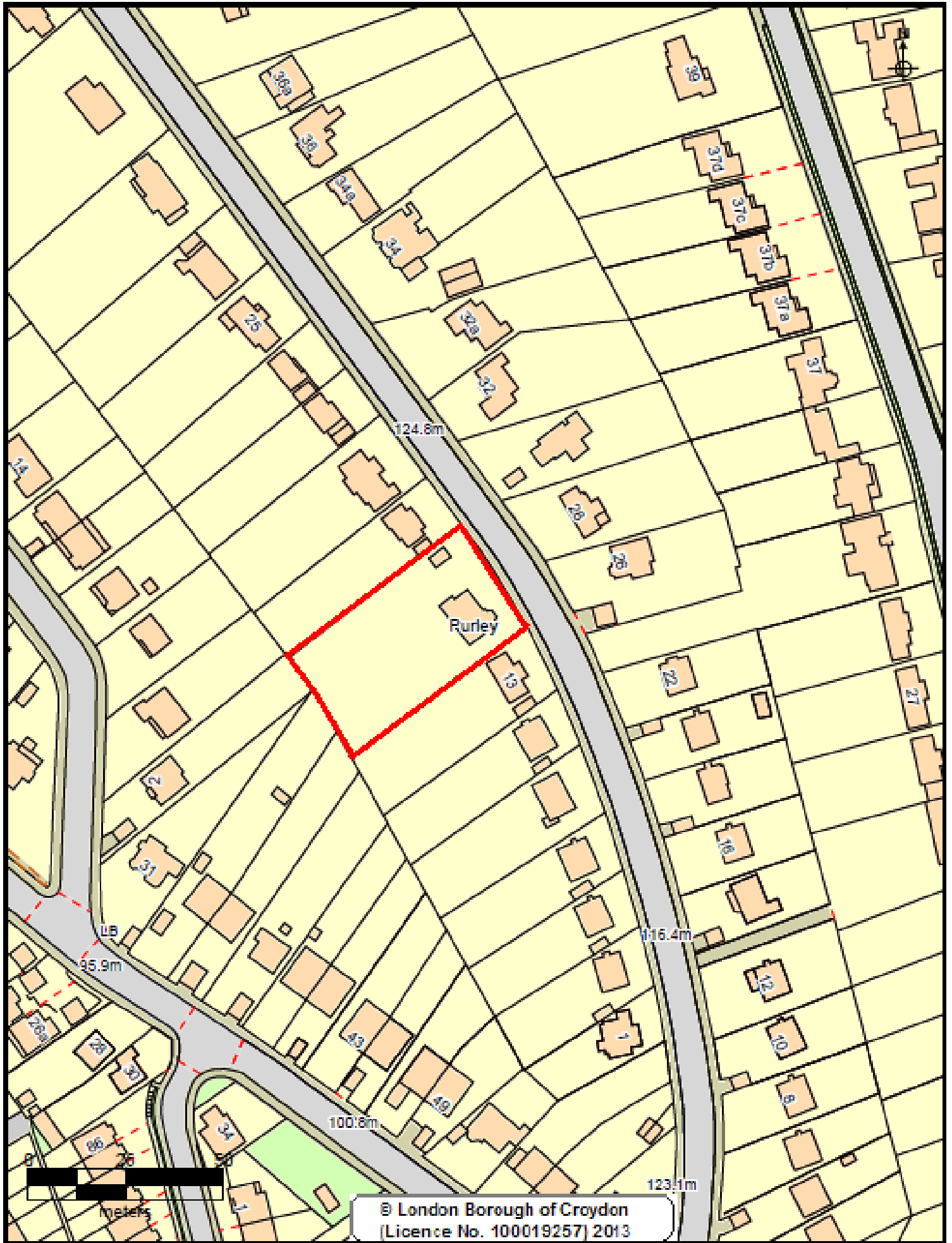


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PART 6: Planning Applications for Decision

