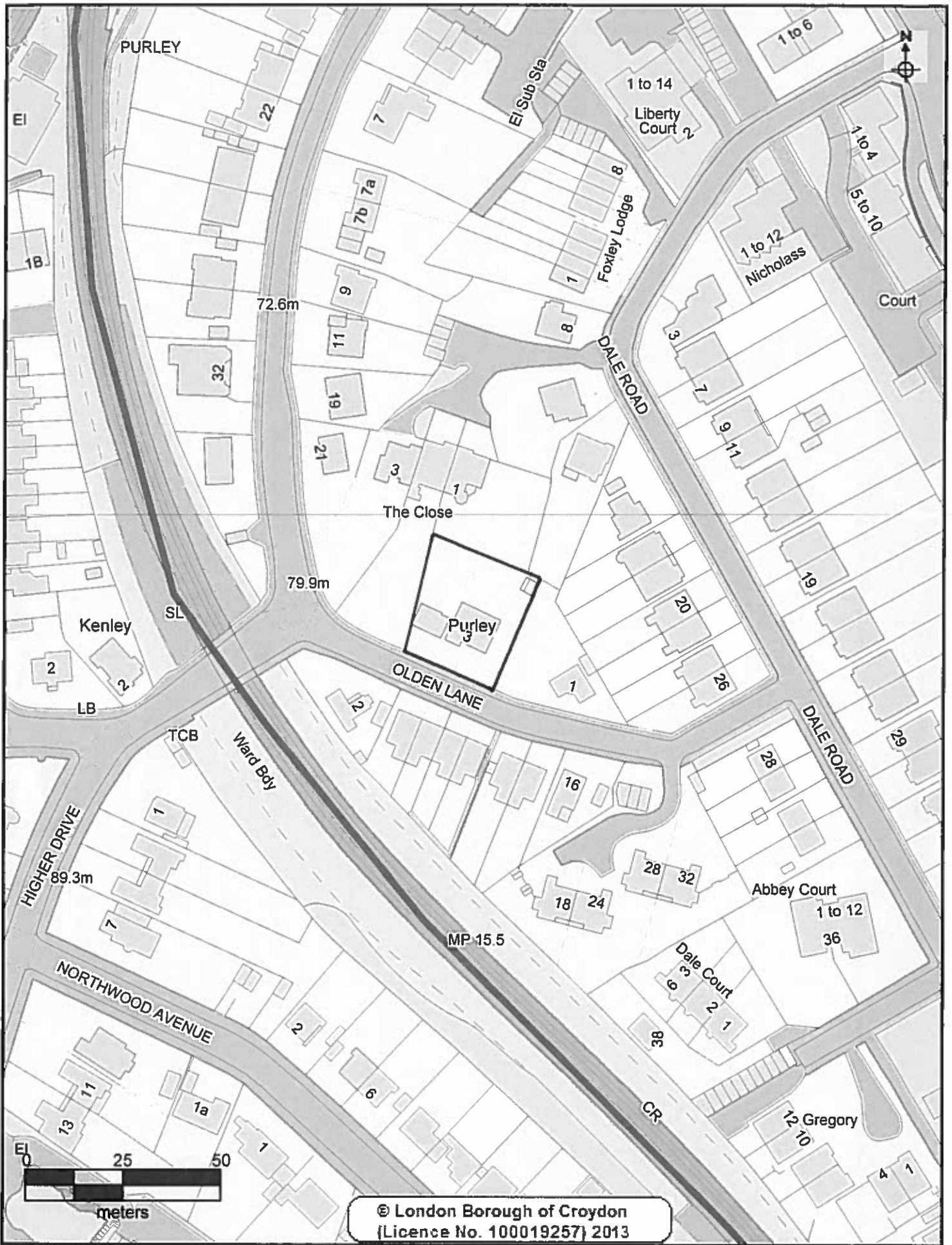


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16-May-2016



PART 6: Planning Applications for Decision

Item 6.3

1 APPLICATION DETAILS

Ref: 16/00591/P
Location: 3 Olden Lane, Purley, CR8 2EH
Ward: Purley
Description: Demolition of existing garage; erection of a detached three bedroom house with two parking spaces
Drawing Nos: Site location plan, RD-Feas-700, RD-Feas-701, RD-Feas-702, RD-Feas-703, RD-Feas-704, RD-Feas-705, RD-Feas-706, RD-Feas-708, RD-Feas-710, revised Planning Statement received 11th May 2016 and RD-Feas-712 received 11th May 2016
Applicant: Mr Dajee
Agent: Ms O'Neill, Stijl Town Planning
Case Officer: Hayley Crabb

- 1.1 This application is being reported to committee because objections above the threshold in the Committee Consideration Criteria have been received.

