

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, Shafi Khan and Maggie Mansell

(Five Members selected from the Planning Committee membership above for the Planning sub-Committee:
Councillors Paul Scott, Humayun Kabir, Kathy Bee and 2 minority group members)

A meeting of the **PLANNING SUB-COMMITTEE** which you are hereby summoned to attend, will be held on **Thursday 18th August 2016 at the rise of Planning Committee but no earlier than 8:45pm**, in **The Council Chamber, The Town Hall, Katharine Street, Croydon CR0 1NX**.

JACQUELINE HARRIS-BAKER
Acting Council Solicitor and Acting
Monitoring Officer
London Borough of Croydon
Bernard Weatherill House
8 Mint Walk, Croydon CR0 1EA

MARGOT ROHAN
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www.croydon.gov.uk/agenda
9 August 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 28th July 2016 (Page 5)

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

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

6.1 16/02052/A Shop And Premises, 2 Westow Street, London, SE19 3AH (Page 11)

Illuminated fascia and projecting signs

Ward: Upper Norwood

Recommendation: Grant advertisement consent

6.2 16/02071/P 181-183 Lower Addiscombe Road, Croydon, CR0 6PZ (P17)

Erection of a 2 storey building with accommodation in roofspace to provide 11 additional hostel rooms and associated external works

Ward: Addiscombe

Recommendation: Grant permission

6.3 16/02591/P 11 Mitchley Grove, South Croydon, CR2 9HS (Page 27)

Erection of single storey side/rear extension and juliet balcony at rear Ward:
Sanderstead

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

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Planning Sub-Committee

Meeting held on Thursday 28th July 2016 at 9:50pm 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 Jamie Audsley, Jason Perry, and Steve Hollands

Also present: Councillor Sara Bashford

Absent: Councillors Luke Clancy, Sue Winborn and Chris Wright

Apologies: Councillors Luke Clancy, Sue Winborn and Chris Wright

A42/16 MINUTES OF THE MEETING HELD ON THURSDAY 14TH JULY 2016

RESOLVED that the minutes of the meeting held on Thursday 14 July 2016 be signed as a correct record.

The Chair then proposed waiving the guillotine and this was seconded by Councillor Perry and was unanimously agreed. The meeting was then adjourned at 9:52pm in order to conclude the adjourned Planning Committee.

The meeting resumed again at 10:30pm, following the end of the Planning Committee.

A43/16 DISCLOSURE OF INTEREST

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

A44/16 URGENT BUSINESS (IF ANY)

There was no urgent business.

A45/16 EXEMPT ITEMS

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

PLANNING APPLICATIONS FOR DECISION

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

THIS ITEM WAS WITHDRAWN as the only reason for it being at Committee was due to the North Croydon Conservation Area Advisory Panel referring it and they did not register to speak. It will now be decided by the Director of Planning & Strategic Transport, under delegated powers.

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

Mr Frank Kippin, a resident of Abercorn Close, spoke in objection, on behalf of a number of neighbours.

Councillor Sara Bashford, ward Member for Selsdon & Ballards, spoke in objection, on behalf of local residents

Having considered the officer's report, Councillor Jason Perry proposed and Councillor Steve Hollands seconded **REFUSAL**, on the grounds of overdevelopment, loss of amenity, parking congestion and impact on highway safety, and the Committee voted 2 in favour, 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 2 against, so permission was **GRANTED** for development on land at the rear of 28 and 29 Boxford Close, South Croydon, CR2 8SY.

