saved Policies 2013 aims to control potentially polluting uses. Policies SP4.1 and SP4.2 of the Croydon Local Plan: Strategic Policies require development to respect and enhance character, to create sustainable communities and enhance social cohesion and well-being.
- 6.14 With regards the occupiers of surrounding properties and the flats in the existing building and general noise and disturbance, this matter can be covered by a Construction Logistic Plan during construction. Due to the size of development noise and disturbance from the flats once built would not be significant. Given the siting of the roof area, the proposed flats would not impact on light conditions of the existing flats. Therefore, it is considered the proposed development would not have a significant impact on the amenities of neighbouring properties.

Quality of living environment provided for future residents

- 6.15 London Plan Policy 3.5 states that new residential units should provide the highest quality internal environments for their future residents, and should have minimum floor areas in accordance with set standards. Policy UD8 of the Croydon Plan states that external amenity space should be provided to serve new residential units at a level which is commensurate with that provided in the surrounding area. The National

Technical Standards document and London Housing Supplementary Planning Guidance (SPG) provides further details in relation to housing standards, including private amenity space.

- 6.16 Both the proposed new dwellings would have floor areas in excess of the minimum requirement. The requirement for 1 bedroom units is 50m². The proposal provides 53.2m² for each of these units. Both flats would have access to the communal amenity/landscaped areas. The flats are single aspect, however, given the form of development within the existing building and the fact they are not north facing, adequate light would be achieved. It is considered that the proposed development utilises a roof area efficiently to contribute to housing need. The proposed development would be, therefore, acceptable in this regard.
- 6.17 Level access should be provided in new development but due to site circumstances, (the Grade II Listed Building, the existing basement conversion and layout) this cannot be achieved.

Transport and highways considerations

- 6.18 Chapter 4 of the NPPF seeks to promote sustainable transport. London Plan Policies 6.3 and 6.13, Croydon Plan Policies T2 and T8 and SP8.17 of the Croydon Local Plan: Strategic Policies seeks to ensure that there is an appropriate level of car parking. London Plan Policy 6.9 states that secure, integrated and accessible cycle parking should be provided by new development.
- 6.19 The site is located in an area with PTAL rating of 3 which is good in terms of its public transport accessibility rating. The site is well located in close proximity to local amenities and public transport facilities and therefore discourages the need to travel by private car. The nearest bus stops are about 2-3 minutes walk from the site. The proposal would be to retain the existing 18 parking and not to provide additional parking. Therefore, given the location of the scheme and the size, this is supported.
- 6.20 The Inspector on the previous appeal also supported the view of a reduction in parking and (03/03537/LB & 03/03536/P) stated that 'the amount of parking to be provided on site is consistent with the government's objective of reducing reliance on the use of the private car'. Details about additional cycle facilities and refuse storage bins should be submitted as part of a condition.