2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 2.1 The proposal would provide an additional home in a residential area and would not result in the loss of any protected use on the site. Therefore, the principle of development is acceptable.
- 2.2 The plans submitted with the application demonstrate that the proposed development would not have a detrimental impact on the character of the area.
- 2.3 The siting and layout of the proposed house and degree of separation between the existing buildings and the proposed building would be sufficient to ensure no undue impact on the residential amenities of the adjoining occupiers.
- 2.4 The proposal would provide adequate accommodation for future occupiers in terms of layout, outlook and amenity space.
- 2.5 The proposed house would use the access to the existing garage. Two parking spaces would be provided at front and visibility splays provided. Parking and access arrangements would be acceptable in relation to the appearance of the street scene and pedestrian and highway safety.

3 RECOMMENDATION

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

Conditions

- 1) Works to be carried out in accordance with the approved plans.

- 2) Details of materials to be agreed.
- 3) Visibility splays, parking arrangements to be provided as specified.
- 4) Submission of boundary treatment, bin/cycle stores and finished floor levels.
- 5) Windows condition.
- 6) Landscaping details of soft and hard landscaping to be submitted.
- 7) Removal of permitted development.
- 8) Submission of a Construction Logistics Plan.
- 9) 19% reduction in carbon dioxide emissions.
- 10) 110 litre water restriction.
- 11) Commence within 3 years
- 12) Any other planning condition(s) considered necessary by the Director of Planning

Informatives

- 1) Community Infrastructure Levy liability
- 2) Notification of Construction Code of Practice
- 3) Removal of Site Notices
- 4) Any other informative(s) considered necessary by the Director of Planning

4 PROPOSAL AND LOCATION DETAILS

Proposal

4.1 Full planning permission is sought for:

- Demolition of existing garage
- Erection of a detached 3 bedroom house
- Two storey building fronting Olden Lane with a lower ground floor level and accommodation in the roofspace to the rear.
- The building would be approximately 8.4m wide, approximately 12m deep and approximately 7.0m in height from the front and 9.8m from the rear.
- Access to the existing garage (to be demolished) would be used for the provision of 2 parking spaces for the new dwelling.
- The land would be sub-divided with amenity space for the proposed house and amenity space for the host property.

Site and Surroundings

- 4.2 The application site is occupied by a detached bungalow set at a lower land level in relation to the road. Adjacent to the property is a detached triple garage which is set at a higher land level in relation to the property which is the subject of this application.
- 4.3 The property is on Olden Lane which is situated on a hill. No. 1, a detached two storey house, is set at a lower land level.
- 4.4 Opposite the site are terraced houses constructed in a paired stepped formation set at differing land levels. These properties are set above the road.

4.5 The area is predominately residential in character comprising a mix of detached/terraced/semi-detached houses of varying styles set at differing land levels.

Planning History

4.6 The following planning decisions are relevant to the application:

83/01771/P Erection of single storey side extension
Approved and not implemented

14/02134/P Demolition of existing double garage; erection of three storey building comprising 1 two bedroomed flat and 1 two bedroomed maisonette; formation of vehicular access and excavation works to form a driveway and parking area
Withdrawn

14/02155/P Formation of vehicular access and excavation works to form a driveway and parking area
Approved and not implemented

5 CONSULTATION RESPONSE

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

6 LOCAL REPRESENTATION

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

No of individual responses: 17 Objecting: 17 Supporting: 0

6.2 The following Councillor made representations:

- Councillor Simon Brew [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

- Out of character with neighbouring properties and the surrounding area
- Inappropriate design/bulk/height/dis-proportionate to those in the street/adjacent bungalow
- Proposal does not follow the topography of the road/higher than the existing garage
- Window under gable out of character
- Loss of light
- Overlooking/loss of privacy
- Congestion on the highway network

