

To: Councillor Paul Scott (Chairman);  
Councillor Humayun Kabir (Vice-Chairman);  
Councillors Jamie Audsley, Kathy Bee, Luke Clancy, Jason Perry, Joy Prince,  
Manju Shahul-Hameed, Susan Winborn and Chris Wright

Reserve Members: Jeet Bains, Simon Brew, Richard Chatterjee, Sherwan  
Chowdhury, Pat Clouder, Steve Hollands, Karen Jewitt, Bernadette Khan and  
Maggie Mansell

(Five Members selected from the Planning Committee membership above for the  
Planning sub-Committee:

Cllrs Paul Scott, Humayun Kabir, Jamie Audsley and 2 minority group members)

A meeting of the **PLANNING SUB-COMMITTEE** which you are hereby summoned to  
attend, will be held on **Thursday 28th July 2016 at the rise of Planning  
Committee but no earlier than 9:00pm**, in **The Council Chamber, The Town Hall,  
Katharine Street, Croydon CR0 1NX**.

GABRIEL MacGREGOR  
Acting Council Solicitor and Acting  
Monitoring Officer  
London Borough of Croydon  
Bernard Weatherill House  
8 Mint Walk, Croydon CR0 1EA

MARGOT ROHAN  
Senior Members Services Manager  
(020) 8726 6000 Extn.62564  
Margot.Rohan@croydon.gov.uk  
www.croydon.gov.uk/agenda  
19 July 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.

*Please note this meeting will be paperless. The agenda can be accessed online via  
the mobile app: <http://secure.croydon.gov.uk/akscroydon/mobile>*

## **AGENDA - PART A**

### **1. Minutes of the meeting held on Thursday 14th July 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 3)**

To consider the accompanying reports by the Director of Planning & Strategic Transport:

#### **6.1 16/01498/P Land Adj, 17 Whitworth Road, London, SE25 6XN**

Demolition of existing building at side; Erection of two storey attached building comprising 1 one bedroom and 1 two bedroom flats; Alterations; erection of front boundary wall; provision of associated refuse storage and cycle storage

Ward: South Norwood

Recommendation: Grant permission

#### **6.2 16/01659/P Land R/O 28 and 29 Boxford Close, South Croydon, CR2 8SY**

Erection of four bedroom detached house; construction of detached garage

and associated alterations to access for Plot 7 attached to adjoining development  
Ward: Selsdon & Ballards  
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

## PLANNING SUB-COMMITTEE

Meeting held on Thursday 14th July 2016 at 9:05pm in The Council Chamber,  
The Town Hall, Katharine Street, Croydon CR0 1NX

### MINUTES - PART A

Present: Councillor Paul Scott (Chairman);  
Councillor Humayun Kabir (Vice-Chairman);  
Councillors Jason Perry, Joy Prince and Susan Winborn

Also present: Councillor Maria Gatland

#### **A37/16 MINUTES OF THE MEETING HELD ON THURSDAY 30TH JUNE 2016**

**RESOLVED** that the minutes of the meeting held on Thursday 30 June 2016 be signed as a correct record.

#### **A38/16 DISCLOSURE OF INTEREST**

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

#### **A39/16 URGENT BUSINESS (IF ANY)**

There was none.

#### **A40/16 EXEMPT ITEMS**

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

#### **A41/16 PLANNING APPLICATIONS FOR DECISION**

**6.1 16/02023/P 23 Melville Avenue, South Croydon, CR2 7HZ**  
Alterations; use of building as 5 two bedroom flats; erection of two/three storey rear extension with accommodation in roofspace and first floor side extension including balconies; erection of rear raised patio with pergola; formation of vehicular access and provision of associated parking, boundary wall railings and gate and cycle and refuse store  
Ward: Croham

Mr Graham Lucas, a neighbour, spoke in objection

Mr Peter Knight, representing Croham Valley Residents' Association, spoke in objection on behalf of local residents

Mr Stephen Sawkings of Sawkings Norton, spoke as the agent of the applicant

Councillor Maria Gatland, ward Member for Croham, spoke in objection on behalf of local residents

Having considered and discussed the officer's report, Councillor Jason Perry proposed and Councillor Sue Winborn seconded **REFUSAL**, on the grounds of overdevelopment causing loss of amenity to neighbouring occupiers, and the Committee voted 2 in favour and 3 against, so this motion fell.

The Committee then voted on a second motion to **APPROVE**, proposed by Councillor Paul Scott and seconded by Councillor Humayun Kabir, 3 in favour and 3 against, so permission was **GRANTED** for development at 23 Melville Avenue, South Croydon, CR2 7HZ.

## **MINUTES - PART B**

None

The meeting ended at 9:40pm

**PART 6: Planning Applications for Decision**

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**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.