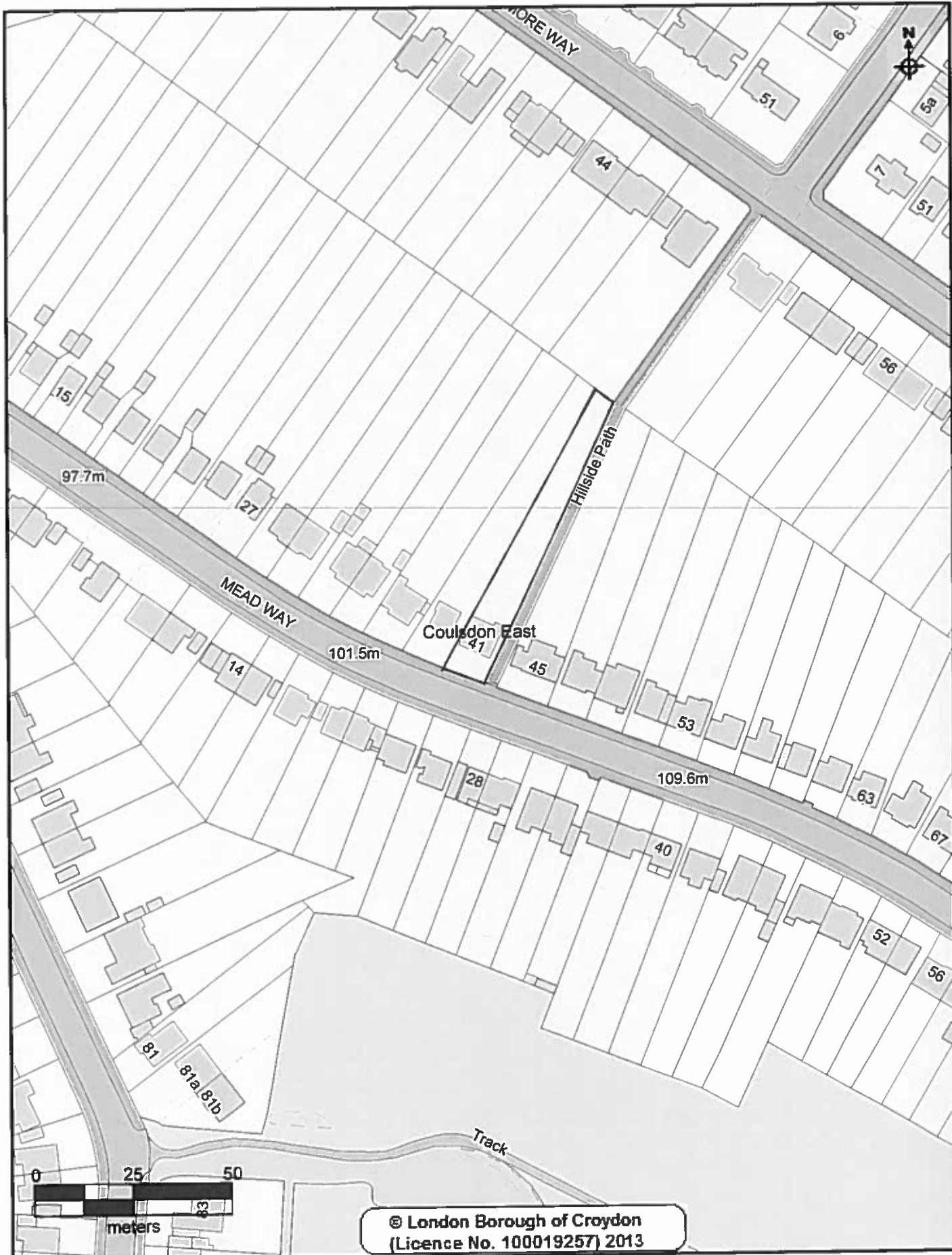
Sustainability

- 6.21 Policies 5.2 and 5.3 of the London Plan 2011 state that development proposals should minimise carbon dioxide emissions and exhibit the highest standards of sustainable design and construction, whilst policy 5.7 states that they should provide on-site renewable energy generation. CLP1 Policy SP6.2 requires developments to make the fullest contribution to minimising carbon dioxide in line with the London Plan Policy. Residential schemes require 19% reduction in CO₂ emissions over 2013 Building Regulations and a target for water consumption. This can be controlled through conditions

Conclusions

- 6.22 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission and Listed Building Consent should be granted for

the reasons set out above. The details of the decision are set out in the RECOMMENDATION.



PART 6: Planning Applications for Decision

Item 6.3

1 APPLICATION DETAILS

Ref: 15/05281/P
 Location: 41 Mead Way, Coulsdon, CR5 1PP
 Ward: Coulsdon East
 Description: Erection of single/two storey side/rear extension
 Drawing Nos: 100, 101, 200 Rev A, 201 Rev A
 Applicant: Mr Ingham
 Agent: Mr Balkind
 Case Officer: Hayley Crabb

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

2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 2.1 The proposal is in accordance with guidance provided in the Council's Supplementary Planning Document No. 2: Residential Extensions and Alterations (SPD2).
- 2.2 The extension to the building would not have a detrimental impact on the appearance of the existing building, the character of the area, or the residential amenity of adjoining nearby occupiers.