MINUTES - PART B

None

The meeting ended at 10:54pm

PART 6: Planning Applications for Decision

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

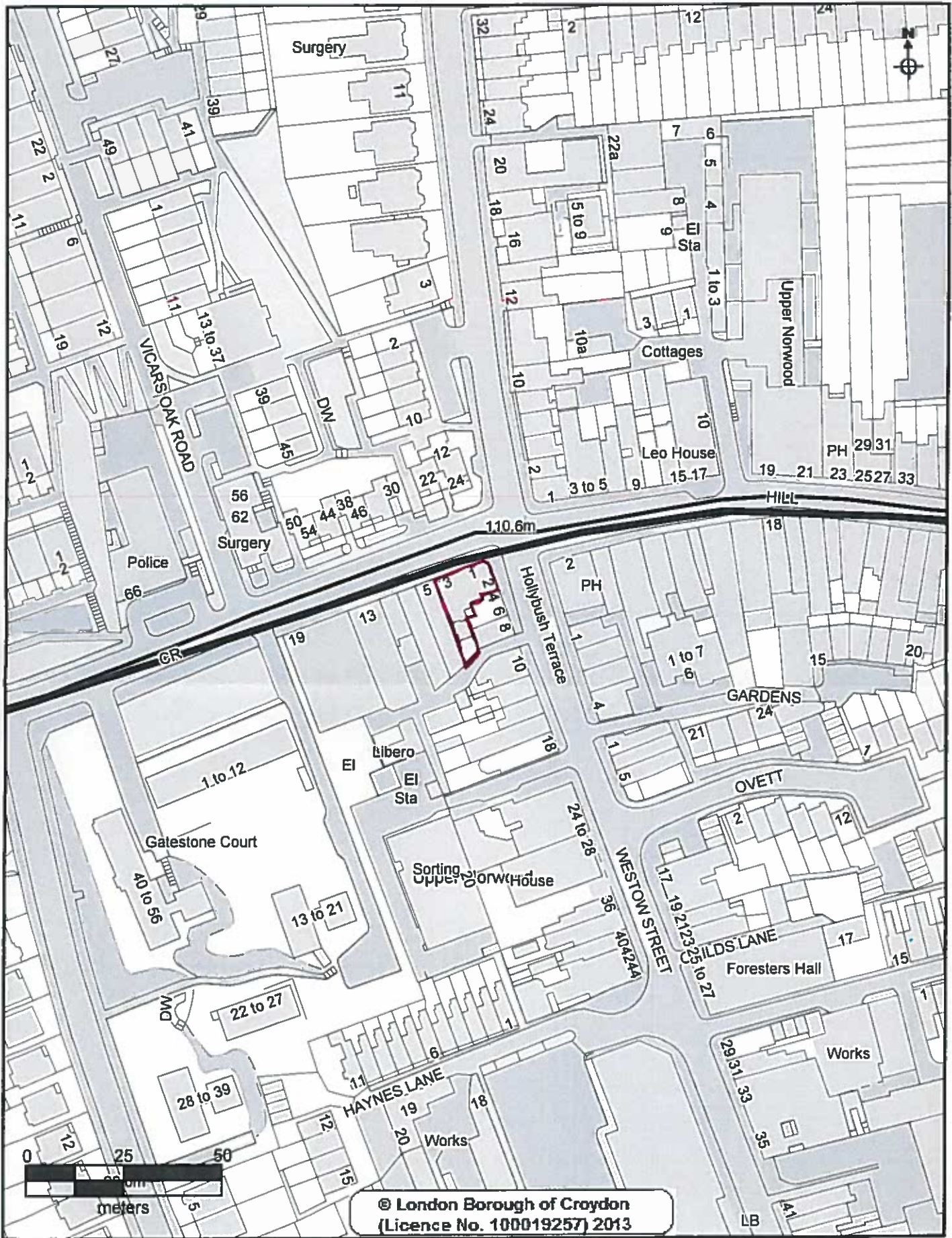
- 5.1 The Council's constitution allows for public speaking on these items in accordance with the rules set out in the constitution and the Chair's discretion.

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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1 APPLICATION DETAILS

Ref: 16/02052/A

Location: Shop And Premises, 2 Westow Street, London, SE19 3AH

Ward: Upper Norwood

Description: Illuminated fascia and projecting signs

Drawing Nos: Location plan Rev P1, Signage and lighting Rev P1

Applicant: Mr Oke

Agent: Mr Fitzgerald

Case Officer: Toby Gethin

- 1.1 This application for Advertisement Consent is being reported to committee because the North Croydon Conservation Area Advisory Panel (NCCAAP) objected to the proposal and referred the application to decision by the Planning Committee (in accordance with section 2.24 of Part 4K of the Planning and Strategic Planning Committee Rules) so that the Panel we can address the Committee regarding its concerns.

2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 2.1 The proposed advertisements and illumination are not considered to be out of character or proportion to their surroundings.
- 2.2 The signs and illumination would not harm the visual amenity of the site and surrounding area (including the conservation area) and would not harm highway safety.

3 RECOMMENDATION

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

Conditions

- 1) The development shall be carried out in accordance with the approved drawings.
- 2) Standard Advertisement Consent conditions.
- 4) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport.

Informatives

- 1) None
- 2) Any [other] informative(s) considered necessary by the Director of Planning

4 PROPOSAL AND LOCATION DETAILS

Proposal

- 4.1 Advertisement consent is sought for a painted fascia sign, two projecting signs and illumination of existing fascia signage.
- 4.2 The painted fascia (painted on the rendered wall) would be located on the corner elevation. The two projecting internally illuminated steel signs would be approx. 1mt high and 4.5mts above the highway. They would be located on the northerly and easterly elevations (one on each).

Site and Surroundings

- 4.3 The site is a two-storey building located on the corner of Westow Road and Westow Hill. The site is currently occupied by a furniture store. The site has two existing fascia signs facing Westow Road and Westow Hill.
- 4.4 There is a mixture of retail and residential uses in the surrounding area.
- 4.5 The site is within the Upper Norwood Triangle Conservation Area, a District Centre, a main retail frontage, a primary shopping area and a secondary retail frontage.

Planning History

- 4.6 None of relevance

5 CONSULTATION RESPONSE

- 5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.
- 5.2 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: 1 Objecting: 1 Supporting: 0

No of petitions received: 0

- 5.3 The following issues were raised in the representation (from the NCCAAP) that are material to the determination of the application, and they are addressed in substance in the next section of this report:

Objections

- The two proposed hanging signs are both too high and would be very intrusive being sited at corner positions on a busy junction.
- The proposed internal illumination of the hanging signs is unacceptable in the conservation area.
- The proposed wall sign over the entrance door at the corner is too large and should not be illuminated.

- The lighting proposed to be fitted to every window is inappropriate and excessive.

6 MATERIAL PLANNING CONSIDERATIONS

- 6.1 The main planning issues raised by the application that the committee must consider are:
- a. Impact on the visual amenity of the site and the Conservation Area.
 - b. Highways and pedestrian safety.