- On street parking
- Overbearing/intrusive effect on the street
- Noise and disturbance
- Visual intrusion
- 20m from habitable to habitable windows
- Impact during the construction phase
- Flooding
- Height of proposed house misleading (OFFICER COMMENT: A revised drawing was received 11th May 2016 correcting the side elevation profile)

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

- Right to a view (OFFICER COMMENT: This is not a planning consideration)
- Previous refusal on 3 The Close based on height (OFFICER COMMENT: The application is determined based on current adopted policy and judged on its own individual merits)
- Repair the existing garage (OFFICER COMMENT: The application is judged on the proposal and not based on whether a structure is dilapidated and could be repaired)
- Should look elsewhere to provide housing/should be a bungalow (OFFICER COMMENT: The application is judged on what is submitted)
- Drainage/subsidence/disruptive building work (OFFICER COMMENT: These are not planning considerations)
- Development to maximise profit (OFFICER COMMENT: This is not a planning consideration)
- Property boundaries (OFFICER COMMENT: This is not a planning consideration)
- Set a precedent, development at No. 21 Foxley Hill Road (OFFICER COMMENT: Each application is judged on its own individual merits)

7 MATERIAL PLANNING CONSIDERATIONS

7.1 The principal issues relate to:

- a. the acceptability of the development in principle
- b. the design and its effect on the character and appearance of the area
- c. the quality of accommodation for future occupiers of the dwellings
- d. the effect of the development upon the amenities of the adjoining occupiers
- e. the effect of the development on trees
- f. highways considerations
- g. the environmental performance of the proposed building

The acceptability of the development in principle

7.2 Chapter 6 of the National Planning Policy Framework (NPPF) indicates that housing application should be considered in the context of the 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.

- 7.3 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 states that Londoners should have a genuine choice of homes which meet their requirements for different sizes and types of dwellings in the highest quality environments. Policy SP2 of the Croydon Local Plan: Strategic Policies (CLP1) states that the Council will apply a presumption in favour of new homes provided applications for development meet the requirements of the policy and other applicable policies of the development plan. Policy H2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies (UDP) permits housing development within the existing built up area provided it does not conflict with the Council's aim of respecting the character of the residential area and there is no loss of protected uses.
- 7.4 Currently No. 3 Olden Lane is occupied by a detached bungalow which is set at a lower land level to the road. The garage adjacent to the bungalow is set at a higher land level in relation to the host building. The proposal would provide an additional home in a residential area and would not result in the loss of any protected use on the site. The proposal is therefore acceptable in principle, subject to more detailed consideration of the impacts of the proposal on the character and appearance of the area, the amenities of neighbouring residents, the quality of accommodation for future occupiers, the impact on trees and traffic and highways considerations.

The design and its effect upon the character and appearance of the area

- 7.5 The NPPF attaches great importance to the design of the built environment. One of core planning principles (paragraph 17) in the NPPF is that decisions should 'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Policies 7.1, 7.4 and 7.6 of the London Plan state that development should make a positive contribution to the local character, public realm and streetscape. Policies UD2 and UD3 of the UDP and CLP1 Policies SP4.1 and SP4.2 of seek to address high standards of design, the layout and siting of new development and the scale and design of new buildings.
- 7.6 The application seeks full planning permission for the erection of a two storey 3 bedroom house plus lower ground floor (making the most of the change in land levels). The existing vehicular access would be used and two off street parking spaces provided on the frontage.
- 7.7 On the opposite side of Olden Lane is a row of two storey terraced houses which have been constructed in a paired stepped formation set at differing land levels due to the topography of the area. The site is set on a steep hill with the land rising from Dale Road to the junction of Higher Drive/Foxley Hill Road. On the side of the application site is a 2 storey house at No. 1 and the host building which is a bungalow.
- 7.8 The proposed dwelling would be two storey fronting Olden Lane. The main front wall of the proposed dwelling would be roughly level with the front of the host building with the proposed porch element projecting in front of it by approximately 1.2m. The proposed dwelling would be between 3.0m-3.8m higher than the ridge of the host building. The properties opposite are two storey terraced houses set at a higher land level in a stepped formation. The side elevation shows the proposed house has been designed to have a similar roof profile to the bungalow; whilst it

would be set at a higher level than the bungalow it would follow a stepped approach as found on the opposite side of Olden Lane. Given the properties on the opposite side of the road, it is considered the proposed house would not have a negative/overbearing impact on the host building or the visual amenity of the street scene and the character of the area as to warrant a refusal.