3 RECOMMENDATION

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

Conditions

- 1) In accordance with the approved plans
- 2) Restrict side facing windows
- 3) Materials to match the existing
- 4) 3 years
- 5) Any other planning condition(s) considered necessary by the Director of Planning

Informatives

- 1) Removal of site notices
- 2) Party Wall Act
- 3) Measuring extension prior to construction to ensure no overhang of the boundary
- 4) Any other informative(s) considered necessary by the Director of Planning

4 PROPOSAL AND LOCATION DETAILS

Proposal

- 4.1 An application for full planning permission for the erection of a single/two storey side/rear extension.
- 4.2 Amended drawings have been received reducing the depth of the single storey rear extension to 3.0m from the main rear wall adjacent to the boundary with No. 39.

Site and Surroundings

- 4.3 The application site is occupied by a two storey detached house with an attached garage at the side.
- 4.4 The area is predominately residential in character comprising a mix of detached/semi-detached houses of varying styles and sizes set at differing land levels. No. 39 is set at a lower land level than No. 41.

Planning History

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

90/01456/P Erection of single/two storey side extension to include garage and single storey rear extension

Approved and not implemented

04/04108/P Erection of single storey side/rear extension

Approved and implemented

39 Mead Way, Coulsdon

78/20/1548 Erection of two storey side extension to include garage

Approved and implemented

The first floor side extension is shown to be a bedroom.

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: 0

- 6.2 The following Councillor made representations:

- Councillor Margaret Bird [objecting]

6.3 The following issues were raised in representations that are material to the determination of the application, and they are addressed in substance in the next section of this report:

Objections

- Over-development of the site
- Detrimental impact on the neighbouring properties

7 MATERIAL PLANNING CONSIDERATIONS

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

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

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

7.2 The National Planning Policy Framework requires good design making a positive contribution to place. London Plan 2011 (Consolidated with alterations since 2011) policies 7.4 and 7.6 state that new development should reflect the established local character and should make a positive contribution to its context. Policies SP4.1 and SP4.2 of the Croydon local Plan: Strategic Policies 2013 require development to be of a high quality respecting and enhancing local character and informing the distinctive qualities of the area. Policy UD2 and UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2-13 require proposals to reinforce the existing development pattern and respect the height and proportions of surrounding buildings. Supplementary Planning Document No. 2: Residential Extensions and Alterations (SPD2), requires extensions to be in good design, to improve the character and quality of an area. SPD2 was formally adopted by the Council on the 6th December 2006 following public consultation and forms a material planning consideration.

7.3 Supplementary Planning Document No 2 recommends a set back of 1.5m at first floor level to avoid a terracing effect and to ensure that the extension is subservient to the host building. Application number 90/01456/P was granted for a single/two storey side extension adjacent to the boundary with No. 39. The extension would have been set back 2.0m from the main front wall in line with the previous Supplementary Planning Guidance Note and flush with the rear wall which was adopted prior to the adoption of SPD2.

7.4 The proposed ground floor element would be set back 0.2m from the main front wall adjacent to No. 39. The first floor would be set back 1.5m from the main front wall with a lower ridge height. A single storey extension is also proposed adjacent to the

footpath which would be set back approximately 3.7m from the main front wall and a 3.0m single storey rear extension adjacent to the boundary with No. 39 stepping back to 4.0m adjacent to the footpath.

- 7.5 Both the application property and adjoining at 39 are detached houses, whilst no. 39 has a flat roof first floor extension adjacent to the boundary with No. 41. No. 39 is set at a lower land level in relation to No. 41 and is of a different design. Other properties in the vicinity have erected single/two storey side extensions to their properties.
- 7.6 The extensions would accord with the requirements of SPD2 in terms of setbacks at ground and first floor and the projection to the rear. It is acknowledged that the side element would be stepped due to the angle of the side boundary which results in a roof arrangement that is not the norm. However, given the subordinate nature and the flat roof to the adjoining property it is on balance considered acceptable.
- 7.7 Therefore the development would be acceptable in terms of its impact on the appearance of the host building, the visual amenity of the street scene and the character of the area in accordance with the intentions of policies UD2 and UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013, Policies SP1.2, SP4.1 and SP4.2 of the Croydon Local Plan: Strategic Policies 2013, Supplementary Planning Document No 2 on Residential Extensions and Alterations and Policy 7.6 of the London Plan 2011 (consolidated with alterations since 2011).