Visual amenity of the site and Conservation Area

- 6.2 Policy SP4 of the Croydon Local Plan: Strategic Policies (2013) (CLP1) relates to urban design and local character. The Croydon Plan (2006) Saved Policies 2013 UD5 on “Advertisements” and UC3 which refers to “Development Proposals in Conservation Areas” are also of relevance. UD5 sets out that advertising can enhance the appearance and vitality of an area, but if badly designed or sited, it can cause considerable damage to amenity, particularly visual amenity of buildings and areas of recognised heritage value. UC3 requires development to pay special attention to scale, historic building lines, traditional patterns of frontages, vertical or horizontal emphasis, detailed design and traditional use of materials and detailing. London Plan 2015 Policies 7.4 Local Character and 7.6 Architecture and the National Planning Policy Framework (NPPF) Chapter 7 Requiring Good Design should also be considered.
- 6.3 The Council’s SPGs, including ‘Advertisement Hoardings and Other Advertisements’, ‘SPG1’ (Shopfronts and Signs) and the Upper Norwood Triangle Conservation Area Appraisal and Management Plan (CAAMP) are also relevant. They place emphasis on good design, state that overlarge fascias and internal illumination should be avoided, provide guidance on how advertising can contribute positively to the appearance of the environment, and set out that applicants seeking consent to erect advertisements will be required to demonstrate that there would not be either any adverse harm or impact on visual amenity or a danger to public safety following their display. SPG1 sets out that there should only be one hanging sign per shop, that large signs should be avoided and that over-lit shopfronts contribute to the problem of light pollution. The CAAMP sets out that proposed signage should respect the conservation area’s character in terms of scale, design and materials and that signs should be externally illuminated.
- 6.4 The application proposes two hanging signs which would have internal illumination. Whilst this does not comply with the above guidance, it is considered that two hanging signs would be acceptable in this instance because of the site’s corner position. The internal illumination is also limited to only a small part of the hanging signs and would therefore not be over-lit or excessive. The height is not considered to be excessive and ensures that highway safety is not harmed (see below for further details).
- 6.5 The painted fascia (painted on the rendered wall) would be located on the corner elevation. Whilst it is relatively large, it is not considered excessive or obstructive. It would not be illuminated.

- 6.6 The submitted drawings show illumination of the shop windows. However, this illumination would be internal (within the shop). The lighting would not illuminate an advert (it would simply highlight the shop's display products) and does therefore not require advertisement consent.
- 6.7 It is considered that the proposed signs and illumination are acceptable in terms of their impact on the visual amenity of the site and Conservation Area. The proposal is not considered to be out of character or proportion to its surroundings.

Highways and pedestrian safety

- 6.8 Saved Policy UD5 states that advertisements will only be approved where they do not conflict with public safety.
- 6.9 The two projecting signs would overhang the pavement but would be approx. 4.5mts above the highway and would be located away from existing traffic lights. The internal illumination of the signage is considered to be low enough to avoid being a distraction to vehicle drivers.
- 6.10 It is therefore not considered that it would harm or conflict with public or highway safety.

Other Planning Issues

- 6.11 None

Conclusions

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

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PART 6: Planning Applications for Decision

Item 6.2

1 APPLICATION DETAILS

- 1.1 Ref: 16/02071/P
 Location: 181-183 Lower Addiscombe Road, Croydon, CR0 6PZ
 Ward: Addiscombe
 Description: Erection of a 2 storey building with accommodation in roofspace to provide 11 additional hostel rooms and associated external works.
 Drawing No.s: 6406 PL 001, 6406 PL 002, 6406 PL 003, 6406 PL 004, 6406 PL 005 Rev D, 6406 PL 006 Rev F, 6406 PL 007 and 6406 PL 008.
 Applicant: Mr Smith
 Agent: Mr Longhurst
 Case Officer: Lauren McHugh

- 1.2 This application is being reported to committee because the Chair of Planning Committee made representations in accordance with the Committee Consideration Criteria and requested committee consideration.

2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The provision of a 2 storey building to provide an additional 11 hostel rooms is acceptable in principle.
- The proposal would have an acceptable impact on the visual amenity of the Local Area of Special Character and the East India Estate Conservation Area which is located opposite the site.
- The proposal would have an acceptable impact on the amenities of the adjoining occupiers and would be acceptable with regards to the accommodation for future occupiers.
- The proposal would have an acceptable impact on parking demand and the safety and efficiency of the highway.
- The environmental performance of the proposed building could be secured through the use of a condition in the event of a grant of planning permission.

3 RECOMMENDATION

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

Conditions

- 1) Built in accordance with approved drawings
- 2) Details of external facing materials and fenestration to be submitted and approved
- 3) Obscure glazing to be provided to first floor windows in north western elevation
- 4) Obscure glazing to be provided to ground and first floor windows in south eastern elevation

- 5) Details of landscaping including boundary treatments to be submitted and approved
- 6) Bin store to be retained as specified in application
- 7) Cycle store to be retained as specified in application
- 8) Parking layout to be retained as specified in application
- 9) Number of residential occupiers should not exceed 14 persons
- 10) Travel plan to be submitted and approved
- 11) Contaminated land report to be submitted and approved
- 12) Construction logistics plan to be submitted and approved
- 13) 19% reduction in CO2 emissions
- 14) Water use target of 110 litres per head per day
- 15) Commence within 3 years
- 16) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) Site notice removal
- 2) Community Infrastructure Levy (CIL) – Granted
- 3) Council's "Code of Practice on the Control of Noise and Pollution from Construction Sites"
- 4) Any informative(s) considered necessary by the Director of Planning

4 PROPOSAL AND LOCATION DETAILS

Proposal

- The applicant seeks full planning permission for the erection of a 2 storey building with accommodation in roofspace to provide 11 additional hostel rooms and associated external works. The proposed building would be sited to the rear of 183 Lower Addiscombe Road and would front Inglis Road. The site currently comprises a large area of hardstanding used for car parking.
- The proposed building would measure 11.8 metres in depth, 10.9 metres in width, 6.6 metres to the main eaves level and 9.7 metres to the top of the ridge line of the pitched roof. There would be a gable feature on the north eastern and north western elevations of the building.
- The existing crossover would be maintained to the north of the proposed building on Inglis Road. This crossover would allow access to a paved area, comprising two longitudinal car parking spaces.
- There would be a total of 8 single rooms and 3 double rooms which would all be en-suite. A shared kitchen would be provided on each floor. There would be a communal amenity area to the rear of the building.