- 7.9 The proposed dwelling would have a gabled roof and front gable feature with a large glazed area at first floor level. The main roof at the rear has been designed to be lower than the eaves height found at the front, in order to reduce its massing and impact. The properties vary in size and style. It is considered the size, siting, design, massing and height of the building would be acceptable and would not have a significant effect on the visual amenity of the street scene or the character of the area as to warrant a refusal. The materials can be secured by way of a planning condition to ensure the proposed dwelling would blend in with the surrounding properties.
- 7.10 The site would be sub-divided. The properties in the vicinity have varying plot widths and plot sizes. Given the variety of plot widths and plot sizes, it is considered the proposed sub-division would not be out of character with the surrounding area and therefore considered acceptable.
- 7.11 The frontage would provide a forecourt parking area which would accommodate 2 parking spaces with hard and soft landscaping. Currently the frontage gives access to the existing garage. Given the frontage serves the existing garage and soft landscaping would be provided to part of the frontage, this would soften the appearance of the parking area in the street scene which is acceptable.

The quality of accommodation for future occupiers of the dwellings

- 7.12 Policy 7.1 states that in their neighbourhoods, people should have a good quality environment. The NPPF attaches great importance to the design of the built environment. One of core planning principles (paragraph 17) in the NPPF is that decisions should 'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. London Plan Policy 3.5 taken together with the Mayor's Housing SPG requires development of the highest quality and places a strong emphasis on the internal quality of new residential development. Of particular relevance here is standard 4.10 which requires a minimum of 5 sq. m private outdoor space for each 1-2 person dwelling and an extra 1 sq. m for each additional occupant, which should have level access from the home. Also of relevance is standard 5.2 which states that developments should avoid single aspect dwellings that are north facing, exposed to noise levels above which significant adverse impacts on health and quality of life occur, or contain three or more bedrooms. UDP Policy UD8 requires residential amenity space to be considered as an integral part of the design of the overall development concept. With particular regard to internal space, the technical housing standards specify minimum gross internal floor areas for new dwellings.
- 7.13 The proposed house would have a total floor area of 193.82. The technical housing standards for a 3 bedroom (6 Persons) unit should be 108m². The house would meet the internal space requirements in the technical housing standards and would have an acceptable layout and outlook. The lower ground floor shows a study and gym which would be served by light wells. These rooms would also have a high

level window each which is acceptable. The technical housing standards for a 5 bedroom (8 persons) unit should be 134m². This would also meet the internal space requirements and would have an acceptable layout and outlook.

- 7.14 The site would be subdivided so amenity space would be provided for the host building and proposed house. Given the variety of plot sizes in the locality particularly smaller gardens than those proposed on the opposite side of Olden Lane and the fact the amenity space required would be significantly exceeded in area terms, the level of amenity space is acceptable.

The effect of the development upon the amenities of the adjoining occupiers

- 7.15 Policy UD8 of the Croydon Plan seeks to ensure that new residential development does not have an adverse impact on existing residential occupiers. Policy EP1 states that development that may be liable to cause or be affected by pollution of water, air or soil or pollution through noise, dust, vibration, light, heat or radiation will only be permitted if the health, safety and amenity of users of the site or surrounding land are not put at risk and the quality and enjoyment of the environment would not be put at risk. The adjacent buildings are residential.
- 7.16 The building would be set in approximately 0.9m from the boundary with the host house. It would be between 3.0-3.8m higher than the host house. There is a window in the side flank wall of the bungalow which serves a bedroom. This is a secondary window with the primary, larger window to the rear. The applicant has advised it is their intention is to remove the side flank window, although this does not need to be secured through this application. Given the side flank window is a secondary window and limited extent of projection beyond the front/rear, it is considered the proposed dwelling would have an acceptable relationship with the host building.
- 7.17 The properties in Dale Road and The Close are set at a lower land level in relation the existing bungalow and garage. The proposed house would be set 0.5m from the side boundary with No. 2 The Close at its closest point. There is a close boarded fence along the side boundary with No. 2 the Close. There is also high natural screening which obscures views through to these properties. The proposed rear elevation of the house would be more than 20m from the main rear wall of properties in Dale Road and The Close. Whilst there would be a degree of overlooking as a consequence of the proposal this is not uncommon in an urban location. It is considered given the angle of the proposed dwelling in relation to properties in Dale Road/The Close, the separation distances between them and the natural screening in the rear garden and adjoining gardens, the proposed development would not have a significant effect on the amenities of these properties by reason of overlooking/loss of privacy as to warrant a refusal.
- 7.18 No. 21 Foxley Hill Road was quoted in objections, which is an infill two storey house, allowed on appeal and built on site. This property is in close proximity to the side of No. 3 The Close and the scheme for consideration proposes a more generous separation. However, it must be acknowledged that each application is judged on their own merits.
- 7.19 The proposed dwelling would be set back approximately 6.0m from the front boundary. It would therefore be situated approximately 20m from the front of the properties on the opposite side of the road which are set at an elevated position.