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

- 7.8 Policy SP4.2 of the Croydon Local Plan: Strategic Policies 2013 requires development to enhance social cohesion and well-being. Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013 relates to Protecting Residential Amenity and requires the Council to have regard to the privacy and amenity of the occupiers of surrounding buildings when considering proposals for extensions and alterations of existing buildings.
- 7.9 The proposed single/two storey element would be located adjacent to the boundary with No. 39. No. 39 is set at a lower land level and has their garage adjacent to the boundary with a first floor side extension above in use as a bedroom. It also has a single storey rear extension. No. 39's first floor extension does not project to the rear wall of their property. The proposed two storey element would project approximately 3.0m beyond this window.
- 7.10 The extension granted under application number 90/01456/P included a first floor side extension which would have been set back 2.0m from the main front wall and flush with the rear wall of the house. The extension at No. 39 was in existence during the consideration of 90/01456/P and it was determined that whilst the proposed extension would result in some loss of light and outlook, the window to the front would receive sufficient light and there would not be sufficient grounds to refuse planning permission. It is therefore considered given the 1990 consent and the circumstances have not significantly altered, there are insufficient grounds to withhold planning permission on this aspect and it is therefore deemed acceptable.

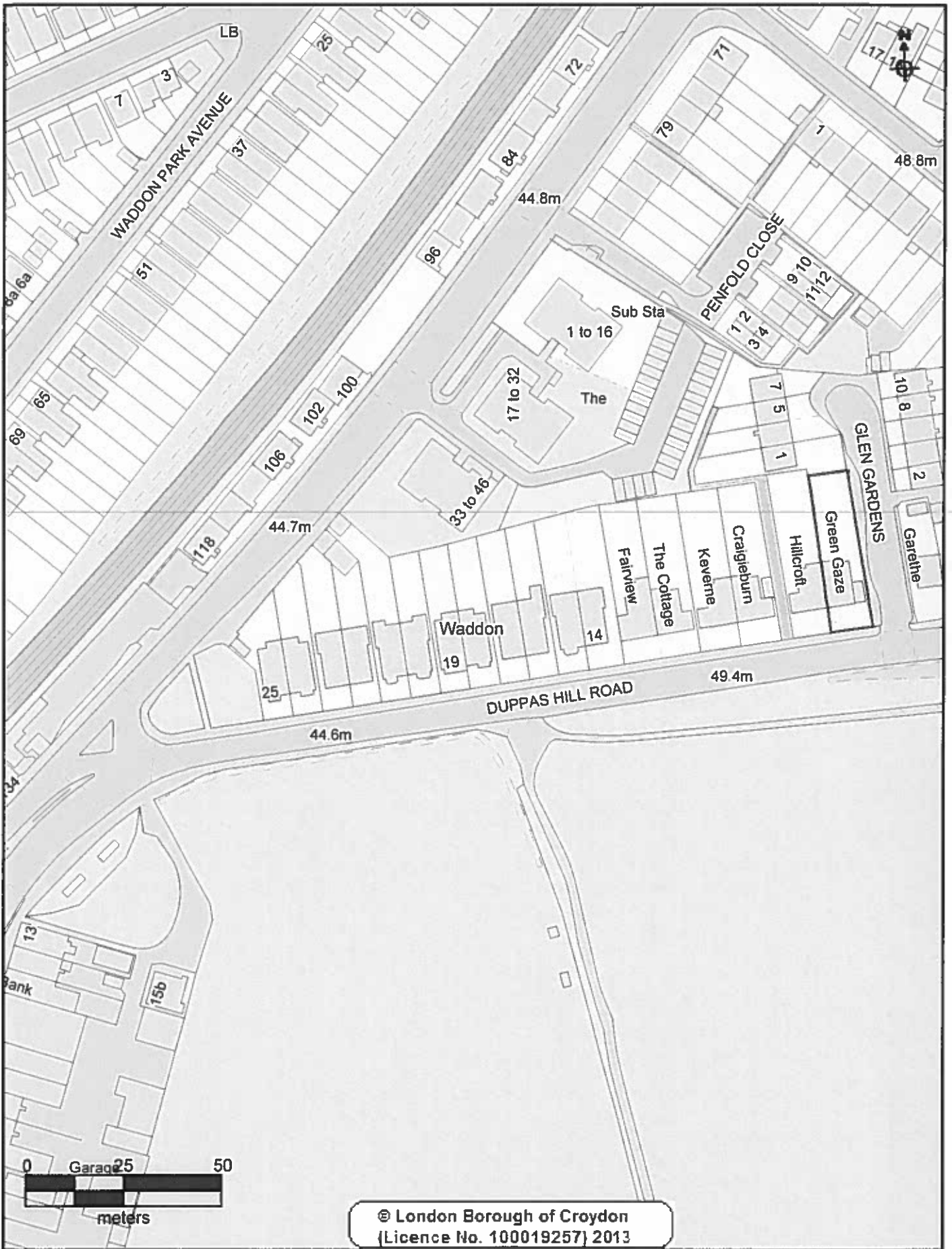
7.11 The 90/01456/P application also included a 3.0m single storey rear extension which would have been set in from the side boundaries. This proposal would see a 3.0m single storey rear extension from the main rear wall in close proximity to the boundary with No. 39.