Site and Surroundings

- 4.1 The site is occupied by 2 two storey buildings with accommodation in the roofspace that are joined at ground floor level by a single storey extension. The properties are in use as a hostel and are known as Freshford House. The buildings front Lower Addiscombe Road but are sited on the corner of Inglis Road. To the rear of no. 183 is a large area of tarmac currently used for car parking.

- 4.2 The site is located opposite the East India Estate Conservation Area, within a Local Area of Special Character. The buildings on Lower Addiscombe Road are a mix of two and three storeys in height. The buildings within Inglis Road are two storeys and are used for residential purposes.

Planning History

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

15/01695/P - Erection of a 2 storey building with accommodation in roofspace to provide 11 additional hostel rooms and associated external works. **Permission Refused** for the following reasons:

- 1) The development would fail to respect the individual character, quality and setting of the Local Area of Special Character, appearing out of character with the surrounding streetscene by reason of its scale, height, bulk, massing and design and would thereby conflict with Policies UD2, UD3 and UC5 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013, Policies SP4.1 and SP4.2 of the Croydon Local Plan: Strategic Policies (2013) and Policies 7.4 and 7.6 of the London Plan 2011.

14/04527/LE – Use as a hostel, **Granted**

07/00560/P – Demolition of single storey link building and erection of three storey staircase between a pair of detached houses; conversion of detached houses to form four 1 bed and six 2 bed flats; erection of two storey rear extension with basement and accommodation in roofspace to provide one 1 bed and three 2 bed flats; formation of vehicular accesses and provision of 10 parking spaces, cycle stores and bin stores, **Not Determined**

06/00811/P – Demolition of existing buildings; erection of three storey building with accommodation in the roofspace comprising 19 two bedroom and 7 one bedroom flats, **Withdrawn**

04/01718/P – Demolition of existing buildings; erection of four/five storey building comprising 32 flats; formation of vehicular access onto Inglis Road and provision of associated parking, **Permission Refused**.

89/00068/P – Use as elderly persons home; erection of two storey rear extension, two storey link extension with accommodation in roofspace and second floor rear extensions, **Permission Refused, Appeal Dismissed**

88/02735/P – Use of 181 Lower Addiscombe Road as guest house and erection of three storey infill extension, **Permission Refused, Appeal Dismissed**

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 2 site notices displayed in the vicinity of the application site. The number of representations received from neighbours/local groups in response to notification and publicity of the application were as follows:

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

6.2 The following Councillors made representations:

- Councillor Paul Scott [requested Committee consideration]

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:

Comments

- The nature of the development as purpose built, non-self-contained hostel accommodation (HMO).

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 proposed development;
2. The impact of the development upon the character of the area and the visual amenity of the streetscene;
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. Land contamination;
7. The environmental performance of the proposed building.

The principle of the proposed development

7.2 The London Plan (consolidated with alterations since 2011) Policy 3.3 *Increasing Housing Supply* recognises the pressing strategic need for more homes in London in order to promote opportunity and provide a real choice for all Londoners in ways that meet their needs at a price they can afford. Working with relevant partners, the Mayor will seek to ensure the identified housing need is met to improve housing choice and affordability and provide better quality accommodation for Londoners.

7.3 Policy SP2.5 of the Croydon Local Plan: Strategic Policies (2013) states that the Council will seek to ensure that a choice of homes is available in the borough that will address the borough's need for homes of difference sizes. Policy H8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013 *Conversions to Non Self-Contained Dwellings* states that they will be considered favourably if they meet a known and established need; complies with or

are capable of reaching the standards laid down by the Housing Acts; doesn't have a significantly adverse effect on the residential environment or the availability of local services; and provides adequate amenity for residents and neighbours. Whilst the development is a new build as opposed to a conversion, the above policy requirements are of relevance.

- 7.4 The proposed development would provide an additional 11 hostel rooms, which would contribute towards meeting a known and established need for residential accommodation. The proposal is therefore considered to be acceptable from a land use perspective. However, the principle of development is only acceptable if the scheme meets the requirements of all other relevant policy requirements.

The impact of the development upon the character of the area and the visual amenity of the streetscene

- 7.5 The London Plan (consolidated with alterations since 2011) Policy 7.4 Local Character states that development should provide a high quality design response that has regard to:

- a) the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass.
- b) contributes to a positive relationship between the urban structure and natural landscape features, including the underlying landform and topography of an area
- c) is human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surroundings
- d) allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area
- e) is informed by the surrounding historic environment

- 7.6 The London Plan (consolidated with alterations since 2011) Policy 7.6 Architecture states that development must not cause unacceptable harm to the amenity of surrounding land and buildings.