This is not dissimilar to the relationship No. 1 and No. 3 has to the properties opposite. This is considered to be of sufficient distance to not have an undue impact on the amenities of these occupiers by reason of visual intrusion and loss of privacy and is therefore considered acceptable.

- 7.20 Whilst the proposal would result in an increase in the levels of activity on site as a result of the intensification in the use, it is not considered that any additional impact would be so significant to warrant the refusal of planning permission.

The effect of the development on trees and wildlife

- 7.21 London Plan policy 7.21 states that existing trees of value should be retained and any loss as the result of development should be replaced. UDP Policy NC4 states that the Council will refuse permission for development that results in the loss of valued tree(s) especially those protected by Tree Preservation Orders.
- 7.22 There is not a tree preservation order on the site but there are trees located within the boundary. The trees on this site are not considered of sufficient merit to be an influence over the application and therefore no arboricultural objections are raised. Landscaping can be secured by way of a planning condition.

Traffic and highways impacts

- 7.23 Chapter 4 of the NPPF seeks to promote sustainable transport. 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. Policy UD13 of The Croydon Plan 2006 Saved Policies 2013 states parking should be safe, secure, efficient and well designed and an integral part of the scheme.
- 7.24 The site has a PTAL 4 which means it has good accessibility to public transport. The development would be served by the existing vehicular access to the existing garage and provide 2 off street parking spaces. Visibility splays have been shown which can be secured by way of a planning condition.
- 7.25 The level of parking is acceptable. Given the existing vehicular access is to be used serving one house and visibility splays provided, it is considered the proposal would have no significant adverse impact on pedestrian/highway safety to what currently exists and therefore acceptable. The proposal would therefore comply with Policy T8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013 and Policy 6.13 of the London Plan 2011 (Consolidated with alterations since 2011).
- 7.26 Planning permission has been granted (reference 14/02155/P) for the formation of a vehicular access and excavation works to form a driveway and parking area to the front garden of the donor property resulting in parking for both properties.
- 7.27 It is recommended for a construction logistics plan to be submitted which can be secured by way of a planning condition and an informative attached that the Council has a Code for Construction Sites which should be followed to help reduce impacts of construction on surrounding properties.

The environmental performance of the proposed building

- 7.28 Policy SP6 of the Croydon Local Plan: Strategic Policies requires development to make the fullest contribution to minimising carbon dioxide emissions in accordance with the London Plan energy hierarchy. Policy SP6.3 requires new build residential development to achieve a minimum of Level 4 of the Code for Sustainable Homes or equivalent. Following the withdrawal of the Code earlier this year, the equivalent standard being sought on new build residential development is a 19% reduction in CO2 emissions produced by the development (beyond the 2013 Building Regulations) and a water use target of 110 litres per head per day to be achieved. It is recommended that these matters can be secured by condition in the event that planning permission is granted.
- 7.29 Several objections received have sited flooding as a concern. Whilst the site is in close proximity to Godstone Road/Dale Road known for flooding, this site is on a hill and does not fall within a designated flood zone. Therefore a flood risk assessment is not necessary. The application does not include detailed drainage proposals to deal with surface water management. However, these could be picked up through the soft landscaping condition to ensure suitably permeable materials and soft landscaping is utilised.

Conclusions

- 7.30 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.