7.12 No. 39 have their garage with first floor extension adjacent to the boundary and a single storey rear extension. No. 41 has a structure adjacent to the boundary and there is high close boarded fencing along the boundary. Given the existing structure at No. 41 and the relationship with No. 39, it is considered the single storey rear extension would be acceptable. It is therefore considered the development would be in accordance with the intentions of Policy UD8 of the replacement Unitary Development plan (The Croydon Plan 2006) Saved Policies 2013, Supplementary Planning Document No. 2 on Residential Extensions and Alterations and Policy 7.6 of the London Plan 2011 (consolidated with alterations since 2011).

7.13 The garage would be lost to the property as a result of the extensions, but there is space on the drive for car parking.

Conclusions

7.14 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.



PART 6: Planning Applications for Decision

Item 6.4

1 APPLICATION DETAILS

Ref: 15/05500/P
 Location: 8 Duppas Hill Road, Croydon, CR0 4BG
 Ward: Waddon
 Description: Conversion to form 1 studio, 2 one bedroom and 1 two bedroom flats; erection of single/two storey side/rear extension and dormer extension in rear roof slope
 Drawing Nos: 6504-P01, 6504-P02 Rev. A and 6504-P03
 Applicant: FS Design & Build Ltd
 Agent: Howard Fairbairn MHK
 Case Officer: John Asiamah

1.1 This application is being reported to committee because the ward councillor (Cllr Joy Prince) made representations in accordance with the Committee Consideration Criteria and requested committee consideration and objections above the threshold in the Committee Consideration Criteria have been received.

2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the subdivision is acceptable
- The proposed extensions would appear subservient to the original house and would not have an unduly harmful effect on the appearance of the street scene.
- The proposal would have no undue impact on the residential amenities of the adjoining occupiers
- The proposal would provide adequate accommodation for future occupiers in terms of layout, floorspace, outlook and amenity space
- The parking and service arrangements would not harm the appearance of the street scene. Furthermore, the proposal would have no significant adverse impact on parking, pedestrian and highway safety
- The proposed development would have a satisfactory relationship with the trees on and around the site

3 RECOMMENDATION

3.1 That the Committee resolve to GRANT planning permission.

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

Conditions

- 1) The development to be implemented in accordance with the approved plans
- 2) Details of the proposed new gate to be submitted, approved and implemented

- 3) Access, parking, visibility splays, bin and cycle store to be provided as specified
- 4) Submission of sound insulation details for approval and implementation
- 5) Submission of Construction Logistic Plan
- 6) Materials to match the existing
- 7) Time limit of 3 years
- 8) Any other planning condition(s) considered necessary by the Director of Planning.