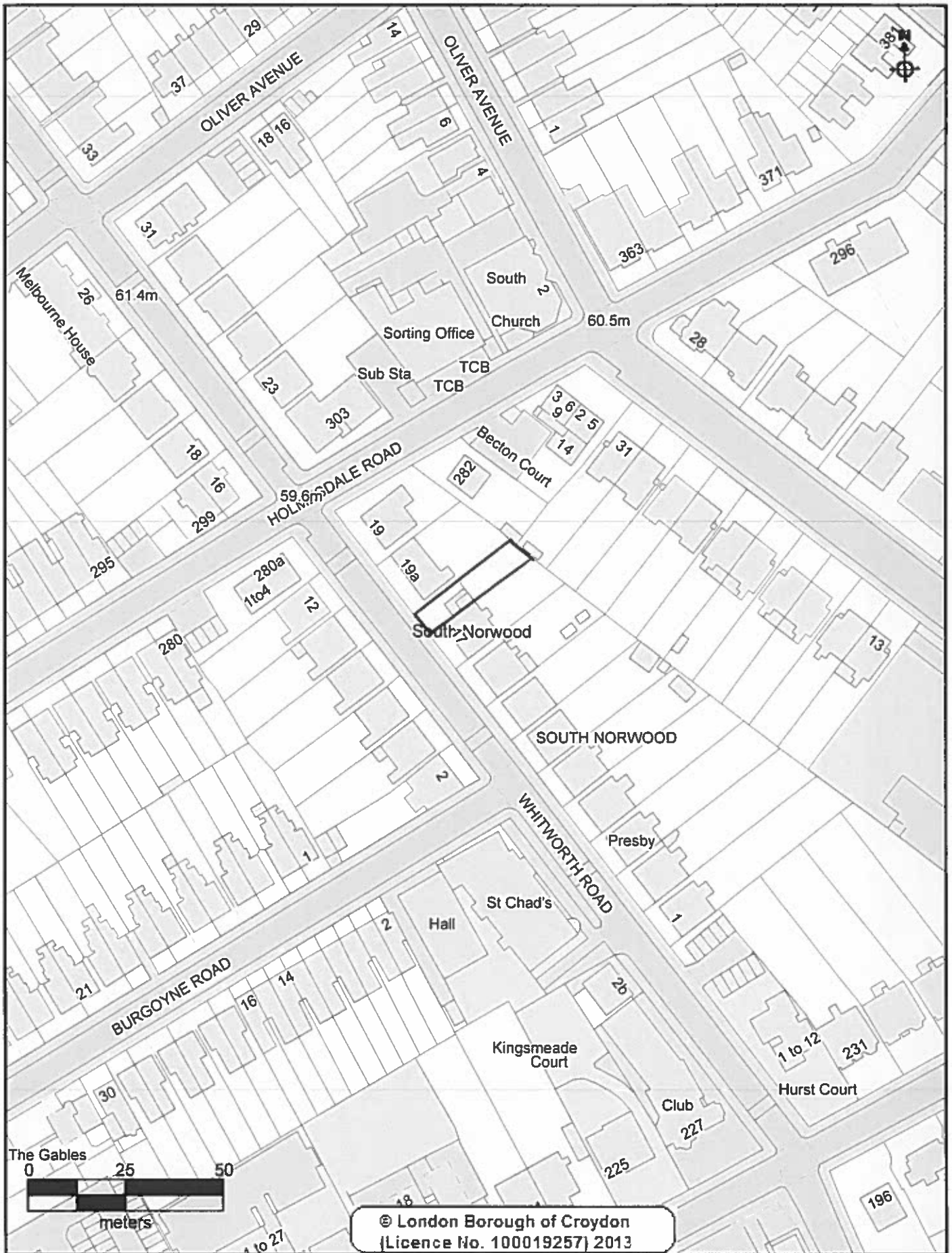
#### **6 BACKGROUND DOCUMENTS**

- 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.





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19-Jul-2016



**PART 6: Planning Applications for Decision****Item 6.1**

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**1 APPLICATION DETAILS**

Ref: [16/01498/P](#)

Location: Land adjacent to 17 Whitworth Road, London SE25 6XN

Ward: South Norwood

Description: Demolition of existing building at side; Erection of two storey attached building comprising 1 one bedroom and 1 two bedroom flats ; Alterations ; erection of front boundary wall ; provision of associated refuse storage and cycle storage (amended description)

Drawing Nos: P9/001 ; P9/002 ; P9/003 ; P9/004 ; P9/005 ; P9/006 ; P9/007 ; P9/008 ; P9/009 ; P9/010 ; P9/011 ; P9/012 ; P9/013 ; P9/014 ; P9/015

Applicant: MM9 Investments Ltd

Case Officer: Dean Gibson

- 1.1 The application is being reported to Committee because the North Croydon Conservation Area Advisory Panel has objected to the application and met the terms of referral as set out within Committee Consideration criteria.

