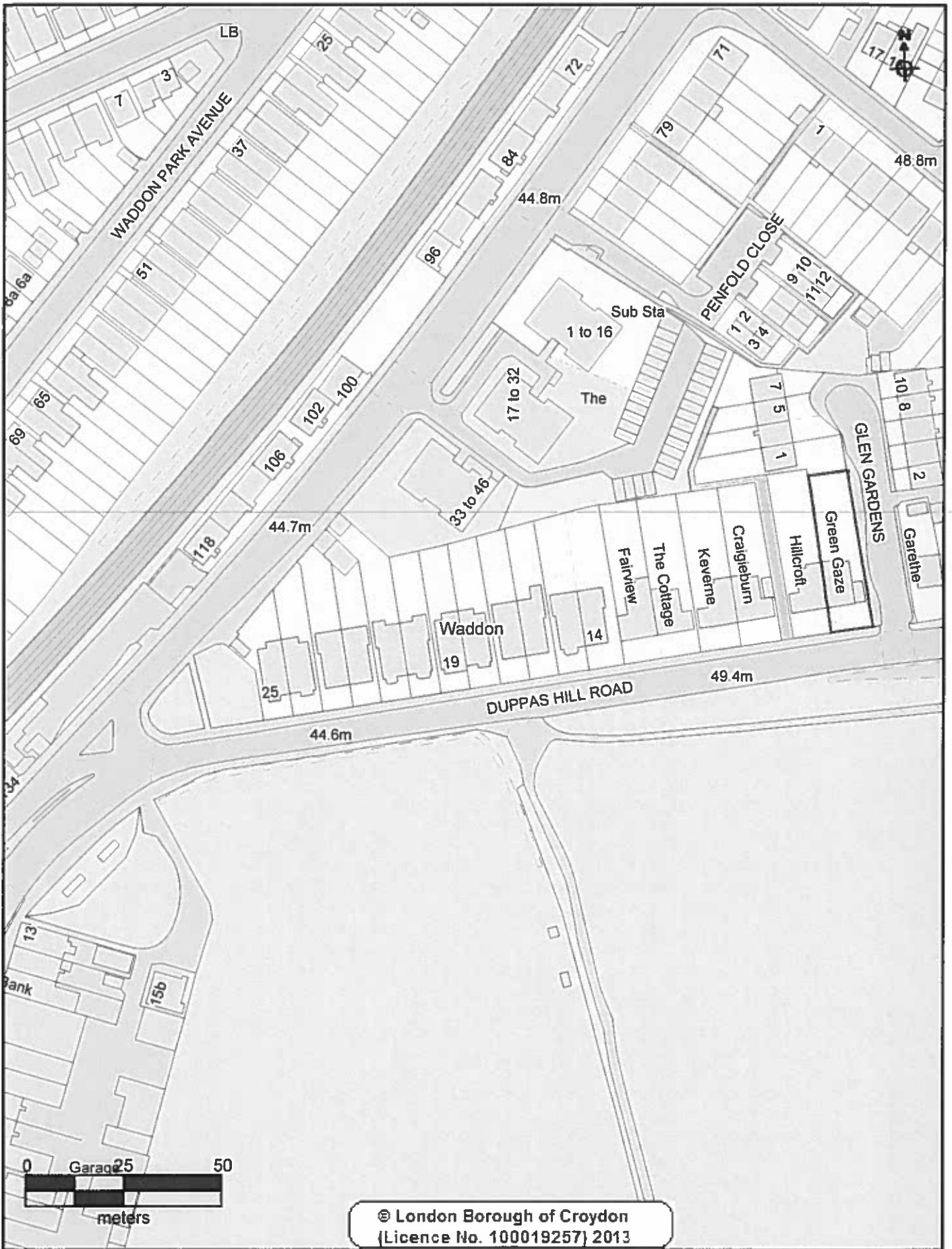


This page is intentionally blank



CROYDON
www.croydon.gov.uk

Crown Copyright Ordnance Survey (License No: 100019257) 2011

London Borough Croydon

Scale 1:1250

07-Mar-2016



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.