Informatives

- 1) Site Notice removal
- 2) Community Infrastructure Levy
- 3) Party wall
- 4) Any other informative(s) considered necessary by the Director of Planning

4 PROPOSAL AND LOCATION DETAILS

Proposal

4.1 Full planning permission is sought for:

- Erection of single/two storey side/rear extension
- Dormer extension in rear roof slope;
- Conversion to form 1 studio, 2 one bedroom and 1 two bedroom flats

4.2 At ground floor the proposed side extension would be 12m in depth and 3m in width. The rear extension would be 3m in depth and 9m in width.

4.3 At first floor the side extension would match the 3m width, have a 1.5m setback from the front and match the rear building line.

4.4 The rear dormer would be 4.4m in width, 2m in depth and 2.4m in height.

4.5 In terms of parking provision, the existing parking spaces (2 parking spaces) would be retained. Access would be via the Duppas Hill Road. A secure cycle stand and refuse stores would be located to the rear.

Site and Surroundings

4.6 The application site is located on the northern side of Duppas Hill Road, on the corner with Glen Gardens. It is occupied by a two storey semi-detached house with an attached garage.

4.7 The surrounding area is residential in character and is made up of semi-detached and terraced properties. The site is within an Area of High Density as identified in the Croydon Local Plan Proposal Map. To the south of the site is Duppas Hill open space which is designated as Metropolitan Green Belt, a Site of Nature Conservation Importance and a Locally Listed Historic Park and Garden.

4.8 Duppas Hill Road is part of the Transport for London Road Network.

Planning History

4.9 None of relevance.

5 CONSULTATION RESPONSE

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

6 LOCAL REPRESENTATION

- 6.1 The application has been publicised on and around the site by way of site notices (1 in Duppas Hill Road and 1 in Glen Gardens). The number of representations received from neighbours and local groups in response to publicity of the application were as follows:

No of individual responses: 12 Objecting: 16 Supporting: 4

- 6.2 The following Councillor has made representations:

- Cllr Joy Prince [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

- Harm to the character and appearance of the area
- Overdevelopment
- Loss of privacy
- Visual intrusion
- Precedent
- Harm to Glen Gardens
- Inadequate parking
- Harm to pedestrian and highway safety
- Congestion
- Unsafe access to communal garden
- Harm to the existing trees
- Noise, disturbance and air pollution
- Risk of flooding
- Security and safety concerns

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

- The applicant has no right of way to Glen Gardens - [OFFICER COMMENT: This is not a material consideration]
- Structural damage to the adjoining property - [OFFICER COMMENT: This is not a material consideration]

7 MATERIAL PLANNING CONSIDERATIONS

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

1. The principle of development
2. The impact on the character and appearance of the street scene
3. The impact on the residential amenities of the adjoining occupiers
4. The standard of accommodation for future occupiers
5. The impact on pedestrian and highway safety
6. The impact on the existing trees

The principle of development

7.2 Policy 3.3 of the London Plan (Consolidated with alterations since 2011) recognises the pressing need for more homes in London and Policy 3.8 of the London Plan (Consolidated with alterations since 2011) states that Londoners should have a genuine choice of homes. Policy SP2.1 of the Croydon Local Plan: Strategic Policies 203 states that: "In order to provide a choice of housing for people in socially-balanced and inclusive communities in Croydon the Council will apply a presumption in favour of development of new homes provided applications for residential development meet the requirements of Policy SP2 and other applicable policies of the development plan." Policy H11 of the Croydon Plan (2006) Saved Policies 2013 indicates that when assessing conversions regard must be had to the retention of small family homes. Policy H7 of the Croydon Plan (2006) Saved Policies 2013 defines a small family home as house with less than 130sqm gross internal floor area or less than six habitable rooms.

7.3 The proposal would provide additional homes in a residential area. The internal floor area of the building exceeds 130sqm. The proposed dwellings are self-contained and would not result in the loss of much needed small family housing. The principle of residential development is therefore considered acceptable and is in line with the NPPF, Policies 3.3 and 3.8 of the London Plan (Consolidated with alterations since 2011) and Policies H2, H11 and H7 of the Croydon Plan (2006) Saved Policies 2013 and Policy SP2.1 of the Croydon Local Plan: Strategic Policies (2013).