**2 SUMMARY OF MATERIAL PLANNING CONSIDERATIONS**

- The proposal would be in the context of the presumption in favour of sustainable development set out in the National Planning Policy Framework, including the encouragement of re-using land that is previously developed.
- The proposal would accord with the housing and design policies of the London Plan, the Croydon Local Plan, and the Croydon Plan Saved Policies.
- The proposal would bring forward development on an existing residential site.
- The proposed dwellings would provide much needed housing in the borough and would complement the siting, layout and appearance of other residential development within the site, the conservation area and the locality.
- The proposed dwellings would maintain the amenity of adjoining residential occupiers and the accommodation would meet housing layout standards.
- The proposal would promote sustainable development through its design.
- The proposal would promote biodiversity through the formation of an external landscaped area.
- The proposed dwellings would be in a location that is accessible by public transport.

**3 RECOMMENDATION**

- 3.1 That the Committee resolve to GRANT planning permission :

- 3.2 That the Director of Planning & Strategic Transport is delegated authority to issue the planning permission and impose conditions [and informatives] to secure the following matters:

### **Conditions**

- 1) Submission of external facing materials for written approval prior to commencement of development.
- 2) Submission of details of lintels to façade windows and arch to porch for written approval prior to commencement of development.
- 3) Submission of details of façade windows at a scale of 1:20.
- 4) Submission and approval external cycle store (appearance), security lighting (siting and manufacturer details) and finished floor levels prior to commencement of development. Retention of cycle storage and security lighting as agreed thereafter.
- 5) The removal of the forecourt parking and provision of the front garden with boundary treatment shall be implemented as specified on the approved plans prior to the first occupation of the dwellings and retained as such thereafter.
- 6) Details of hard/soft landscaping and boundary treatment to be submitted for written approval prior to the commencement of the development.
- 7) First floor window in north-western flank elevation be to implemented as obscure glazed and retained as such thereafter.
- 8) The development shall achieve a reduction in carbon dioxide emissions of 19% beyond the 2013 Building Regulations.
- 9) The development shall achieve a water use target of 110 litres per head per day
- 10) Submission of construction environmental method statement for written approval prior to commencement of development.
- 11) Development to be carried out in accordance with the approved plans.
- 12) Development to be commenced within three years.
- 13) Any other planning condition(s) considered necessary by the Director of Planning & Building Control

### **Informatives**

- 1) Removal of sites notices
- 2) Payment of Community Infrastructure Levy
- 3) Any other required

## **4 PROPOSAL AND LOCATION DETAILS**

### **Proposal**

- 4.1 Full planning permission is sought for :
- Demolition of existing building at side (this is a derelict two storey structure)
  - Erection of two storey attached building comprising 1 one bedroom and 1 two bedroom flat.
  - Erection of front boundary wall and provision of associated refuse storage and cycle storage.

## Site and Surroundings

- 4.2 The site is a parcel of residential land with a derelict two storey annex structure which is attached to the north-western flank elevation of a two storey residential property at 17 Whitworth Road. The property at 17 Whitworth Road is a two storey period building with accommodation in the roofspace and comprising of five flats. The frontage of the annex and of the building at 17 Whitworth Road is finished with a light brown render. The flank elevation of the annex and the rear elevation of 17 Whitworth Road is formed of yellow stock brick. It is likely the annex and building at 17 Whitworth Road would have originally had timber sash windows, but these have all been replaced with metal casement windows.
- 4.3 The site faces south-west onto Whitworth Road. It has forecourt and vehicle crossover (dropped kerb) which is partially impeded by a London Plane tree. The rear garden is overgrown.
- 4.4 The site is bounded by a two storey residential building to the south-east at 15 Whitworth Road and to the north-west by a residential development site with current construction works in progress at 19a Whitworth Road (this building is from a later era). The area is residential in character. The properties in Whitworth Road date from the late Victorian era and the site is within the South Norwood Conservation Area.
- 4.5 The site is within a Controlled Parking Zone and is approximately 200m from South Norwood District centre and 500m from Norwood Junction railway station. The site has a Transport for London Public Transport Accessibility Rating of 5.

## Planning History

### Land at side of 17 Whitworth Road

- 4.6 16/00460/P – Refused planning permission for Demolition of existing building at side; erection of two storey attached building with accommodation in roofspace comprising 2 two bedroom flats ; provision of associated off-street parking ; provision of associated refuse storage and cycle storage.

Four Reasons for Refusal :

1. Poor quality design in conservation area
  2. Out of character with area and not respecting / improving pattern of development
  3. Sub-standard accommodation due to inadequate floor areas and poor layouts
  4. Parking area detrimental to highway safety
- 4.7 09/01014/P - Refused planning permission for demolition of annexe at side; erection of three storey side/rear extension comprising 1 two bedroom and 2 one bedroom flats.
- 4.8 05/04232/P – Granted planning permission for alterations and extension to annexe at side to form one bedroom maisonette.