- 7.7 Croydon Local Plan - Strategic Policies (2013) SP4.1 and SP4.2 Urban Design and Local Character 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. It must also:
- a) Be informed by the distinctive qualities, identity, topography and opportunities of the relevant Places of Croydon;
 - b) Protect Local Designated Views, Croydon Panoramas, the setting of Landmarks, other important vistas and skylines; and
 - c) Enhance social cohesion and well-being.

- 7.8 The relevant Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013 are UD2 Layout and Siting of Development and UD3 Scale and Massing of New Buildings. These policies require new development to reinforce and respect the existing development pattern, plot and building frontage widths and be based on a series of spaces defined by buildings and allow adequate light to penetrate into and between buildings. It must also respect the height and proportions of surrounding buildings and accommodate higher densities in areas of good accessibility to public transport and access to services. Its design must incorporate roof designs to create visual interest where appropriate and place

emphasis on the design and craftsmanship of architectural features, and incorporate established materials used in the locality, again where appropriate.

- 7.9 The site is located opposite the East India Estate Conservation Area. Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 imposes a duty on Local Planning authorities to pay special attention to the desirability of preserving the character and appearance of a Conservation Area. Policy UC3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013 seeks to ensure that all new development should preserve and enhance the character and appearance of conservation areas. The site is also located within a Local Area of Special Character (LASC). As such, Policy UC5 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013 should be considered. This Policy states that development which would harm the individual character, quality and setting of a LASC will not be permitted.
- 7.10 The proposed building would be sited to the rear of 183 Lower Addiscombe Road and would front Inglis Road. The site currently comprises a large area of hardstanding used for car parking. The proposed building would measure 11.8 metres in depth, 10.9 metres in width, 6.6 metres to the main eaves level and 9.7 metres to the top of the ridge line of the pitched roof. There would be a gable feature on the north eastern and north western elevations of the building. The existing crossover would be maintained to the north of the proposed building on Inglis Road. This crossover would allow access to an area of paving, which would feature two longitudinal car parking spaces. Further to the rear of the site, the application proposes a bin store and cycle store. To the front of the building, there would be steps providing pedestrian access to the building and a footpath would continue around the perimeter of the building. The proposal would incorporate some soft landscaping to the front of the building and a lawn would be located behind the building.
- 7.11 In terms of the layout of the development, the ratio of built form/ hard landscaping to soft landscaping is considered to be acceptable. The siting of the proposed building to the rear of 183 Lower Addiscombe Road and adjacent to 1 Inglis Road is considered to maintain adequate spacing between the properties. As such, the proposed building does not appear cramped within the plot. Furthermore, the proposed building appears adequately subservient to the donor property, whilst the roof ridge line and eaves level respond positively to the adjacent properties at 1 and 3 Inglis Road.
- 7.12 In terms of the design, the pitched roof form, with gable features on two elevations, would not appear unduly bulky when viewed from within Inglis Road. The traditional architectural approach is supported and there is considered to be adequate visual interest on the north eastern and north western elevations which would be highly visible from within Inglis Road. With regards to materials the use of brickwork and interlocking roof tiles is considered to be acceptable. In terms of the fenestration, the openings are considered to be in proportion with those on the adjoining building at 1 Inglis Road. The windows would comprise double glazed white painted timber framed windows which is supported.
- 7.13 Policy UD15 covers refuse and recycling. The proposed store would be stepped back from the front of the site by over 16 metres. The store would be sited adjacent to the boundary fence and would measure 6.0 metres in length, 1.44 metres in

depth and 2.3 metres to the top of the roof. The bin store would comprise timber. The scale, design and materials of the store are considered to be acceptable.

- 7.14 Overall, the scale, height, massing, design and materials of the development are considered to be sensitive to its context within a Local Area of Special Character (LASC) and opposite the East India Estate Conservation Area.

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

- 7.15 Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013 states that the Council will have regard to the following factors when considering proposals for new residential development – (i) Form and layout of existing and adjacent buildings; (ii) 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... (v) maintenance of sunlight or daylight amenities for occupiers of adjacent properties'.
- 7.16 The impact of the proposal on the adjoining occupiers at 179 Lower Addiscombe Road, 1 Inglis Road, the existing occupiers within 181-183 Lower Addiscombe Road and the occupiers of the properties to the opposite side of Inglis Road is for consideration
- 7.17 In considering the impact on 179 Lower Addiscombe Road, there would be three windows at first floor level which would face towards the rear amenity area of this neighbouring property. There would be a separation distance of 10 metres between these windows and the shared boundary. As such, the proposal is not considered to introduce undue overlooking to the rear amenity area of 179 Lower Addiscombe Road. The proposal is not considered to result in undue visual intrusion for these adjoining occupiers.
- 7.18 In terms of the relationship with number 1 Inglis Road, there is a first floor window to the flank elevation of this property which serves a bathroom. The proposed building would be sited a minimum of 9.2 metres from the flank of this building. Due to this separation distance and the siting of the proposed building, it is not considered that these adjoining occupiers would experience visual intrusion. It is recommended that a condition should be attached to the application, in the event of a grant of planning permission, requiring the first floor windows on the north western elevation to be obscure-glazed. This will ensure these adjoining occupiers do not experience an undue loss of privacy.
- 7.19 The impact on the existing occupiers within 181-183 Lower Addiscombe Road should also be considered. In considering the impact on 183 Lower Addiscombe Road, there is a separation distance of 3.0 metres between the rear elevation and the new building. On the ground floor, the existing windows serving Room 16 on the rear elevation would be blocked up and a new opening would be formed on the elevation facing Inglis Road. The remaining rear-facing ground floor window and first floor windows would serve either kitchens or a WC. Since these are not the main living/bedroom areas, it is not considered that the proposed building would cause undue harm to the amenities of the users of these rooms. At second floor level, Room 24 is served by rear-facing windows only and therefore relies on this outlook. However, the proposed north western elevation drawing demonstrates that