The Impact on the Character and Appearance of the Street Scene

7.4 Policies 7.1, 7.4, 7.5 and 7.6 of the London Plan (Consolidated with Alterations since 2011) indicate that development should make a positive contribution to the local character, public realm and streetscape. It should incorporate the highest quality materials and design appropriate to its context. Policies UD2 and UD3 of the Croydon Plan (2006) Saved Policies 2013 also require the siting, layout and form of new development to respect the character and appearance of existing areas. Policy SP1.1 of the Croydon Local Plan: Strategic Policies (2013) indicates that the Council will require all new development to contribute to enhancing a sense of place and improving the character of the area. Policies SP4.1 and SP4.2 of the Croydon Local Plan: Strategic Policies (2013) also require development to be of a high quality which respects and enhances local character.

7.5 In accordance with the above policies the proposed side extension has been carefully designed, with a lower ridge than the main house and has been setback back by 1.5 metres from the front wall. It would therefore look subservient to the existing dwelling and would be an acceptable addition. Given the size and siting, the rear dormer would not dominate the rear roof slope. The rear extension would also be subordinate to the existing building.

- 7.6 The proposed use, parking and service arrangements will also have no significant adverse impact on the visual amenity of the street scene.
- 7.7 The proposed additions would be subordinate to the existing building and would not significantly detract from the character and appearance of the existing building and the street scene. The use of the building as flats will also have no undue impact on the character and appearance of the area. The proposal would thereby accord with the intentions of the NPPF, Policies 7.1, 7.4, 7.5 and 7.6 of the London Plan Policies UD2 and UD3 of the Croydon Plan (2006) Saved Policies 2013, Policies SP1.1, SP4.1 and SP4.2 of the Croydon Local Plan: Strategic Policies (2013) and the Supplementary Planning Document No. 2: 'Residential Extensions and Alterations'.

The Impact on the Residential Amenities of the Adjoining Occupiers

- 7.8 Policy 7.1 of the London Plan indicates that in their neighbourhoods, people should have a good quality environment. Policy UD8 of the Croydon Plan (2006) Saved Policies 2013 requires the Council to have regard to the privacy and amenity of adjoining occupiers. Policy EP1 of the Croydon Plan (2006) Saved Policies 2013 indicates that proposal that may cause pollution will only be permitted if the amenities of the users of the site or surrounding land are not put at risk and the quality and enjoyment of the environment would not be damaged or put at risk. Policies SP4.1 and SP4.2 of the Croydon Local Plan: Strategic Policies (2013) seek to respect and enhance character, to create sustainable communities and enhance social cohesion and well-being.
- 7.9 Given the siting and design, the side extension would have no undue impact on the visual amenity of the adjoining occupiers. The single storey rear extension would be no more than 3m in depth beyond the rear building line of the adjoining property. Furthermore, there would be no window on the flank. The siting, scale and design of the proposed additions, the degree of separation between existing and adjoining buildings would be sufficient to ensure no undue impact on the residential amenities of the adjoining occupiers.
- 7.10 To mitigate the level of noise and disturbance from the proposed units, a condition is recommended to require provision of sound insulation in the form of either a floating floor or independent ceiling between the separating floors of the premises. The condition would also require sound insulation to be provided to any internal walls which separate proposed individual units from others and to walls which separate dwellings from any parts of the building which will be in common use, e.g. hallways, staircases, WCs etc.
- 7.11 Consequently, it is considered that the proposal complies with the objectives of Policy 7.1 of the London Plan (Consolidated with Alterations since 2011) Policies SP4.1 and SP4.2 of the Croydon Local Plan: Strategic Policies (2013), Policies UD8 and EP1 of the Croydon Plan (2006) Saved Policies 2013 that seeks to protect existing occupiers from undue visual intrusion and loss of privacy and the Supplementary Planning Document No. 2: Residential Extensions and Alterations.