### **17 Whitworth Road**

- 4.9 16/00438/P – Granted planning permission for Alterations ; Erection of single storey rear extension ; Provision of additional bedroom to Flat 2 (ground floor) to form a two bedroom flat ; erection of dormer extensions in rear roof slopes (amended description).
- 4.10 02/00981/P – Granted planning permission for conversion to form 4 one bedroom and a studio flat; alterations to roof.
- 4.11 00/03156/P Refused planning permission for use as hostel and erection of single storey rear extension; installation of velux windows in rear roof slope

## **5 CONSULTATION RESPONSE**

- 5.1 The views of the Planning & Building Control Directorate are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

## **6 LOCAL REPRESENTATION**

- 6.1 The application has been publicised by the erection of site notices and press notices. The number of representations received from neighbours and local groups in response to the publicity of the application were as follows:

No of individual responses: 2 - Objecting: 1 Commenting: 1

- 6.2 The following summarised issues were raised in representations received on the initial plans and amended plans, that are material to the determination of the application, and they are addressed in the next section of this report:

### **Objection (From North Croydon Conservation Area Advisory Panel)**

- a. Poor roof form
- b. Over-dominant structure
- c. Not subservient
- d. Loss of space between buildings
- e. Out of character

### **Comment (From Thames Water)**

- a. No objection

## **7 MATERIAL PLANNING CONSIDERATIONS**

- 7.1 The main planning issues raised by the application that the committee must consider are:
1. Principle of the proposed development
  2. Character of the area and the visual amenities of the street scene
  3. Amenities of the occupiers of the adjoining residential properties

4. Amenities of future occupiers
5. Highway implications
6. Trees and Landscaping

## **1. Principle of proposed development**

- 7.2 The National Planning Policy Framework states that housing applications should be considered in the context of the presumption in favour of sustainable development. Provision should be made for on-site affordable housing provision and meeting the housing needs of different groups in the community, such as families with children.
- 7.3 The Policies 3.5 of the London Plan, SP2.1 and SP2.2 of Croydon Local Plan Strategic Policies, and H2 and H5 of the Croydon Plan apply a presumption in favour of new residential development where it meets other applicable policies, but only permit residential development on backland sites where it respects the character and amenity of adjoining residential areas.
- 7.4 The residential density of the proposed development is 224 habitable rooms per hectare. This is within the density range set of 200-350 habitable per hectare as set out in the London Plan for this type of development in a suburban area with a Ptal rating of 5. Therefore, the proposal would not result in an overdevelopment of the site.
- 7.5 The site is existing residential land so there is no objection to the use of the land for residential development.

## **2. Character of the area and the visual amenities of the street scene**

- 7.6 The site is located within the South Norwood Conservation Area and as such regard must be had to this designation. Section 72 of the Planning (Listed Buildings and Conservation Area) Act 1990 imposes a duty on local planning authorities to pay special attention to the desirability of preserving the character and appearance of the Conservation Area.
- 7.7 The Policies 7.4 and 7.6 of the London Plan, and SP4.1 and SP4.2 of the Croydon Local Plan Strategic Policies and UD2 and UD3 of the Croydon Plan aim to achieve a high standard of design in residential developments requiring development to respect the character of the area, and for the siting and massing of new buildings to respect or improve the existing pattern of buildings.
- 7.8 The site is a rectangular piece of land of 222m<sup>2</sup> with a derelict two storey brick structure attached to the north-western flank of 17 Whitworth Road. The rear garden is overgrown with shrubs and brambles.
- 7.9 There is no objection to the demolition of the existing annex. It is a derelict structure. The proposed building would have two storeys and would be attached to the north-western elevation of the existing two storey dwelling building at 17 Whitworth Road. The façade of the proposed building would be set back from the main façade of 17 Whitworth Road by 30cm at ground level and 1 metre at first floor level. At ground

floor the building would have a staggered building line and would extend back 1 metre beyond the main rear building line of 17 Whitworth Road. It would align with the rear elevation of the building currently under construction at 19a Whitworth Road. At first floor level the building would extend 1.5 metres beyond the 17 Whitworth Road and 19a Whitworth Road respectively. The proposed roof of the building would have a ridge line that is set down 50cm from the ridge line of 17 Whitworth Road. Its pitch would match that of 17 Whitworth Road. The façade of the proposed building would have sash window designs with decorative lintels above them to match the façade window designs of 17 Whitworth Road. The main front entrance would also have a recessed porch with decorative ecclesiastical arch again to match that found at 17 Whitworth Road. The lintels and the arched porch on the façade of 17 Whitworth Road display high quality craftsmanship and the Council would seek to ensure that high quality finish is followed through in the new development. A suitably worded condition could be used to secure that outcome. The building would be formed in bricks and roof tiles to match the bricks on the existing building at 17 Whitworth Road (albeit it has a rendered façade) and the windows would have timber frames. The specific details of the materials can be secured by condition.

