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London Borough Croydon

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

1 APPLICATION DETAILS

Ref: [16/01498/P](#) (*link to documents in the Planning Register*)

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 222m² 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 61m² and the proposed one bedroom flat to the first floor would have floor area of 55m². Both would comply with the minimum floor areas of 61m² and 50m² 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.