adequate outlook would be maintained. Specifically, the main pitched roof slopes away from this window and the gable feature is well-separated from the window, ensuring that it does not appear visually intrusive. In considering matters of privacy, the ground and first floor windows on the south eastern elevation facing towards the rear of 183 Lower Addiscombe Road could be required to be obscure-glazed by way of condition. The proposed building is not sited directly beyond the rear of 181 Lower Addiscombe Road and is not considered to result in undue visual intrusion or a loss of outlook or privacy for the occupiers of this building.

- 7.20 There would be adequate separation between the proposed development and the properties to the opposite side of Inglis Road and as such there would be no harmful impacts on neighbour amenity.
- 7.21 Policy EP1 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013 covers *Control of Potentially Polluting Uses*. It is acknowledged that the proposal would result in an increased number of occupants inhabiting the application site. In the event of a grant of planning permission, it is recommended that a condition is applied to the permission, restricting the number of occupants to 14 persons. On the basis of this, it is not considered that there would be an unreasonable level of pedestrian activity so as to warrant a refusal reason. Furthermore, given there are only two parking spaces proposed, it is not considered that the proposal would result in an unreasonable level of vehicular activity at the site.
- 7.22 Policy H8 requires the assessment of the impact of the development on the availability of local services. Since the proposal is for an additional 11 rooms only, it is not considered to result in undue pressure on local services.

The standard of accommodation for future occupiers

- 7.23 No specific standards are set out for hostel accommodation in the London Plan, Croydon Local Plan: Strategic Policies (2013), or the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013 but standards are set out in Housing legislation. The proposal would include the creation of 11 additional hostel rooms, comprising 8 single and 3 double rooms. All rooms would be en suite and a kitchen would be provided on each floor. The proposed development has been assessed by the HMO team, who have confirmed that the proposed plan appears satisfactory in terms of room sizes, amenity provision and layout. Additional requirements have been set out by the HMO team with regards to fire safety. However, this cannot be controlled by way of planning condition.

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

- 7.24 The Croydon Plan (2006) Saved Policy 2013 T2 *Traffic Generation from Development* states that development will only be granted where the traffic generated by a development can be satisfactorily accommodated on nearby roads, allowing for ameliorating measures such as the increased use of public transport or cycling. The Croydon Plan (2006) Saved Policy 2013 T8 *Parking Standards* sets out parking standards for residential development. The London Plan (consolidated with alterations since 2011) Policies 6.3 *Transport Capacity* and 6.13 *Parking* should also be considered.

- 7.25 The site is located in an area with a PTAL of 4, which is good, and is well located for Addiscombe Tram Stop, bus routes on Lower Addiscombe Road, and all the services and facilities afforded by Addiscombe Centre. Given the accessibility of the site and the type of accommodation, which tends to have lower levels of car ownership, the level of car parking is considered to be acceptable. In order to promote sustainable travel modes the application should be supported by a Travel Plan Statement, which can be sought by way of condition, in the event of a grant of planning permission.
- 7.26 London Plan Policy 6.9 *Cycling* requires all developments to provide dedicated storage space for bicycles. The Croydon Plan (2006) Saved Policy 2013 T4 requires new development to provide sufficient, safe and secure cycle parking facilities. A cycle store for 12 cycles is proposed, which accords with the standards set out in the London Plan. The store would be located at the rear of the site and would comprise a covered timber structure measuring 6.45 metres in width, 2.4 metres in depth and 2.3 metres in height. The store would be secure as it would be fitted with a digital mechanical lock. The size, design and materials of the structure are considered to be acceptable.

Land contamination

- 7.27 Since an amenity area is proposed as part of the scheme, it is recommended that a condition should be applied to the application in the event of a grant of planning permission, requiring a phase I assessment to be carried out.

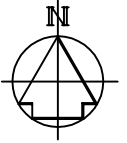
The environmental performance of the proposed building

- 7.28 Policy SP6 of the Croydon Local Plan: Strategic Policies (2013) requires development to make the fullest contribution to minimising carbon dioxide emissions in accordance with the London Plan energy hierarchy. Policy SP6.3 of the Croydon Local Plan: Strategic Policies (2013) requires new build residential development to achieve a minimum of Level 4 of the Code for Sustainable Homes or equivalent. Following the withdrawal of the Code earlier this year, the equivalent standard being sought on new build residential development is a 19% reduction in CO₂ emissions produced by the development (beyond the 2013 Building Regulations) and a water use target of 110 litres per head per day to be achieved. This can be secured by condition in the event that planning permission is granted.