7.10 The proposed building would appear as a subservient structure to 17 Whitworth Road when viewed from the road because it would be set back from the main frontage of 17 Whitworth Road and its roof line would be lower. As there is an existing two storey annex on the land the proposed building would be in keeping with the form and pattern of development and the spaces between and around buildings. The building would be constructed in materials sensitive to the appearance of the conservation area and the façade would be in keeping with the traditional window form of the adjacent building at 17 Whitworth Road and other period properties in the road.

### **3. Amenities of the occupiers of the adjoining residential properties**

7.11 The Policies 7.6 and 7.15 of the London Plan, and SP4.2 of the Croydon Local Plan Strategic Policies, and UD8 and EP1 of the Croydon Plan seek to enhance social cohesion and wellbeing and to protect residential amenity in considering proposals for new development. They seek to protect adjoining and nearby occupiers from loss of privacy, loss of light, loss of outlook, adverse visual intrusion, and pollution resulting from development, such as noise and disturbance.

7.12 The proposed development would have no adverse effect on the amenities of adjacent occupiers. Regard has to be had to an extant planning permission (Ref: 16/00438/P) for the existing building at 17 Whitworth Road which shows an extension of 3.6 metres attached to its rear elevation. Even if that permission is not implemented the depth and massing of proposed building at ground and first floor levels would not result in adverse loss of outlook, loss of light, visual intrusion to adjoining occupiers at 17 Whitworth Road or 19a Whitworth Road. The main bulk of the extension would be sited within the lee of the existing north-western flank of the existing building at 17 Whitworth Road. Bathroom windows are proposed in the north-western flank elevation of the proposed new building, but no habitable room windows are proposed. Therefore, no loss of privacy would occur to 19a Whitworth Road. This matter can be further secured by condition.

7.13 No adverse increase in noise would result from the proposed development as it is relatively minor in nature. While noise from demolition and construction works is

inevitable, there is separate environmental legislation in place to respond to noise nuisance. The Council and the GLA also produce good practice guidance on this issue which the applicant could be made aware of through an informative. It would also be prudent to require a Construction Environmental Management Plan be produced to manage and minimise pollution from demolition and construction works associated to the proposed development. This matter could be secured by condition.

7.14 Therefore, the proposed development would not adversely affect the amenity of adjoining occupiers in terms of loss of light, loss of outlook, loss of privacy, or visual intrusion, or increased noise and disturbance.

#### **4. Amenities of future occupiers**

7.15 The Policies 3.5 of the London Plan, and SP2.6 of the Croydon Local Plan Strategic Policies, and UD8 of the Croydon Plan sets out minimum floorspace and amenity standards for residential conversions and new builds in order to promote high quality living accommodation. These policies are supported by the London Plan *Housing* SPG (as amended). The DCLG Technical Housing Standards are also relevant.

7.16 The proposed two bedroom flat to the ground floor would have a floor area of 61m<sup>2</sup> and the proposed one bedroom flat to the first floor would have floor area of 55m<sup>2</sup>. Both would comply with the minimum floor areas of 61m<sup>2</sup> and 50m<sup>2</sup> required for two bedroom and one bedroom flats. The layouts to the proposed flats would also be acceptable. Both flats would have access to outside amenity areas to the rear, with the ground floor flat having a private garden area.

7.17 The proposed new dwellings would therefore provide acceptable accommodation and amenity for future occupiers.

#### **5. Highway implications and provision of parking**

7.18 The Policies 6.3, 6.9, and 6.13 of the London Plan, and SP8.3, SP8.6, SP8.7, and SP8.15 of the Croydon Local Plan Strategic Policies, and UD13, T2, T4 and T8 of the Croydon Local Plan seek to actively manage the pattern of urban growth and the use of land to make the fullest use of public transport and co-locate facilities in order to reduce the need to travel through sustainable travel choice. They require parking and access layouts to be safe, secure and efficient. They also promote the provision for the use of cycles as a means of transport.

7.19 The subject site is in an area with a PTAL accessibility rating of 5 (on a scale of 1a - 6b, where 6b is the most accessible), as indicated on maps produced by TfL. The site is therefore considered to have moderate to good accessibility to public transport links. Parking policy promotes the provision of zero parking in areas with good accessibility to public transport, so the non-provision of off-street parking would be acceptable in this instance, especially given the minor nature of the proposed development.

7.20 There is one existing off-street parking space directly in front of the existing annex. However, the crossover to it is impeded by a London Plane tree and it is therefore considered an unsafe vehicle access. No off-street parking is proposed as part of the current application and the existing parking space would not be used. Instead a front garden with low boundary wall to the back edge of the pavement would replace



the parking space. In this instance the removal of the parking space would improve road safety and would be supported.