Item 6.4

1. APPLICATION DETAILS

Ref: 16/01328/P
Location: 15 Selcroft Road, Purley, CR8 1AG
Ward: Purley
Description: Demolition of garage; erection of two/three storey four bedroom detached house with integral garage
Drawing Nos: 0116/010/01,16/15/01, 16/15/02
Applicant: Mr A Bradley
Agent: Mr Gilbert, Plans2build Ltd
Case Officer: Georgina Betts

- 1.1 This application is being reported to committee because the ward councillor (Cllr Simon Brew) 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 development is considered acceptable given the residential character of the surrounding area
- Character and appearance is appropriate given the context of the site
- Living conditions of adjoining occupiers are protected from undue harm
- Living standards of future occupiers are considered satisfactory
- Highway Safety and the quantity of parking have been addressed and considered acceptable
- Sustainability aspects can be controlled by condition

3. RECOMMENDATION

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

Conditions

- 1) In accordance with the approved plans
- 2) The new vehicular access to the donor property shall be brought into use prior to works commencing on site
- 3) Details of materials to be submitted and approved
- 4) Details of hard and soft landscaping to be submitted and approved
- 5) Details of visibility splays, refuse and cycle stores to be submitted and approved
- 6) Window restrictions
- 7) Removal of Permitted Development rights
- 8) Water usage limit 110L per day
- 9) 19% CO2 reduction
- 10) Commence within 3 years

11) Any other planning condition(s) considered necessary by the Director of Planning

Informatives

- 1) Site notice removal
- 2) Community Infrastructure Levy (CIL) – Granted
- 3) Code of Practice on Construction sites
- 4) Thames Water
- 5) Roof not to be used as a balcony
- 6) Any informative(s) considered necessary by the Director of Planning

4 PROPOSAL AND LOCATION DETAILS

Proposal

- 4.1 The applicant seeks full planning permission for the,
- Demolition of the existing detached garage
 - Erection of two/three storey four bedroom detached house with integral garage

Site and Surroundings

- 4.2 The application site lies on the south-western side of Selcroft Road and is currently occupied by a large detached Edwardian property occupying a plot significantly wider than others in the vicinity. The property sits in a prominent position 5-7 metres from the adjacent highway with the land falling sharply to the south-west. The host property has been subject to previous extensions and alterations.
- 4.3 Selcroft Road is a residential road made up of large detached Edwardian and post-war properties varying in plot width and shape. The host property occupies one of the largest plots in the locality given the age of the property being the first built in 1905. There are no constraints affecting the application site as identified by the Croydon Plan.

Planning History

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

15/01968/P 31 Selcroft Road, Purley, CR8 1AG
Demolition of the existing house; Erection of 2 four bedroom detached houses;
Formation of vehicular access onto Selcroft Road.
Granted on the 12th August 2015

5 CONSULTATION RESPONSE

- 5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.
- 5.2 Comments (of which no objection was made) were received from Thames Water during the course of the application and as such the advisories will form a separate informative.

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: 36 Objecting: 27 Supporting: 7 Comment: 2

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

- Overdevelopment, cramped form of development
- Out of character, height, plot width, degree of hardstanding to the front
- Loss of parking for No15, increase in on road parking, highway safety concerns
- Loss of privacy, light, visual intrusion and overbearing nature
- Loss of light specifically to the Kitchen window of the host property

Non-material objections

- Deeds of/covenant on property [Officer Comment: this is not a material planning 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 the development
- 2) The impact of the development upon the character and appearance of the surrounding area.
- 3) The impact of the development upon the residential amenities of the adjoining occupiers.
- 4) The standard of accommodation for future occupiers
- 5) The impact of the development upon the safety and efficiency of the highway network.
- 6) Other planning matters.

The principle of the development

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

7.3 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.

- 7.4 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.
- 7.5 The proposal results in the erection of a detached property fronting onto Selcroft Road, forming part of an established residential road. The principle of the development can be supported as the proposal seeks to respect local character.

The impact of the development upon the character and appearance of the surrounding area.