Conclusions

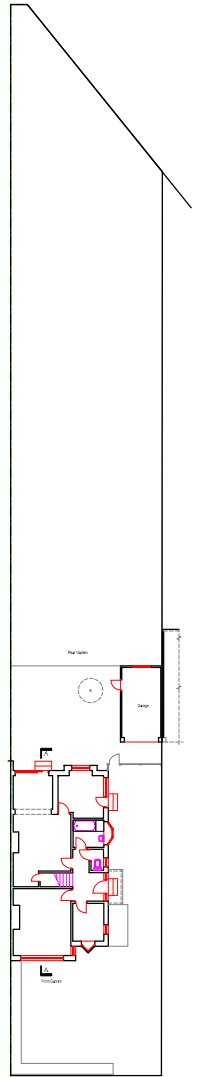
- 7.29 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

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OS Site Location Plan
1:1250 Scale



Site Plan 1:500 Scale

Project PROPOSED GROUND FLOOR SIDE & REAR EXTENSION AT 11 MITCHLEY GROVE, SANDERSTEAD, SOUTH CROYDON, SURREY, CR2 9HS	Sheet Title OS Site Location & Site Plan	Notes Do not scale these drawings. Any discrepancies noted are to be reported to RIBO Associates Ltd immediately	Drawn by RB	 RIBO ASSOCIATES LTD Architectural Consultants Suite 129, Challenge House, 616 Mitcham Road Croydon, Surrey, CR0 3AA Tel: 020 8617 9182 / 020 8683 6463 E: ribo.arch@gmail.com W: www.ribo.org.uk	Drawing No. 1	
	Revisions		Scale 1:1250 @ A4 1:500 @ A4		Date MAY 2016	of
	27		Job No. 11 MG/P3			

PART 6: Planning Applications for Decision

Item 6.3

1 APPLICATION DETAILS

Ref: 16/02591/P
Location: 11 Mitchley Grove, South Croydon, CR2 9HS
Ward: Sanderstead
Description: Erection of single storey side/rear extension and juliet balcony at rear
Drawing Nos: 1, 2, 3, 4, 5, 6, 7
Applicant: Mrs Brewster
Agent: Mr Bowen
Case Officer: Dan Hyde

- 1.1 This application is being reported to committee because the Ward Councillor (Cllr Tim Pollard) made representations in accordance with the Committee Consideration Criteria and requested Committee Consideration.

2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 2.1 The erection of the proposed extension would not harm the street scene, the amenities of the adjoining occupiers or parking arrangements on site.

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) The works shall be carried out wholly in accordance with the submitted plans
- 2) The flat roof area of the extension shall not be used as a balcony, roof garden or similar area, and no alterations to be made at first floor level to create access to it
- 3) The windows in the ground floor north roof slope shall be non-opening and obscure glazed
- 4) Matching materials to be used
- 5) Commence the development within 3 years of the date of this decision
- 6) Any other planning condition(s) considered necessary by the Director of Planning & Strategic Transport

Informatives

- 1) Site notice removal
- 2) Any other informative(s) considered necessary by the Director of Planning & Strategic Transport

4 PROPOSAL AND LOCATION DETAILS

Proposal

4.1 The applicant seeks full planning permission for the:

- Erection of single storey side/rear extension and juliet balcony at rear

4.2 It should be noted that when the application was originally submitted it included the dormer extension in the side roof slope (see 4.5, reference 15/05785/LP) in the proposed plans. This has been removed as this aspect is permitted development.

Site and Surroundings

4.3 The application site lies on the western side of Mitchley Grove and is currently occupied by a two storey semi-detached property sited approximately 10 metres back from the adjacent highway. The plot in which the property is situated is approximately 67 metres in depth.

4.4 The surrounding area is residential in character and comprises semi-detached properties within various sized plots. The area is characterised by semi-detached housing with a similar architectural style. Many of the surrounding properties have had side dormer extensions in the roof slopes. There are no constraints affecting the application site and it is not subject to a Tree Preservation Order.

Planning History

4.5 The following planning decisions are relevant to the application:

15/05785/LP	Erection of dormer extensions in side roof slope Approved and not yet implemented on site
16/00136/GPDO	Erection of single storey rear extension projecting out 5 metres with a maximum height of 3.1 metres Refused on the grounds of impact on adjoining occupiers residential amenity
16/00315/P	Erection of 3 storey side extension and single storey side/rear extension Refused on the grounds of impact on adjoining occupiers, street scene and original building
16/01893/P	Erection of 3 storey side extension and single storey side/rear extension Refused on the grounds of impact on adjoining occupiers, street scene and original building

5 CONSULTATION RESPONSE

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

6 LOCAL REPRESENTATION

6.1 The application has been publicised by way of one or more site notices displayed in the vicinity of the application site. The number of representations received from

neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 4 Objecting: 4 Supporting: 0

6.2 The following Councillor made representations:

- Councillor Tim Pollard [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 of the site
- Detrimental to the amenities of neighbouring occupiers
- Detrimental to the street scene
- Detrimental to the original building
- Impact on parking

7 MATERIAL PLANNING CONSIDERATIONS

7.1 The main planning issues raised by the application that the committee must consider are:

1. The impact of the proposed development on the amenities of adjoining occupiers.
2. The impact of the proposed development upon the character and appearance of the surrounding area and original building.
3. The impact of the proposed development on the parking arrangements on site.

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

7.2 Policy SP4.2 of the Croydon Local Plan: Strategic Policies 2013 requires development to enhance social cohesion and well-being. Policy UD8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013 relates to Protecting Residential Amenity and requires the Council to have regard to the privacy and amenity of the occupiers of surrounding buildings when considering proposals for the extension and alteration of existing buildings. Supplementary Planning Document No2 states that any possible detrimental effect to surrounding neighbours and appearance and character of original house must be assessed.