7.21 Secure covered cycle storage in the rear of the site is proposed. Details of its appearance could be secured by condition.

## **6. Trees / Landscaping**

7.22 The Policies 7.21 of the London Plan and SP7.4 and SP7.5 of the Croydon Local Plan Strategic Policies and UD14, NC3, and NC4 of the Croydon Plan support the role of productive landscapes by protecting trees and improving the qualities of habitats through encouraging diversity in flora and fauna.

7.23 There are no mature trees on the site, only self seeded saplings and shrubs. Indicative landscaping is shown and full detail could be secured by condition.

## **7. Other Matters**

### Refuse Storage

7.24 The refuse storage is proposed within the lobby of the new building. This would be an acceptable location.

### Access

7.25 The site is level with Whitworth Road. Level access would be provided to the building.

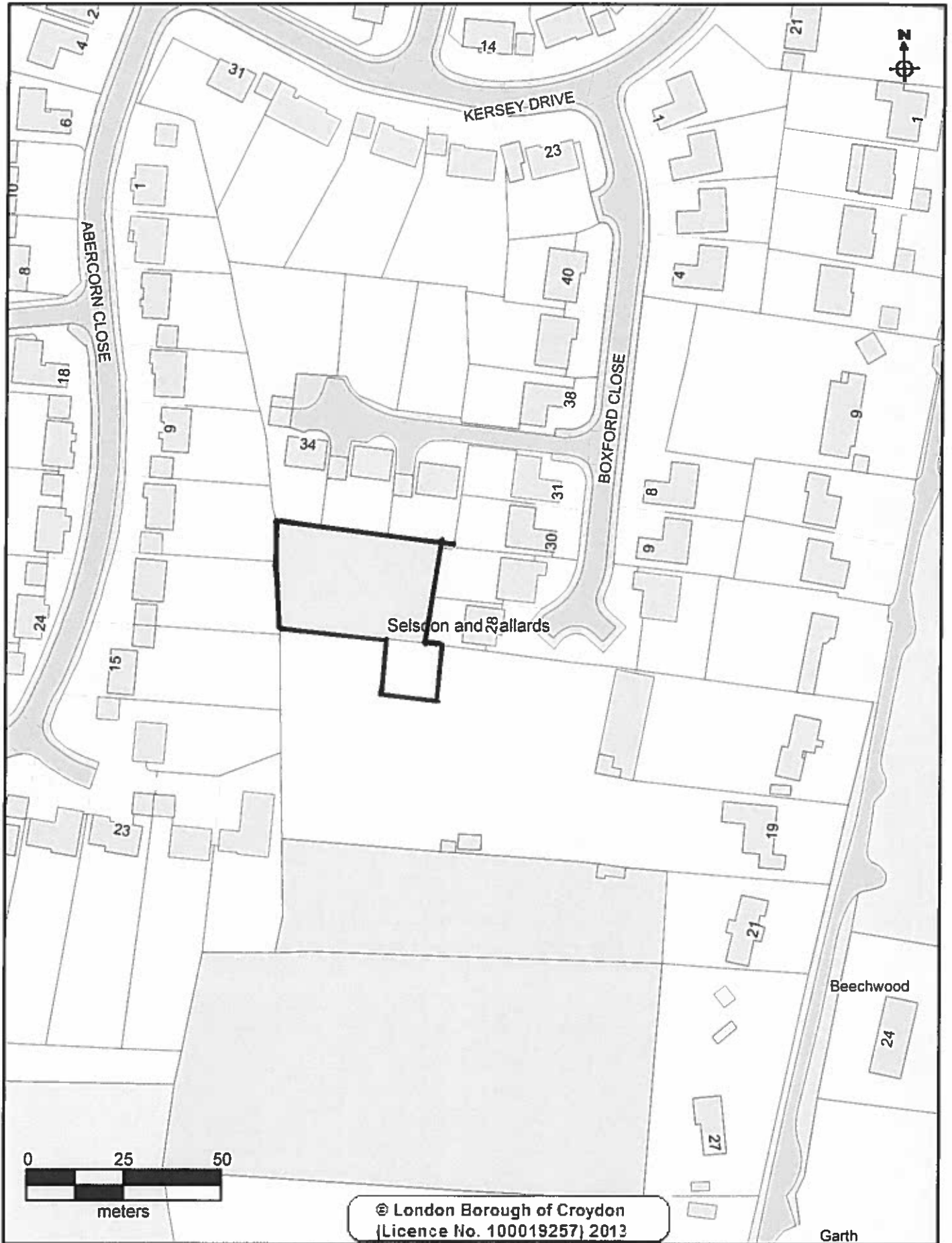
### Security

7.26 The proposal would increase natural surveillance of the site and surroundings. Details of any security lighting could be secured by condition.