- 7.6 The London Plan (Consolidated with Alterations Since 2011) Policy 3.5 addresses the “spaces between and around buildings; urban layout; enclosure; ensuring homes are laid out to form a coherent pattern of streets and blocks; public, communal and private open spaces and the ways these relate to each other and neighbourhoods as a whole”. London Plan Policies 7.4 and 7.6 require planning decisions to have regard to local character and for development to comprise details and materials that complement, not necessarily replicate the local architectural character. CLP: SP Policy SP4 concerns Urban Design & Local Character. SP4.1 is of particular relevance to this proposal which states that the Council will require development of a high quality, which respects and enhances Croydon’s varied local character and contributes positively to public realm, landscape and townscape to create sustainable communities. The Council will apply a presumption in favour of development provided it meets the requirements of Policy SP4 and other applicable policies of the development plan. Saved Policies UD2 and UD3 of the Croydon Plan 2006 (Saved Policies 2013) require the siting, layout and form of new development to respect the character and appearance of existing areas. Saved Policy UD14 of the Croydon Plan 2006 Saved Policies states that all landscape associated with new development should be considered as an intrinsic part of the overall design concept.
- 7.7 The proposal seeks the sub-division of the existing plot to create two separate frontages measuring 12 metres and 18.4 metres respectively. The new dwelling would be sited 5 to 8 metres back from the adjacent highway while side access would be provided to the south-eastern and north-western flank walls. The ridge height would sit comfortably between 15 and 17 Selcroft Road respecting the sites topography.
- 7.8 Selcroft Road has seen gradual change since the original property was built in 1905 with other infill properties located within close proximity of the site, being 32 and 32a Selcroft Road. This infill development resulted in a notably narrower plot frontage of 12 and 20.3 metres comparable to this proposal and lying within a short distance from this site.
- 7.9 In more recent times, a scheme was granted planning consent (LBC Ref No: 15/05492/P) at 31 Selcroft Road for the demolition of the existing property and the

erection of two replacement dwellings with plot widths of approximately 14 and 15 metres.

- 7.10 There is no consistency or regular rhythm along Selcroft Road in respect of plot width. Selcroft Road bends to the north-west and as such the front building line is irregular while most properties have front projecting features. As such it cannot be demonstrated that this proposal would harm local character or result in an overdevelopment of the site. The property appears well proportioned siting well within its plot and does not appear cramped and out of keeping with local context.
- 7.11 The design of property and the indicative materials is considered appropriate given its location while the applicant has sought to utilise the change in land levels to achieve a basement area. The basement area would not be visible from the street scene or neighbouring properties due to existing and proposed boundary treatment. As such the basement area would only be visible from the rear garden of the new dwellings and from neighbouring gardens in Cliff End sited approximately 73 metres away and would have minimal impact upon the character and appearance of the surrounding area.

The standard of accommodation for future occupiers

- 7.12 The National Housing Technical Standards (March 2016) state that a four bedroom 6 person dwelling over 3 floors should achieve a minimum internal floorspace of 112m²; the proposal exceeds this with a total GIA of 282m².
- 7.13 Croydon Plan Policy UD8 requires development proposals to provide residential amenity space that is considered as an integral part of the design of the overall development concept. At paragraph 4.45, the policy states “*amenity space has a major role to play in terms of the general visual success of an area as well as satisfying the amenity needs of occupants*”. With regard to amenity space, the London Housing SPG (March 2016) states that a minimum of 5m² of private outdoor space should be provided for the units proposed. The proposed dwelling would benefit from a substantial rear garden with an approximate depth of 35 metres totalling 420m² of private amenity space; an acceptable size of amenity space would be retained for the donor property. As such the standard of accommodation for future occupiers is considered acceptable.

The impact of the development upon the residential amenities of the adjoining occupiers.