The Standard of Accommodation for Future Occupiers

- 7.12 Policy 3.5 of the London Plan states that: "LDFs should incorporate minimum space standards that generally conform to Table 3.3. The Mayor will, and boroughs should, seek to ensure that new development reflects (mirror) these standards. The design of

all new dwellings should also take account of factors relating to 'arrival' at the building and the 'home as a place of retreat', have adequately sized rooms and convenient and efficient room layouts, meet the changing needs of Londoners over their lifetimes, address climate change adaptation and mitigation and social inclusion objectives and should be conceived and developed through an effective design process." The National Housing Space Standards and the London Housing SPG also indicates the minimum floor area per room. Policy SP2.6 of the Croydon Local Plan: Strategic Policies states that: "The Council will seek to ensure that new homes in Croydon meet the needs of residents over a lifetime and contribute to sustainable communities with the borough. This will be achieved by: a) Requiring that all new homes achieve the minimum standards set out in the Mayor of London's Housing Supplementary Planning Guidance; and b) Ensuring that all new homes designed for families meet minimum design and amenity standards to be set out in a Croydon Local Plan: Detailed Policies and Proposals DPD". The proposal is for creation of one studio flat, two 1 bedroom flats and one 2 bedroom flat. The studio flat would require an internal floor area of 39sqm, and an area of 39sqm has been provided. The 1 bedroom flats would require an internal floor area of 50sqm (for 1 storey dwelling) and 58sqm (for a 2-storey dwelling) and 50sqm and 58sqm respectively has been provided. The 2 bedroom flat would require an internal floor area of 61sqm where 61sqm has been provided. All of the proposed flats would meet the internal floorspace requirements. The layout and floorspace of each flat would be acceptable.

- 7.13 The rear ground floor flat would have its own private amenity space, whilst the remaining units would share a communal amenity space beyond, access via a new pedestrian gate from Glen Gardens. The level of on-site amenity space would be acceptable.

The Impact on Pedestrian and Highway Safety

- 7.14 Policy 6.13 of the London Plan indicates that a balance should be struck between promoting development and preventing an excessive parking provision. Policies T8 and T2 of the Croydon Plan (2006) Saved Policies 2013 respectively require development to make appropriate provision for car parking on site and to ensure that traffic generated does not adversely affect the efficiency of nearby roads. Policies SP8.1, SP8.3, SP8.4, SP8.6, SP8.12, SP8.13 and SP8.15 of the Croydon Local Plan: Strategic Policies (2013) seek to ensure that sustainable transport will be promoted, that traffic generated by new development can be safely accommodated on the road network and that there is an appropriate level of car parking.
- 7.15 The subject site is in an area with a PTAL accessibility rating of 3 (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 moderate level of accessibility to public transport links. Provision has been made for 2 parking spaces (as existing) on the site. Provision has also been made for 3 cycle stands. The number of parking spaces is considered to represent a reasonable balance between the need to occupiers and the desire to reduce dependency on the use of private motor vehicles. The level of cycle parking is also considered acceptable.
- 7.16 Saved Policy UD13 of the Croydon Plan (2006) Saved Policies 2013 requires car parking and access arrangements to be safe, secure, efficient and well designed. The parking and access arrangements are as existing therefore there is no objection to the parking and access arrangements. The proposal would have no significant adverse impact on traffic flow or pedestrian and highway safety.

The Impact on the Existing Trees

7.17 Chapter 11 of the NPPF seeks to conserve and enhance the natural environment. Policy 7.21 of the London Plan requires trees and woodlands to be protected, maintained and enhanced. Policy SP7.4 of the Croydon Local Plan: Strategic Policies seeks to enhance biodiversity across the borough. There are a number of trees on the site. However, they are not of sufficient merit to warrant formal preservation.

Other Planning Issues

7.18 Representation has also been received in relation to flooding and safety/security. However, the site is not in an area designated as liable to flooding and is not major development to require flood risk assessment. Furthermore, the communal amenity space would be overlooked and there would be no secluded areas with no natural surveillance.

Conclusions

7.19 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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