## **Conclusion**

7.27 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out at the beginning of this report in the SUMMARY OF MATERIAL PLANNING CONSIDERATIONS. The details of the decision are set out in the RECOMMENDATION.

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**1 APPLICATION DETAILS**

Ref: [16/01659/P](#)  
 Location: Land Rear of 28 and 29 Boxford Close, South Croydon, CR5 8SY  
 Ward: Selsdon and Ballards  
 Description: Erection of four bedroom detached house; construction of detached garage and associated alterations to access and Plot 7 attached to adjoining development  
 Drawing Nos: 6480-A01, A02 Rev B, A03 Rev A, A04 Rev A, A05 Rev D, A06 Rev A, A07 Rev A, A08 Rev A, A09 Rev A, TPP1\_BC (6a) Rev B  
 Applicant: Mantle Developments  
 Agent: Howard Fairbairn MHK  
 Case Officer: Laura Field

1.1 This application is being reported to committee because the ward councillors (Cllr Dudley Mead and Sara Bashford) made representations in accordance with the Committee Consideration Criteria and requested committee consideration.

**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.
- The siting and layout of the proposed building and the degree of separation between the existing dwellings and the proposed building would be sufficient to ensure no undue impact on the residential amenities of the adjoining occupiers.
- The proposal would be acceptable with regards to the accommodation for future occupiers
- The proposal would be acceptable with regards to the relationship with protected trees
- The proposal would have no significant adverse impact on parking demand 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) In accordance with plans
- 2) Finished floor floors, lighting, boundary treatments, cycle and refuse storage to be submitted for approval
- 3) Materials to be submitted for approval
- 4) Hard and Soft Landscaping to be submitted for approval
- 5) Retention of existing planting
- 6) Tree protection to be carried out in accordance with approved plan

- 7) Window restrictions
- 8) Removal of Permitted Development rights
- 9) Construction logistics plan to be submitted for approval
- 10) Water usage
- 11) 19% carbon reduction to be achieved
- 12) Commence within 3 years
- 13) 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) Any informative(s) considered necessary by the Director of Planning

3.3 Section 197 of the Town and Country Planning Act 1990 places a duty on Local Planning Authorities to ensure whenever appropriate when granting planning permission that adequate provision is made, by the imposition of conditions, for the preservation or planting of trees.

## **4 PROPOSAL AND LOCATION DETAILS**

### **Proposal**

4.1 The applicant seeks full planning permission for the:

- Erection of a four bedroom detached house with an attached garage
- The proposal also includes the construction of an access to link from the adjoining development. To enable the proposed access to be constructed, alterations are required to Plot 7 on the adjoining development (including car parking arrangements and a change to the plot size) (under planning permission 13/03226/P)

4.2 This application follows the refusal of 15/04023/P on tree grounds. The application differs by moving the proposed dwelling further away from the preserved trees.

### **Site and Surroundings**

4.3 The application site lies to the rear of 28 and 29 Boxford Close, South Croydon. Boxford Close consists of detached residential dwellings. The site would be accessed via Boxford Close. Abercorn Close to the west, and Kersey Drive to the north continue a pattern of backland residential development.

4.4 The land levels fall to the west. Tree Preservation Order no. 28 of 2015 is applicable to the site. The preserved trees are 5 Norway Maples on the boundary with Plot 6.

### **Planning History**

4.5 The following planning decisions are relevant to the application:

13/03226/P: Demolition of the existing garden building; erection of 8 detached dwelling houses and extension of Boxford Close to form access road.

**Granted** and currently being implemented.

14/01504/RES: Demolition of the existing garden building; erection of 8 detached dwelling houses and extension of Boxford Close to form access road (approval of reserved matters in respect of outline planning permission 13/03226/P).

**Granted** and currently being implemented.

15/03616/RES: Discharge of conditions 9, 10 and 14 attached to planning permission 13/03226/P.

**Approved.**

15/04023/P: Erection of four bedroom detached house; construction of detached garage and associated and alterations to access and Plot 7 attached to adjoining development

**Refused** on ground of the impact on the preserved trees.

## **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 4 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: 11      Objecting: 11      Supporting: 0

- 6.2 The following Councillor made representations:

- Councillor Dudley Mead [objecting]
- Councillor Sara Bashford [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**

- Detrimental to adjoining occupiers due to size and siting
- Loss of light
- Visual intrusion
- Loss of privacy
- Overcrowding
- Increase in traffic generation
- Noise and disturbance
- Harm ecological balance
- Too close to preserved trees
- Concern of the adequacy the parking arrangements
- Cramped form and out of keeping with street scene

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

- Contrary to committee decision that no more development should be permitted (OFFICER COMMENT: this is not a material planning consideration as there are no conditions to deal with this matter on the planning application 13/0226/P. An informative was attached to this permission, which stated that 8 houses is the maximum the site could accommodate. However the redline of this application did not include the area of this current application)
- Timing of notices in half terms and white notices only displayed (OFFICER COMMENT: the site notices were erected in accordance with the Council's protocol)

## **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. Impact on preserved trees
4. The standard of accommodation for future occupiers
5. The impact of the development upon the residential amenities of the adjoining occupiers.
6. The impact of the development upon the safety and efficiency of the highway network.
7. 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 Given that the site is located within a residential area, the principle of the development can be accepted providing that the proposal respects the character and appearance of the surrounding area and there are no other impact issues.