- 7.14 The London Plan (Consolidated with Alterations Since 2011) Policy 7.6 Architecture states amongst others that development should,
- d) not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. This is particularly important for tall buildings
- 7.15 Policy UD2 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013 states that development proposals will be permitted provided that they allow adequate daylight and sunlight to penetrate into and between buildings. While Policy UD8 states that “Privacy and amenity of occupiers of surrounding buildings ensuring that both new and existing occupiers are protected

from undue visual intrusion and loss of privacy...” and will have regard to the “maintenance of sunlight or daylight amenities for occupiers of adjacent properties”

- 7.16 The proposed dwelling would project approximately 0.6 metre beyond the rear of the host property at ground and first floor level. Given a separation distance of 2 metres between flank walls this level of projection is considered acceptable. The basement projection of 2.6 metres would not be visible from No15 due to the new side boundary while its projection is within acceptable tolerances. There are no sole habitable room windows located in the north-western flank of No15 and would not result in a loss of light while any concerns arising from the raised terrace could be addressed via condition e.g. screening. The impact upon the host property is therefore considered acceptable.
- 7.17 The neighbouring property at 17 Selcroft Road has been extended since it was originally built. The new dwelling would project approximately 3.6 metres beyond the rear of No17 at ground and first floor levels with the basement projecting a further 2 metres. A good degree of separation (approx. 4.6m) would exist between the flank walls of the new dwelling and No17 while there are no sole habitable room windows located in the south-eastern flank wall of No17. While the flank wall of the new dwelling would be visible from the rear of No17 the physical separation would alleviate any demonstrable harm in respect of visual intrusion and/or a loss of light. It should also be noted that No17 sits on higher land levels to that of the application site and any perceived harm would therefore be reduced. The depth of the new dwelling is comparable to that of the host property and other neighbouring properties and would not appear at odds with the surrounding area. The impact upon 17 Selcroft Road is therefore considered acceptable.
- 7.18 The neighbouring properties to the north-eastern side of Selcroft Road would be sited 31.8 metres from the proposed development. Such distances are in accordance with the standards set out in the Housing SPG (March 2016) and therefore these properties would maintain adequate levels of privacy. The distance to properties in Cliff End is in excess of 70 metres and as such the residential amenities of these properties would be adequately protected.

The impact of the development upon the safety and efficiency of the highway network

- 7.19 Policy 6.12 of The London Plan 2011 (with 2013 Alterations) seeks to ensure that the road network capacity and safety is improved for all while Policy 6.13 seeks to control excessive parking in new developments.
- 7.20 SP8.17 of the Croydon Local Plan: Strategic Policies seeks to ensure that there is an appropriate level of car parking. Policies T2 and T8 of the Croydon Plan 2006 Saved Policies concerns traffic generation and parking standards.
- 7.21 Policy UD13 of the Croydon Plan 2006 Saved Policies states that car and cycle parking must be designed as an integral part of a scheme and not be allowed to dominate or determine the urban form, and should be safe, secure, efficient and well designed. All parking and servicing arrangements should be designed to minimise their visual impact.
- 7.22 The application site is located within an area with a PTAL rating of 1a which indicates very poor access to public transport links. Two parking spaces would be provided for

the new dwelling, accessed via the existing vehicular crossover, and is accordance with the maximum parking standards set out in the Croydon Plan. In addition, a parking area would be provided to the front of 15 Selcroft Road to compensate for the loss of the existing garage; this however does not require planning permission due to the classification of Selcroft Road. The level of parking is considered appropriate given the location of the site and its context while matters surrounding visibility splays and its appearance could be secured through condition. Given the minimal increase in activity within the site it is not considered that the proposal would harm the safety and efficiency of the highway network.

- 7.23 It is suggested that a condition is attached requiring the parking area for the host property to be implemented prior to works commencing on site to reduce the level of on road parking during the construction phase.

Other Planning Issues

- 7.24 Given the sloped nature of the site level access is achievable while the proposal seeks to provide a much needed larger family home.
- 7.25 Sustainability requirements of 19% Carbon dioxide reduction and 110 litres of per head per day of water usage would be covered by condition.

Conclusions

- 7.26 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.