



PART 6: Planning Applications for Decision**Item 6.2**

1 APPLICATION DETAILS

Ref: [16/01659/P](#) (*link to documents in the Planning Register*)
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.