## **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 Existing backland residential development (Boxford Close, Abercorn Close, Kersey Drive, Suffield Close) makes a significant contribution to the character of the area. The proposed development would extend the development under construction under the 2013 planning permission from Boxford Close.
- 7.8 The layout would be acceptable and similar to the granted scheme and would be in keeping with the development pattern of Boxford Close. Whilst the changes to Plot 7 would lead to a narrower plot and more hardstanding, given the generous front drives on the other properties, this is considered to be acceptable. With regards to the access, in design and appearance terms the use of the turning head is considered appropriate as a natural extension of an existing road network. The submitted elevations comprise traditional pitched roofs and gable features, using a mixed palette of materials. This considered appropriate for the site.
- 7.9 Having considered all of the above, against the backdrop of housing need, officers are of the opinion that the proposed development would comply with the objectives of the above policies respecting local character.

### **Landscaping and trees**

- 7.10 Chapter 11 of the NPPF seeks to conserve and enhance the natural environment and London Plan Policy 7.21 states that trees and woodlands should be protected, maintained and enhanced. Policy NC4 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013 requires that valued trees especially those protected by Tree Preservation Orders are protected.
- 7.11 The trees on this site are subject to Tree Preservation Order 28, 2015. The applicant has sought to overcome the previous refusal on the 2015 application (15/04323/P) by removing the conservatory and moving the footprint of the proposed dwelling away



from the rear boundary by approximately 8m. This allows a more useable garden area. This is now considered acceptable.

- 7.12 It has been noted there is wildlife in the area in the representations. However, there is no evidence that the site has protected species. In any event the Wildlife and Countryside Act set out the legislation to protect certain species.

### **The standard of accommodation for future occupiers**

- 7.13 The floorspace for the proposed dwelling and remaining floorspace for amended Plot 7 would be in accordance with National Standards and London Plan Policy 3.5 and Policy H7 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013.
- 7.14 With regard to the proposed layout of the dwelling the bedrooms would be located above the lounge and reception areas. This is the typical layout for a house of this size and design and therefore is considered acceptable.
- 7.15 With regard to amenity space, Policy UD8 (Residential Amenity) of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013 requires the provision of amenity space that 'respects the character of the surrounding area and provides an amenity area for residents'. Family homes of this size must provide high quality amenity space of an adequate size. The block plan demonstrates that there would be a substantial amount of grassed lawn area to the side and rear of the dwellings. There is also a satisfactory arrangement for Plot 7 with a rear garden of 10m retained and an area in excess of 85sqm. It is therefore considered that the amenity space provided is acceptable.

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

- 7.16 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
- 7.17 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".
- 7.18 The layout and siting of the proposed building and the degree of separation (17 metres from the flank wall of the proposed dwelling to the nearest house to the north, 19 metres to the south, 20 metres to the east) between the neighbouring dwellings would be sufficient to ensure there would be no undue impact on the residential amenities of the adjoining occupiers. It is also noted that there is a similar arrangement between the 2013 consented scheme and neighbouring properties.

7.19 Given the fact that the access road is only serving one additional property, this is acceptable with regards to noise and disturbance.

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

7.20 London Policy 6.13 sets out parking standards. 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. While Policy UD13 states that car and cycle parking must be designed as an integral part of the scheme...should be safe, secure, efficient and well designed.

7.21 The application site is located within an area with a PTAL rating of 3 which indicates a moderate level of accessibility to public transport links. The development would provide a mix of attached and detached garage with additional spaces available on the forecourt areas of each plot. The new house would have an attached garage and an additional car parking space on the forecourt in front of the property. Plot 7 would have a detached garage in front of the new house and additional parking space adjacent to the house for Plot 7. This is considered acceptable.

7.22 Vehicles can enter and exit in forward gear. The provision of landscaping helps to integrate the development into its surroundings without compromising its safety. Given the low level increase in vehicle movements as a result of the development it is not considered that this would harm the safety and efficiency of the highway network.

### **Other Planning Issues**

7.23 Croydon Local Plan: Strategic Policies, Policy SP6.3 (Sustainable design and construction) and the London Plan require all new build housing to achieve high levels of sustainability. This will be secured by condition.

7.24 Matters during construction works would be controlled through a relevant planning condition to submit a Construction Logistic Plan in reference to Policy EP1 Croydon Plan 2006 Saved Policies.

### **Conclusions**

7.25 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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