7.3 The proposed single storey side and rear extension would be located along the boundary with no. 13 Mitchley Grove to the north of the site. The front door to no. 13 is located on the south elevation of the property, therefore facing the application site. The proposal would not be the full length of the existing application property; rather, it would begin 5.8m behind the main front wall of the dwelling. Furthermore, due to the orientation of the properties on Mitchley Grove, the proposal would not cause a significant loss of light above what already exists on site. The rear element of the proposal would not strictly be SPD2 compliant in relation to no. 13; however, due to

the existing garage at no. 13 it is considered that a majority of this rear element would be screened from the neighbouring occupiers and therefore would not have a detrimental impact on their amenities. As such it is considered that the proposal would have an acceptable impact on no. 13.

- 7.4 The single storey side element of the proposal would not have an impact on the neighbouring adjoining occupiers at no. 9 Mitchley Grove as this part of the proposal would be on the opposite side of the site to the occupiers. The proposed rear extension that projects 5m beyond the main rear wall of the application site would be the element of the proposal that is thought to have a potential impact on the neighbouring occupiers at no. 9. The single storey rear element that runs adjacent to the southern boundary of the application site would project 2m beyond the rear wall of the neighbouring occupier of no. 9 as their property projects out 3m from the main rear wall. The single storey rear extension would therefore be in compliance with SPD2 and as such is an acceptable addition. The element of the proposal that projects 4.4m further than this 5m deep rear extension would be 6.3m from the boundary with no. 9 and as such is not considered to have a detrimental impact on the neighbouring occupiers.
- 7.5 The velux windows in the roof slope of the single storey side/rear element of the proposal have caused concern within the residents. These could give rise to a loss of privacy despite being at high level, although the velux windows may not be wholly detrimental to the amenities of the neighbouring occupiers at no. 13, it is considered appropriate to attach the condition to have these obscure glazed to ensure the current situation of privacy is unaffected.
- 7.6 In terms of the rear juliet balcony, whilst there may be some impact, it is not considered that this would impact on privacy or overlooking more than what a large window would, which the application site already has. It is therefore considered that the impact from the juliet balcony would not worsen the current situation to such an extent as to warrant a refusal of the application. Furthermore, the juliet balcony would be permitted development, so the applicant could build this element of the proposal without planning permission.

The impact of the proposal upon the character and appearance of the surrounding area and original building

- 7.7 The National Planning Policy Framework requires good design making a positive contribution to place. London Plan 2011 policies 7.4 and 7.6 state that new development should reflect the established local character and should make a positive contribution to its context. Policies SP4.1 and SP4.2 of the Croydon Local Plan: Strategic Policies 2013 require development to be of a high quality respecting and enhancing local character and informing the distinctive qualities of the area. Policy UD2 and UD3 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013 require proposals to reinforce the existing development pattern and respect the height and proportions of surrounding buildings. Supplementary Planning Document No. 2: Residential Extensions and Alterations (SPD2), requires side extensions to be subordinate to the existing building.
- 7.8 The only element of the proposal that would be visible in the surrounding street scene would be the single storey side extension and pitched roof over the garage. The single storey side element of the proposal would see the front of the garage brought towards the front elevation by 7.6m, although would retain a separation

distance of 14.3m from the highway. This separation distance is considered to be significant enough to not warrant a detrimental impact on the street scene from the proposal. Furthermore, the pitched roof, whilst slightly off centre from the garage door below and parapet wall, would be a reasonable addition to the street scene and is preferred from a flat roofed design. Given the significant set back from the road and therefore very limited views combined with the variety of extensions in the local, it is not considered a grounds for refusal could be substantiated on design.

- 7.9 The proposal would have an impact on the original building; however it is considered that this impact would not be detrimental. The pitched roof over the side is considered to be acceptable in terms of its impact on the original building. The height of the single storey side extension would be 4.8m, and therefore is not considered to dominate the front or side elevation of the existing dwelling due its relative small height in comparison to the original building.
- 7.10 The single storey rear extension would not be visible in the street scene and would therefore not have an impact on it. The single storey rear extension would have a flat roof and two roof lights, and would be a maximum height of 3.3m. Although the extension would have a flat roof, the height of the extension would not result in a detrimental impact from the extension on the original building. Furthermore, the principle of flat roofed rear extensions is well established throughout the Borough and as such is considered to be an acceptable addition to the house and would not have a detrimental impact upon it.

The impact of the proposal on the parking arrangements on site

- 7.11 The National Planning Policy Framework requires local authorities to take into account the accessibility of the development, the availability of and opportunities for public transport and local car ownership levels. The London Plan 2011 policy 6.13 states maximum residential parking standards, with properties of 4 beds or more should have up to 2 parking spaces per unit. Policy SP8.17 states that the Council will apply the standards set in the London Plan in terms of parking levels. Policy T8 of the Croydon Replacement Unitary Development Plan (The Croydon Plan 2006) Saved Policies 2013 requires in Table 2 of Appendix 2 for maximum car parking provision of 2 spaces per unit for a predominant housing type of detached and linked houses.
- 7.12 The proposal would remove 7.6m depth of parking area to the side of the application site. However, as also mentioned above, there would be over 14m of space to the highway that could still be used as parking space on the existing driveway which would remain on site. It is considered that this is more than enough space to accommodate for 2 parking spaces on the driveway. As such it is considered that the proposal would not have a detrimental impact on the parking arrangements on site.

Conclusions

- 7.13 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.